



Special Development Services Committee Minutes

May 26, 2014, 7:00 PM to 9:00 PM

Council Chamber

Meeting No. 11

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones
Vice-Chair: Councillor Don Hamilton

Economic Development

Chair: Councillor Carolina Moretti
Vice-Chair: Councillor Alex Chiu

Transportation Issues

Chair: Regional Councillor Gord Landon
Vice-Chair: Councillor Alan Ho

Attendance

Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Gord Landon
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Colin Campbell
Councillor Alan Ho
Councillor Logan Kanapathi
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Brenda Librecz, Commissioner of Community & Fire Services
Rino Mostacci, Director of Planning and Urban Design
Ron Blake, Manager, West District
Gary Sellars, Senior Planner
Tom Villella, Senior Project Coordinator
Andrea Wilson-Peebles, Assistant City Solicitor
Alida Tari, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti

The Development Services Committee convened at the hour of 7:07 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Disclosure of Pecuniary Interest

None disclosed.

**1. SUPPLEMENTARY REPORT
KING DAVID INC.
10340, 10350 AND 10370 WOODBINE AVENUE
CATHEDRAL COMMUNITY
NORTH OF MAJOR MACKENZIE DRIVE
WEST OF WOODBINE AVENUE
APPLICATIONS FOR OFFICIAL PLAN/SECONDARY PLAN
AND ZONING BY-LAW AMENDMENTS
AND DRAFT PLAN OF SUBDIVISION
FILE NO.: OP/ZA/SU 13 109102 (10.3, 10.7, 10.4 & 10.5)
[Report](#)**

Jim Baird, Commissioner of Development Services addressed the Committee and provided some background information relative to the King David Inc. proposed applications.

Staff delivered a PowerPoint presentation providing background information and summarizing the proposed recommendations outlined in the supplementary report King David Inc.

There was discussion regarding the ownership of the watercourse and stormwater management pond. The Committee discussed the proposed belvedere and proposed lake within the Cathedral community. It was noted that there are outstanding issues with the Toronto Region Conservation Authority (TRCA) with respect to the approval of the proposed lake. Deputy Mayor Jack Heath advised that he has requested for a chronology report from the TRCA related to the natural heritage area within this Cathedral community (including the proposed lake) in the last ten (10) years.

The Committee discussed the proposed Terms of Reference for the Cathedral Community Working Group and suggested that draft plan of subdivision Phase 1 should also be included as part of the Terms of Reference. The Committee also suggested that the completion of the proposed lake and belvedere be part of the conditions of subdivision for Phase 1.

Bob Forhan, RJ Forhan and Associates delivered a PowerPoint presentation relative to the draft plan phasing strategy and phase 1 proposal for King David Inc.

The Committee inquired about the cathedral and the parking for when it is opened. Mr. Forhan advised that there is internal work that needs to be completed prior to the cathedral being opened and that there is a temporary area for parking during the construction process.

Emily Lui, Markham resident addressed the Committee with respect to the King David draft plan of subdivision approval, as submitted and for Official Plan/Secondary Plan and Zoning By-law amendments for Phase 1 and spoke in opposition.

Patrick Chan, Markham resident addressed the Committee regarding the King David draft plan of subdivision approval, as submitted and for Official Plan/Secondary Plan and Zoning By-law amendments for Phase 1 and spoke in opposition.

Paul Tiffenbach, Markham resident addressed the Committee with respect to the proposed Cathedral Community Working Group inquiring about the composition of the group.

Cecilia Mui, Markham resident addressed the Committee with respect to the King David draft plan of subdivision approval, as submitted and for Official Plan/Secondary Plan and Zoning By-law amendments for Phase 1 stating concerns and suggesting that the completion of the proposed belvedere be part of the Phase 1.

Ria Jayaram, Markham resident addressed the Committee regarding the existing cathedral community suggesting that there is a lack of public parks and outdoor open space for children.

Mayrose Gregorios, Markham resident addressed the Committee with respect to the proposed Cathedral Community Working Group and stated concerns with the proposed Terms of Reference. She spoke in opposition to the King David draft plan of subdivision approval, as submitted and for Official Plan/Secondary Plan and Zoning By-law amendments for Phase 1.

