



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING
MAY 24, 2011 - 7:00 p.m.
Council Chamber
Meeting No. 6

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Regional Councillor Jim Jones
Regional Councillor Gord Landon
Regional Councillor Joe Li
Councillor Don Hamilton
Councillor Colin Campbell
Councillor Alan Ho
Councillor Logan Kanapathi
Councillor Alex Chiu

Rino Mostacci, Director of Planning and Urban Design
Rick Cefaratti, Planner II
Geoff Day, Senior Planner
Biju Karumanchery, Senior Development Manager
Stacia Muradali, Senior Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Councillor Valerie Burke
Councillor Howard Shore
Councillor Carolina Moretti

The Development Services Public Meeting convened at 7:00 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

**1. ST. MARY AND ST. SAMUEL
THE CONFESSOR COPTIC ORTHODOX CHURCH
REZONING AND SITE PLAN APPLICATIONS TO
PERMIT A PLACE OF WORSHIP AND ACCESSORY
USES AT 9377 AND 9389 MCCOWAN ROAD
(ZA 10 131982 & SC 10 131983) (10.5, 10.6)**
[Report](#) [Attachment](#)

The subject of the Public Meeting this date was to consider an application submitted by St. Mary and St. Samuel The Confessor Coptic Orthodox Church for a Zoning By-law amendment and Site Plan approval to permit a place of worship and accessory uses at 9377 and 9389 McCowan Road (File ZA 10 131982 & SC 10 131983).

The Committee Clerk advised that 79 notices were mailed on May 4, 2011, and a Public Meeting sign was posted on May 3, 2011. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff clarified the ownership of surrounding properties and any concerns identified by the residents, and advised that the Ward Councillor had provided notice to properties beyond the usual notice range.

Ben Quan of Q x 4 Investments Limited, representing the applicant, was in attendance. In response to questions, Mr. Quan advised that the recreational facilities will be open to the public.

Sal Crimi of S.C. Land Management Corp., representing various property owners in the area, requested consideration of cost recovery for the servicing already provided. Although there is no objection to the proposed use, the scale and massing should be reduced to be compatible with the surrounding single family residential uses. Mr. Crimi also referred to the extensive hedging requirements for his clients that should be equally requisite.

Joanne Barnett, representing Olyn Investments, an adjacent developer, had no objection to the proposal and requested commonality of servicing.

Sylvia Hall, a resident on Trail Ridge, stated concerns for parking on the side streets and the proposed massing of the church.

The Committee discussed traffic, parking, access, and massing concerns. Traffic and parking studies have been submitted and are being reviewed by staff. Discussions included the capacity of the multiple uses in the proposed church, and the number of users that are within walking distance, with respect to parking and traffic levels. The Committee recommended that home purchasers in the surrounding residential developments should be made aware of the proposed church prior to purchase.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Alan Ho

- 1) That the Development Services Commission report dated April 12, 2011, titled "PRELIMINARY REPORT. St. Mary and St. Samuel The Confessor Coptic Orthodox Church. Rezoning and site plan applications to permit a place of worship and accessory uses at 9377 and 9389 McCowan Road. File Nos: ZA 10 131982 & SC 10 131983", be received; and,
- 2) That the Record of the Public Meeting held on May 24th, 2011, with respect to the proposed amendment to Zoning By-law 304-87, as amended, and for site plan approval, be received; and further,
- 3) That the applications by St. Mary and St. Samuel the Confessor Coptic Orthodox Church to amend Zoning By-law 304-87, as amended, and for site plan approval, be referred back to staff for a report and recommendation.

CARRIED

**2. WOODEN SPIRE ESTATES INC.
ZONING AMENDMENT TO PERMIT
MEDICAL OFFICES TO OCCUPY A
MAXIMUM OF 50% OF THE TOTAL
GROSS FLOOR AREA OF THE EXISTING
COMMERCIAL BUILDING AT 6899 14TH AVENUE
(THE SHOPPES OF BOXGROVE)
(ZA 10 131180) (10.5)
[Report Attachment](#)**

The subject of the Public Meeting this date was to consider an application submitted by Wooden Spire Estates Inc. for a Zoning By-law amendment to permit medical offices up to a maximum of 50% of the total gross floor area of the existing commercial building at 6899 14th Avenue (File ZA 10 131180).

