



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING
FEBRUARY 21, 2012 - 7:00 p.m.
Council Chamber
Meeting No. 2

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Alan Ho
Councillor Logan Kanopathi

Sabrina Bordone, Planner
Michael Fry, Planner
Linda Irvine, Manager, Parks and Open Space
Development
Biju Karumanchery, Senior Development Manager
Richard Kendall, Manager, Central District
Stephen Kitagawa, Senior Planner
Dave Miller, Manager, East District
Stacia Muradali, Planner II
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Gord Landon
Councillor Valerie Burke
Councillor Colin Campbell
Councillor Alex Chiu

The Development Services Public Meeting convened at 7:05 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

**1. JADE-KENNEDY DEVELOPMENT CORPORATION
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO REZONE PORTIONS OF 102, 132 AND 138 HELEN AVENUE
TO CONSOLIDATE THE ZONING ACROSS THE
NORTHERN PORTIONS OF THE PROPERTIES
TO ADDRESS THE FUTURE DELIVERY OF A
PROPOSED LANEWAY AND TO FACILITATE A
FUTURE TOWNHOUSE DEVELOPMENT
(ZA 11 123127) (10.5)**

[Report](#)

The Public Meeting this date was to consider an application submitted by Jade-Kennedy Development Corporation for zoning by-law amendment to rezone portions of 102, 132 and 138 Helen Avenue to consolidate the zoning across the northern portions of the properties to address the future delivery of a proposed laneway and to facilitate a future townhouse development (ZA 11 123127).

The Committee Clerk advised that 89 notices were mailed on February 1, 2012, and a Public Meeting sign was posted on January 31, 2012. One written submissions was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Edward Mak, representing the applicant, Jade-Kennedy Developments, was in attendance.

The Committee noted parkland issues relating to this proposal and the application by Harry Cook Developments.

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

Moved by: Councillor Don Hamilton

Seconded by: Mayor Frank Scarpitti

- 1) That the written submission by Glenn Baron, in objection to the proposal by Jade-Kennedy Development Corporation, be received; and,
- 2) That the Development Services Commission report dated January 17, 2012, titled "PRELIMINARY REPORT, Jade-Kennedy Development Corporation, Application for zoning by-law amendment to rezone portions of 102, 132 and 138 Helen Avenue to consolidate the zoning across the northern portions of the properties to address the future delivery of a proposed laneway and to facilitate a future townhouse development, FILE NO.: ZA 11 123127" be received; and,
- 3) That the Record of the Public Meeting held on February 21, 2012 with respect to the proposed draft Zoning By-law amendment be received; and,

- 4) That the application by Jade-Kennedy Development Corporation Inc. to amend Zoning By-law 177-96, as amended, be approved and the draft Zoning By-law amendment be finalized and enacted; and,
- 5) That the proposed amendment to Zoning By-law 177-96, as amended, be finalized and enacted without further notice; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. HARRY COOK DEVELOPMENTS INC.
PROPOSED DRAFT PLAN OF SUBDIVISION
AND IMPLEMENTING SECONDARY PLAN
AND ZONING BY-LAW AMENDMENTS
TO FACILITATE SINGLE-DETACHED AND
TOWNHOUSE DWELLINGS, EAST OF HARRY COOK DRIVE
BETWEEN HELEN AVENUE AND CASTAN AVENUE
INCLUDING 304, 312 & 322 HELEN AVENUE
WITHIN SOUTH UNIONVILLE
(OP, SU & ZA 11 129105) (10.7, 10.4, 10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Harry Cook Developments Inc. for proposed Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law amendments to facilitate single-detached and townhouse dwellings, east of Harry Cook Drive, between Helen Avenue and Castan Avenue, including 304, 312 & 322 Helen Avenue, within South Unionville (OP, SU & ZA 11 129105).

The Committee Clerk advised that 132 notices were mailed on February 1, 2012, and two Public Meeting signs were posted on January 27, 2012. Four written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee discussed parkland issues relating to the Secondary Plan. Overall plans were displayed, identifying the various current and pending parks in the area. Upon completion, three acres more than the required amount of parkland will be provided in South Unionville.

Javaid Khan spoke of the loss of open spaces and natural habitat to development over the years, and the need to replace baseball diamonds and soccer fields. Mr. Khan requested development in the area be put on hold until parks have been provided.

