



Minutes
Development Services Public Meeting
June 17, 2014 - 7:00 PM
Council Chamber
Meeting No. 6

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 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
Ron Blake, Manager, West District
Rick Cefaratti, Planner II
Teema Kanji, Senior Project Coordinator
Biju Karumanchery, Senior Development Manager
Rino Mostacci, Director of Planning and Urban Design
Stacia Muradali, Senior Planner
Kitty Bavington, Council/Committee Coordinator

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. PRELIMINARY REPORT
BELFIELD INVESTMENTS INC.
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
TO EXPAND THE RANGE OF PERMITTED USES AT
8050 WOODBINE AVENUE
FILE NOS. OP 13 130529 & ZA 13 130529 (10.3, 10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Belfield Investments Inc. for Official Plan and Zoning By-law Amendments to expand the range of permitted uses at 8050 Woodbine Avenue (OP 13 130529 & ZA 13 130529).

The Committee Clerk advised that 22 notices were mailed on May 28, 2014, and a Public Meeting sign was posted on May 20, 2014. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee commented on the status of the Minister's Zoning Order.

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

Moved by: Councillor Alex Chiu

Seconded by: Deputy Mayor Jack Heath

- 1) That the report titled "Preliminary Report, Belfield Investments Inc., Official Plan and Zoning By-law Amendments to expand the range of permitted uses at 8050 Woodbine Avenue, File Nos. OP 13 130529 and ZA 13 130529," dated April 29, 2014 be received; and,
- 2) That the Record of the Public Meeting held on June 17, 2014, with respect to the proposed Official Plan Amendment & Zoning Amendment to expand the range of permitted uses at 8050 Woodbine Avenue, File Nos. OP 13 130529 & ZA 13 130529 , be received; and,
- 3) That the applications by Belfield Investments Inc., to amend the current Official Plan (Revised 1987), as amended, the new Official Plan 2014 and City By-law 2284-68, as amended, be approved; and,
- 4) That the proposed amendments to the current Official Plan (Revised 1987), as amended, the new Official Plan 2014 be adopted and forwarded to the Region of York for approval; and,
- 5) That the proposed amendment to Zoning By-law 2284-68 be enacted after the proposed Official Plan Amendment is approved by the Region of York; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. PRELIMINARY REPORT
QUADROM PROPERTIES INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT ADDITIONAL COMMERCIAL USES
AT 592 COUNTRY GLEN ROAD, CORNELL COMMUNITY
(FILE NO. ZA 14 108766) (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Quadrom Properties Inc. for Zoning By-law Amendment to permit additional commercial uses at 592 Country Glen Road, Cornell Community (ZA 14 108766).

The Committee Clerk advised that 102 notices were mailed on May 28, 2014, and a Public Meeting sign was posted on May 26, 2014. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Angela Sciberras of Macauley Shiomi Howson Ltd., representing the applicant, provided more details and displayed elevations.

Ahmed Khan, the adjacent property owner, spoke in objection to the daycare use in a residential area and suggested the yard is not a sufficient size. Mr. Khan did not consider the basement commercial use to be appropriate, as the entrance is at the rear of the building adjacent to his yard. Ms. Sciberras advised that the basement would be used as part of the ground floor operation and the rear entrance would not be the business entrance. Staff confirmed that the use of the rear entrance can be restricted.

The Committee did not support daycare use.

Moved by: Councillor Colin Campbell
Seconded by: Councillor Carolina Moretti

- 1) **That the correspondence and deputation by Ahmed Khan (Hensey), regarding the application by Quadrom Properties Inc., be received; and,**
- 2) That the Development Services Commission report dated June 17, 2014, entitled "PRELIMINARY REPORT, Application by Quadrom Properties Inc., Application for Zoning By-law Amendment to permit additional commercial uses at 592 Country Glen Road, Cornell Community. File Number: ZA 14 108766." be received; and,
- 3) That the record of the Public Meeting held on June 17, 2014 with respect to the proposed Zoning By-law Amendment by Quadrom Properties Inc., to permit additional commercial uses at 592 Country Glen Road, Cornell Community. File Number: ZA 14 108766." be received; and,

- 3) That the Zoning By-law Amendment application (ZA 14 108766) by Quadrom Properties Inc. to amend Zoning By-law 177-96, as amended, **excluding daycare use**, be approved; and further,
- 4) That the proposed amendment to Zoning By-law 177-96, as amended, be enacted without further notice.

CARRIED

**3. LINDVEST PROPERTIES (CORNELL) LIMITED
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS TO PERMIT A BROADER RANGE
OF RETAIL AND OFFICE USES
NORTH PORTION OF BLOCK 4, 19TM-06012
SOUTHEAST CORNER OF BUR OAK AVENUE AND HIGHWAY 7
(ZA/OP 13 126638) (10.3, 10.5)
[Memo Report](#)**

The Public Meeting this date was to consider an application submitted by Lindvest Properties (Cornell) Limited for Official Plan amendment and Zoning By-law Amendment to permit a retail commercial centre at the southeast corner of Highway 7 and Bur Oak Avenue in Cornell Centre (ZA/OP 13 126638).

The Committee Clerk advised that 55 notices were mailed on May 28, 2014, and a Public Meeting sign was posted on May 26, 2014. No written submissions were received regarding this proposal.