The Committee Clerk advised that 103 notices were mailed on May 4, 2011, and a Public Meeting sign was posted on May 4, 2011. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The parking rate is higher than is typically provided for this use.

The Committee discussed traffic movement with respect to the right-in/right-out access, and the lack of sidewalks along 14th Avenue. It was clarified that a pharmacy is a permitted use if one were to be included in the medical office, and that accessibility issues have been addressed. The Committee recommended that the curb cut be monitored to ensure accessibility is not hampered, and that the handicapped parking spots be located for maximum convenience.

There were no comments from the audience with respect to this application.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) That the report titled "PRELIMINARY REPORT, Wooden Spire Estates Inc., Zoning Amendment to permit medical offices up to a maximum of 50% of the total gross floor area of the existing commercial building at 6899 14th Avenue, File No. ZA 10 131180," dated May 10, 2011 be received; and,
- 2) That the Record of the Public Meeting held on May 24, 2011, with respect to the proposed amendment to the Town of Markham's Zoning By-law 177-96, as amended, to permit medical offices up to a maximum of 50% of the total gross floor area of the existing commercial building at 6899 14th Avenue, be received; and,
- 3) That the application by Wooden Spire Estates Inc to amend the Town's By-law 177-96, as amended, be approved; and,
- 4) That the proposed amendment to the Town's Zoning By-law 177-96, as amended, be enacted without further notice; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**3. WOODBINE MACKENZIE DEVELOPMENTS LIMITED
APPLICATION FOR ZONING BY-LAW AMENDMENT TO
REZONE THE SUBJECT LANDS FROM AGRICULTURAL TO
RESIDENTIAL EAST CATHEDRAL COMMUNITY
(ZA 11 109848) (10.5)**

[Report Attachment](#)

The subject of the Public Meeting this date was to consider an application submitted by Woodbine MacKenzie Developments Limited for Zoning By-law amendments to rezone from Agricultural to Residential - East Cathedral Community (File ZA 11 109848).

The Committee Clerk advised that 122 notices were mailed on May 4, 2011, and a Public Meeting sign was posted on May 3, 2011. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. It was clarified that the lot widths have been previously approved and are compatible with surrounding lot sizes, and that this proposal will add to the lot depths.

There were no comments from the audience with respect to this application.

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Gord Landon

- 1) That the Development Services Commission report dated May 10, 2011, titled Preliminary Report - Woodbine MacKenzie Developments Limited - Application for Zoning By-law Amendments to rezone the subject lands from Agricultural to Residential - East Cathedral Community, ZA 11 109848, be received; and,
- 2) That the Record of the Public Meeting held on May 24, 2011, with respect to the application by Woodbine MacKenzie Developments Limited for Zoning By-law Amendments on lands within the East Cathedral Community, be received; and,
- 3) That the application by Woodbine MacKenzie Developments Limited for Zoning By-law Amendments to amend By-laws 304-87 and 177-96 as amended, to permit the rezoning of the subject lands from Agricultural to Residential, be approved; and further,
- 4) That the proposed amendments to Zoning By-laws 304-87 and 177-96 as amended, to rezone the subject lands from Agricultural to Residential, be enacted without further notice.

CARRIED

**4. KING DAVID INC. AND MONARCH DEVELOPMENTS
– GARDEN COURT APPLICATIONS FOR ZONING BY-LAW
AMENDMENT AND SITE PLAN APPROVAL FOR THE
DEVELOPMENT OF AN 88 UNIT CONDOMINIUM TOWNHOUSE
DEVELOPMENT AND FUTURE 4 STOREY RESIDENTIAL
CONDOMINIUM BUILDING 10350 WOODBINE AVENUE
(ZA 10 130576 & SC 11 110282) (10.5, 10.7)**

[Report Attachment](#)

The Public Meeting this date was to consider an application submitted by King David Inc. and Monarch Developments - Garden Court for Zoning By-law amendments and site plan approval for the development of an 88 unit condominium townhouse development and future 4 storey residential condominium building at 10350 Woodbine Avenue (File ZA 10 130576 & SC 11 110282).