Amanda Godfrey read a written statement on behalf of Chris Sauer, President of South Unionville Community Association (SUCA) and submitted a copy of the letter. They are requesting that development in South Unionville be halted until the current parkland and amenities deficit is resolved. There is also a concern for safety regarding the proximity of the South Unionville Drive access to the school and crosswalk. Mr. Sauer requested information regarding the traffic studies and Town standards for line of sight and mid-block crosswalks.

Amanda Godfrey spoke of concerns for the safety and quality of life for the neighbourhood children. It is estimated over 800 students will be attending the local school in the near future, and there are concerns with the playground deficit and the length of time it may take to correct it. Ms. Godfrey suggested the access to South Unionville Avenue is too close to the school crosswalk, and referred to a petition (not submitted) expressing concerns for safety. Ms. Godfrey requested that no new development occurs until these issues are resolved.

Staff advised that traffic and intersection issues are being reviewed and will be reported back to the Committee. The possibility of relocating the crosswalk and providing a signalized intersection were discussed. It was noted that the School Boards determine the school sites.

Tom Han, representing the South Unionville Residents Forum (SURF) gave a presentation, examining the changes to parkland plans over the years, and suggesting that the developers group has an obligation to provide outstanding parkland but to date has been unable to do so. Mr. Han discussed land costs and cash-in-lieu payments, and the calculations used for parkland requirements. He requested a freeze for development until the parkland deficit is resolved. A copy of the presentation was provided.

Teresa Fung spoke of her concerns for traffic safety and suggested the area development should be looked at as a whole package, not piece-by-piece.

Flora Wen spoke of the need for parkland, community areas, and activities, and the length of time it is taking to obtain them. Ms. Wen also noted traffic concerns.

Cathy Innamorato spoke on behalf of family members who own a parcel of land being considered for parklands, and identified herself as a Realtor. She stated that the family is willing to provide the land for fair market value. Ms. Innamorato suggested improvements and adding apparatus to existing passive parks may improve the situation.

Shakir Rehmatullah of Flato Management Inc., representing Harry Cook Developments, discussed the efforts being made to resolve the current issues, and spoke of his achievements on behalf of the South Unionville community in the past: removal of jog in Castan Avenue; South Unionville Avenue link to the school; urbanization of Helen Avenue; facilitate development of neighbourhood parks; etc. In response to questions from the Committee, he confirmed that he would have no objection to closing the laneways to South Unionville if there is a concern for safety. Mr. Rehmatullah confirmed that the developers group has begun moving forward to acquire parklands.

Staff provided clarification on the process of determining parklands, and the requirement of past and current commercial and residential developers to provide land or cash-in-lieu of parkland.

It was suggested that a Holding (H) provision be placed on any approval of development to ensure delivery of parklands. Discussions included the functioning of the intersection at South Unionville Drive, complications of fragmented land ownership, and the consideration that delayed development would not expedite parkland delivery. Staff recommended this matter be referred back to staff, as there are other issues to be resolved besides parkland.

Moved by: Mayor Frank Scarpitti

Seconded by: Councillor Don Hamilton

- 1) That the written submissions from Tao Han; Danny Lui; Ken Kwan; Jerry Li, Chris Sauer, President of South Unionville Community Association (SUCA), and the presentation by Tom Han, representing the South Unionville Residents Forum (SURF) regarding the application by Harry Cook Developments Inc., be received; and,
- 2) That the deputations by Javaid Khan; Amanda Godfrey on behalf of herself and Chris Sauer, President of South Unionville Community Association (SUCA); Tom Han, representing the South Unionville Residents Forum (SURF); Teresa Fung; Flora Wen; Cathy Innamorato; and Shakir Rehmatullah of Flato Management Inc., representing Harry Cook Developments, regarding the application by Harry Cook Developments Inc., be received; and,
- 3) That the Development Services Commission report dated January 17, 2012, entitled "Preliminary Report, Harry Cook Developments Inc., Proposed Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law amendments to facilitate single-detached and townhouse dwellings, east of Harry Cook Drive, between Helen Avenue and Castan Avenue, including 304, 312 & 322 Helen Avenue, within South Unionville, File Nos. OP, SU & ZA 11 129105," be received; and,
- 4) That the Record of the Public Meeting held on February 21, 2012 with respect to the proposed Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law amendments, be received; and,
- 5) That the applications by Harry Cook Developments Inc. for a proposed Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law amendments (OP, SU & ZA 11 129105), be referred back to staff for a report and a recommendation **by the first meeting in April, 2012; and further,**
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**3. FOREST BAY HOMES
ZONING BY-LAW AMENDMENT AND
SITE PLAN APPLICATION TO
FACILITATE RESIDENTIAL DEVELOPMENT
AT THE SOUTH-EAST CORNER OF MARKHAM ROAD
AND DENISON STREET
(ZA & SC 11 115754) (10.5, 10.6)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Forest Bay Homes for Zoning By-law amendment and Site Plan application to facilitate residential development at the south-east corner of Markham Road and Denison Street (ZA & SC 11 115754).