Wing Liu, Markham resident addressed the Committee regarding the King David draft plan of subdivision approval, as submitted and for Official Plan/Secondary Plan and Zoning By-law amendments for Phase 1 and stated concerns such as lack of parking for the cathedral. She suggested that all deficiencies should be completed prior to the approval of Phase 1.

Bill Wong, Markham resident addressed the Committee with respect to the King David draft plan of subdivision approval, as submitted and for Official Plan/Secondary Plan and Zoning By-law amendments for Phase 1 and stated concerns with the increase in building height and lack of schools and public parks.

Charles Chambers, Markham resident addressed the Committee with respect to the proposed Cathedral Community Working Group and spoke in opposition. He stated concerns relative to the current cathedral community. Mr. Chambers inquired why the residents were not advised about outstanding issues with the TRCA and why the proposed belvedere has not been completed.

Jim Kwan, Markham resident addressed the Committee regarding the King David draft plan of subdivision approval, as submitted and for Official Plan/Secondary Plan and Zoning By-law amendments for Phase 1 and stated concerns. His concerns included potential increase in traffic, lack of greenspace and insufficient parking for the cathedral.

Jeffrey Pariag, Markham resident addressed the Committee regarding the proposed Cathedral Community Working Group and stated concerns with the proposed Terms of Reference. He also spoke in opposition to increased building height within the Cathedral community.

Wilfred Yu, Markham resident addressed the Committee regarding the existing cathedral community inquiring why the proposed fountain was never approved. He also inquired about the proposed arboretum.

Tammy Armes, Markham resident addressed the Committee with respect to the King David draft plan of subdivision approval, as submitted and for Official Plan/Secondary Plan and Zoning By-law amendments for Phase 1 and spoke in opposition. She suggested that all the outstanding deficiencies should be part of the subdivision agreement for Phase 1.

Shant Kouyoumdjian, Cathedral Ratepayers Association addressed the Committee regarding the proposed Cathedral Community Working Group and spoke in opposition. He believes that there are a number of outstanding deficiencies and missing amenities within the existing cathedral community. Mr. Kouyoumdjian is suggesting that the applicant correct the deficiencies and beautify the existing community prior to receiving any further approvals for future phases.

There was discussion regarding advantages and challenges relative to the proposed Cathedral Working Group. The Committee suggested that the recommendation regarding the establishment of a Working Group be deleted from the proposed staff recommendation. The Committee also suggested that staff report back to the Development Services Committee meeting on June 17, 2014 outlining conditions, timelines and commitments for the King David Inc. applications and responding to the deficiencies outlined in the letter from Shant Kouyoumdjian.

Moved by Councillor Carolina Moretti

Seconded by Councillor Howard Shore

- 1) That the report dated April 29, 2014 and entitled “SUPPLEMENTARY REPORT, King David Inc., 10340, 10350 and 10370 Woodbine Avenue, Cathedral Community, North of Major Mackenzie Drive, west of Woodbine Avenue, Applications for Official Plan/Secondary Plan and Zoning By-law amendments and Draft Plan of Subdivision, File No.: OP/ZA/SU 13 109102”, be received; and,
- 2) **That the deputation from Emily Lui, Patrick Chan, Paul Tiffenback, Cecilia Mui, Ria Jayaram, Mayrose Gregorios, Wing Liu, Bill Wong, Charles Chambers, Jim Kwan, Jeffrey Pariag, Wilfred Yu, Tammy Armes, Shant Kouyoumdjian; the correspondence from Alfred Kam; the correspondence from Shant Kouyoumdjian outlining outstanding deficiencies including parking issues, and the petition from Jim Kwan be received; and,**
- 3) That staff prepare and finalize a Recommendation Report with respect to draft plan of subdivision approval, as submitted and for Official Plan/Secondary Plan and Zoning By-law amendments for Phase 1 only **outlining conditions, commitments and timelines and including response to the correspondence from Shant Kouyoumdjian for the June 17, 2014 Development Services Committee meeting ; and,**
- 4) That staff be directed to report back to Development Services Committee with respect to Phases 2 and 3 OPA and Zoning; and further,
- 5) That staff be authorized to do all things necessary to give effect to this resolution.

ADJOURNMENT

Moved by Councillor Carolina Moretti

Seconded by Councillor Alan Ho

That the Development Services Committee meeting adjourn at 10:20 PM.

Carried

Alternate formats for this document are available upon request.