The Committee Clerk advised that 98 notices were mailed on May 4, 2011, and a Public Meeting sign was posted on May 3, 2011. One written submissions was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Committee discussed density issues within the Secondary Plan.

Joseph Cesaroni of Cesaroni & Sons Ltd., representing residents of the Cathedraltown community to the north of the subject property, spoke of the proposed density, timely development, and provision of amenities for the lands to the east. Concern was also expressed that the Cathedral of the Transfiguration has not been completed. Mr. Cesaroni advised that the applicant has agreed to meet with the residents to discuss their concerns.

Moved by: Regional Councillor Gord Landon
Seconded by: Councillor Alan Ho

- 1) That the Development Services Commission report dated May 10, 2011, titled Preliminary Report King David Inc. and Monarch Developments – Garden Court - Applications for Zoning By-law Amendments and Site Plan Approval for the development of an 88 unit condominium townhouse development and future 4 storey residential condominium building 10350 Woodbine Avenue File No's: ZA 10 130576 & SC 11 110282, be received; and,
- 2) That the Record of the Public Meeting held on May 24, 2011, with respect to the applications by King David Inc. and Monarch Developments for Zoning By-law Amendments and Site Plan Approval on lands within the West Cathedral Community, be received; and further,
- 3) That the application by King David Inc. for Zoning By-law Amendments to amend By-laws 304-87 and 177-96 as amended, to permit an 88 unit condominium townhouse development and future 4 storey residential condominium building, be referred back to staff for a final report and recommendation.

CARRIED

**5. APPLICATIONS BY CROWN OF MARKHAM INC.
FOR ZONING BY-LAW AMENDMENT AND
RED-LINE REVISIONS TO DRAFT PLAN OF SUBDIVISION
19TM-09002 TO PERMIT MEDIUM DENSITY LIVE-WORK UNITS
ON PART OF LOT 23, CONCESSION 3 IN THE
WEST CATHEDRAL COMMUNITY
(ZA 11 111796 AND SU 09 120124) (10.5, 10.7)**
[Report Attachment](#)

The subject of the Public Meeting this date was to consider an application submitted by Crown of Markham Inc. for Zoning By-law amendment and Re-line revisions to Draft Plan of Subdivision 19TM-09002 to permit medium density live-work units on Part of Lot 23, Concession 3 in the West Cathedral Community (File 11 111796 and SU 09 120124).

The Committee Clerk advised that 61 notices were mailed on May 4, 2011, and a Public Meeting sign was posted on May 4, 2011. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

There were no comments from the audience with respect to this application.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alan Ho

- 1) That the Development Services Commission report dated May 10, 2011, titled PRELIMINARY REPORT Applications by Crown of Markham Inc. for Zoning By-law Amendment and Red-line revisions to Draft Plan of Subdivision 19TM-09002 to permit medium density live-work units on Part of Lot 23, Concession 3 in the West Cathedral Community - Files ZA 11 111796 and SU 09 120124, be received; and,
- 2) That the Record of the Public Meeting held on May 24, 2011, with respect to the applications by Crown of Markham Inc. for Zoning By-law Amendments and Red-line revisions to Draft Plan of Subdivision 19TM-09002 on lands within the West Cathedral Community, be received; and,
- 3) That the applications by Crown of Markham Inc. for Zoning By-law Amendments to amend By-laws 304-87 and 177-96 as amended and to permit the rezoning of the subject lands from Agricultural to Community Amenity Area and Medium Density Residential and for Red-line revisions to Draft Plan of Subdivision 19TM-09002 and, be approved; and further,
- 4) That the proposed amendments to Zoning By-laws 304-87 and 177-96 as amended, to rezone the subject lands from Agricultural to Community Amenity Area and Medium Density Residential, be enacted without further notice.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 8:40 PM.

Alternate formats for this document are available upon request.