The Committee Clerk advised that 157 notices were mailed on February 21, 2012, and two Public Meeting signs were posted on January 24, 2012. Three written submissions were received regarding this proposal, including a petition with 6 signatures.

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

Sam Rao Malyala expressed concern for traffic congestion and requested the installation of traffic lights.

Sanjay Varma, representing the Cedarwood Community Ratepayers Association, stated concerns for increased traffic, speeding cars, and safety issues for school children. Mr. Varma noted the overcrowding at the school and the loss of green space resulting from the school expansion.

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Alan Ho

- 1) That the written submissions from Saeeda Khan, and Kwet Lo, and the petition with six signatures regarding the application by Forest Bay Homes at the south-east corner of Markham Road and Denison Street, be received; and,
- 2) That the deputations by Sam Rao Malyala; and Sanjay Varma, regarding the application by Forest Bay Homes, be received; and,
- 3) That the Development Services report dated January 17, 2012, titled "PRELIMINARY REPORT, Forest Bay Homes, Zoning By-law amendment and Site Plan application to facilitate residential development at the south-east corner of Markham Road and Denison Street, File Nos: ZA & SC 11 115754", be received; and,

- 4) That the Record of the Public Meeting held on February 21, 2012, with respect to the proposed amendment to Zoning By-law 90-81, as amended, be received; and further,
- 5) That the application submitted by Forest Bay Homes to amend Zoning By-law 90-81, as amended, be referred back to staff for a report and recommendation.

CARRIED

**4. FOREST BAY HOMES
APPLICATIONS TO AMEND THE SECONDARY PLAN
AND ZONING BY-LAW AND FOR SITE PLAN APPROVAL
TO PERMIT A 5-STOREY RESIDENTIAL CONDOMINIUM BUILDING
AT THE NORTH-WEST CORNER OF MARKHAM ROAD
AND GOLDEN AVENUE
(OP, ZA & SC 11 115740) (10.4, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Forest Bay Homes to amend the Secondary Plan and Zoning By-law and for Site Plan Approval to permit a 5-storey residential condominium building at the north-west corner of Markham Road and Golden Avenue (OP, ZA & SC 11 115740).

The Committee Clerk advised that 276 notices were mailed on February 1, 2012, and a Public Meeting sign was posted on January 24, 2012. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff confirmed the location of parking, and the use as an entirely residential development. A four-storey condominium building is located directly to the north. A traffic impact study has been submitted and is being reviewed by staff. The access and pedestrian routes to the local school were identified.

Sanjay Varma, representing Cedarwood Community Ratepayers Association expressed concern for the safety of school children, with respect to traffic congestion, access points, and construction traffic. Mr. Varma questioned sustainability measurements and requested a copy of the traffic impact study.

Hopelyn Carruthers, expressed concern for the entrance at Golden Avenue, turning traffic at the intersection, and traffic flow between the adjacent buildings. Ms. Carruthers suggested the parking spaces are not adequate and is concerned for potential on-street parking on Angela Court, noting that people often go through the fence at end of Angela Court to get to the main roads. The Committee recommended the developer provide a stronger barrier to prevent people from parking on Angela Court and using this short cut.

Dave DeSilva, representing the applicant, Forest Bay Homes, responded to questions regarding access and vehicular and pedestrian connections through the adjacent development to Golden Avenue and to the local school. Mr. DeSilva advised that the parking spaces being provided exceed the requirements. Net Zero and sustainability measures were discussed. Mr. DeSilva confirmed that the rendering displayed is a preliminary concept, and the site plan will be enhanced.

Moved by: Councillor Logan Kanapathi

Seconded by: Mayor Frank Scarpitti

- 1) That the deputations by Sanjay Varma, representing Cedarwood Community Ratepayers Association; and Hopelyn Carruthers, regarding the applications by Forest Bay Homes for the north-west corner of Markham Road and Golden Avenue, be received; and,
- 2) That the Development Services report dated January 17, 2012, titled "PRELIMINARY REPORT, Forest Bay Homes, Applications to amend the Secondary Plan and Zoning By-law and for Site Plan approval to permit a 5-storey residential condominium building at the north-west corner of Markham Road and Golden Avenue, File Nos. OP & ZA 11 115740", be received; and,
- 3) That the Record of the Public Meeting held on February 21, 2012, with respect to the proposed amendments to the Armadale East Secondary Plan (OPA 125), and Zoning By-law 90-81, as amended, be received; and further,
- 4) That the applications submitted by Forest Bay Homes to amend the Armadale East Secondary Plan (OPA 125), and Zoning By-law 90-81, as amended, be referred back to staff for a report and recommendation.

CARRIED

**5. FOREST BAY HOMES LTD.
APPLICATIONS FOR SECONDARY PLAN AMENDMENT
DRAFT PLAN OF SUBDIVISION APPROVAL AND
ZONING BY-LAW AMENDMENT
6350 STEELES AVENUE EAST
(OP.98-224937, ZO.98-224946 AND SU.98-224944) (10.4, 10.7,10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Forest Bay Homes Ltd. for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment at 6350 Steeles Avenue East (OP 98-224937, SU 98-224944 & ZO 98-224946)

The Committee Clerk advised that 201 notices were mailed on February 1, 2012, and a Public Meeting sign was posted on January 24, 2012. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee discussed solar power options, servicing allocation, and the correspondence from Remington Group.

Tony Fernandes, representing the Cedarwood Community Association, expressed dismay at the loss of the stormwater pond, which provides a natural habitat for wildlife. The 400 units originally proposed in 1998 has been increased to 1,000 units, creating heavier traffic and safety concerns. Mr. Fernandes requested to be kept informed of the studies and discussions involving this development, and suggested a Working Committee be formed to work through the issues.

Jessica Gurley, representing the Box Grove Community Association, suggested that Denison Road be extended to Donald Cousens Parkway to deal with the increased traffic, as Steeles Avenue is not likely to be widened.

Sanjay Varma, representing Cedarwood Community Ratepayers Association, supported the objections previously stated regarding traffic and school congestion, and safety issues.

Nappinder Dogra spoke of concerns for traffic, school capacity, and the provision of parkland. He suggested the recordings of community meetings could be presented to the Committee, rather than expecting the residents to continue to attend late night meetings.

Ken Rahl, representing the Legacy Community Ratepayers Association stated that the current traffic congestion will be worse when 1000 new residences are added. He recommended that density be directed to areas where high speed transit service is available.

Debbie Wong, representing the Rouge Fairways Residents Association, supported the previous speakers, stating that traffic is the main issue. Ms. Wong suggested the overall development should be considered, not just one application at a time.

Sam Malyala stated that when he bought his property, he was advised that the pond area was a conservation area. He has a concern for traffic on Denison Road.

Dave DeSilva, representing the applicant, Forrest Bay Homes Ltd., stated that the applicant is willing to cooperate and work on the issues.

The Committee discussed school capacity and potential school sites, traffic solutions, and a connection to Donald Cousens Parkway. The Committee noted the need for transit, and the possibility of rail transit stops in the east end of Markham. It was suggested that this application be referred to the Milliken Mills Subcommittee.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Carolina Moretti

- 1) That the written submission by Randy Peddigrew, Remington Group, regarding the applications by Forest bay Homes Ltd. for 6350 Steeles Avenue East, be received; and,
- 2) That the deputations by Tony Fernandes, representing the Cedarwood Community Association; Jessica Gurley, representing the Box Grove Community Association; Sanjay Varma, representing Cedarwood Community Ratepayers Association; Nappinder Dogra; Ken Rahl, representing the Legacy Community Ratepayers Association; Debbie Wong, representing the Rouge Fairways Residents Association; Sam Malyala; and Dave DeSilva, representing the applicant, Forrest Bay Homes Ltd., regarding the applications by Forest bay Homes Ltd. for 6350 Steeles Avenue East, be received; and,
- 3) That the report dated December 6, 2011, entitled "Forest Bay Homes Ltd., Applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment, 6350 Steeles Avenue East, File Nos: OP.98-224937, SU.98-224944 and ZO.98-224946, be received; and,
- 4) That the Record of the Public Meeting held on February 21, 2012, with respect to the applications by Forest Bay Homes Ltd., Applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment, be received; and,
- 5) That the applications by Forest Bay Homes Ltd. for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment be referred back to staff for a report and recommendation; and further,
- 6) **That this application be referred to the Milliken Mills Subcommittee**

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 11:05 PM.

Alternate formats for this document are available upon request.