The Director of Planning and Urban Design reviewed the directions of Development Services Committee regarding the associated site plan application and the east-west road. 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 Colin Campbell
Seconded by: Mayor Frank Scarpitti

- 1) That the Development Services Commission report dated June 17, 2014 entitled “INFORMATION REPORT. Application by Lindvest Properties (Cornell) Limited to permit a retail commercial centre at the southeast corner of Highway 7 and Bur Oak Avenue in Cornell Centre. File Numbers: OP/ZA/SC 13 126638” be received; and,
- 2) That the record of the Public Meeting held on June 17, 2014 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment by Lindvest Properties (Cornell) Limited to permit a retail commercial centre at the southeast corner of Highway 7 and Bur Oak Avenue in Cornell Centre (OP/ZA/SC 13 126638)” be received; and,

- 3) That the Official Plan Amendment and Zoning By-law Amendment applications (OP/ZA 13 126638) by Lindvest Properties (Cornell) Limited to amend the Official Plan and Zoning By-law 177-96, as amended, be approved; and,
- 4) **That the Official plan Amendment include policies and provisions to require a public east/west road within the property boundary at the time the lands (Block 4, 19TM-06012) are redeveloped in the long term; and further,**
- 5) That the proposed amendment to the Official Plan and Zoning By-law 177-96, as amended, be enacted without further notice.

CARRIED

**4. FOREST BAY HOMES LTD.
DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT
APPLICATIONS TO PERMIT 37 SINGLE DETACHED DWELLINGS
AT 359 ELSON STREET, BLOCK 1 PLAN 65M-3616
(SU 14 133398 AND ZA 14 133398) (10.7, 10.5)**
[Memo Report](#)

The Public Meeting this date was to consider an application submitted by Forest Bay Homes Ltd. for Draft Plan of Subdivision and Zoning By-law Amendment to permit 37 single family homes at 359 Elson Street (SU 14 133398 & ZA 14 133398).

The Committee Clerk advised that 119 notices were mailed on May 28, 2014, and a Public Meeting sign was posted on May 28, 2014. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Julius Du Ruyter of PMG Planning, representing the applicant, provided additional details and displayed a site plan.

The Committee discussed parking requirements for the adjacent cricket pitch, and the applicant indicated agreement with the City's requirements. Pedestrian access to the park and the road width were discussed. It was suggested that the road be widened to accommodate snow storage, and that a green parking lot be considered.

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

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Alex Chiu

- 1) **That correspondence from Naomi Vatcha, regarding the applications by Forest Bay Homes, be received; and,**
- 2) That the Development Services Commission report dated June 17th, 2014 titled “PRELIMINARY REPORT, Forest Bay Homes, Applications for rezoning and draft plan of subdivision to permit 37 single family homes at 359 Elson Street, File Nos: ZA/SU 14 133398,” be received; and,
- 3) That the record of the Public Meeting held on June 17th, 2014, with respect to the proposed Zoning By-law amendment and Draft Plan of Subdivision applications (ZA/SU 14 133398) submitted by Forest Bay Homes to permit 37 single family homes at 359 Elson Street be received; and further,
- 4) That the Zoning By-law amendment and Draft Plan of Subdivision applications (ZA/SU 14 133398) submitted by Forest Bay Homes be referred back to staff for a report and recommendation.

CARRIED

**5. PRELIMINARY REPORT
NEAMSBY INVESTMENTS INC., ROSINA MAURO
AND FULTON HOMES LIMITED
OFFICIAL PLAN AMENDMENT APPLICATION TO REDESIGNATE
EMPLOYMENT LANDS TO ALLOW RESIDENTIAL
USES AT 5659 TO 5933 14TH AVENUE
FILE NO: OP 13 108448 (10.3)**

[Report](#)

The Public Meeting this date was to consider an application submitted by Neamsby Investments Inc., Rosina Mauro and Fulton Homes Limited for Official Plan Amendment to redesignate employment lands to allow residential uses at 5659 to 5933 14th Avenue (OP 13 108448).

The Committee Clerk advised that 305 notices were mailed on May 28, 2014, and a Public Meeting sign was posted on May 26, 2014. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. This is an employment conversion application that will require regional approval.

Randy Peddigrew of the Remington Group, representing the applicant, provided more details of the proposal including LEED initiatives, and displayed site plans and elevations. Mr. Peddigrew responded to questions from the Committee regarding compatibility of the proposed and existing homes, the road network, and provision of parkland and seniors housing.

Sam Orrico made a deputation and discussed his involvement in the property for many years as a farmer.

Moved by: Councillor Logan Kanapathi

Seconded by: Councillor Alex Chiu

- 1) **That correspondence and deputation by Sam Orrico regarding the application by Neamsby Investments Inc., be received; and,**
- 2) That the Development Services Commission report dated May 6th, 2014 titled “PRELIMINARY REPORT, Neamsby Investments Inc., Rosina Mauro and Fulton Homes Limited, Official Plan amendment application to redesignate employment lands to allow residential uses at 5659 to 5933 14th Avenue, File No: OP 13 108448,” be received; and,
- 3) That the record of the Public Meeting held on June 17th, 2014, with respect to the Official Plan amendment application submitted by Neamsby Investments Inc., Rosina Mauro and Fulton Homes Limited to redesignate employment lands to allow residential uses at 5659 to 5933 14th Avenue (OP 13 108448) be received; and,
- 4) That the Official Plan amendment application (OP 13 108448) submitted by Neamsby Investments Inc., Rosina Mauro and Fulton Homes Limited to amend the in force Official Plan (Revised 1987), as amended, and the new Council adopted Official Plan (2013), to redesignate employment lands to permit residential uses at 5659 to 5933 14th Avenue, be approved; and,
- 5) That the proposed amendment to the Official Plan (Revised 1987), as amended, be adopted and forwarded to York Region for approval; and,
- 6) That the proposed amendment to the Council adopted Official Plan (2013), be adopted and forwarded to York Region for approval; and further,
- 7) That Staff be authorized and directed to give effect to this resolution.

CARRIED

**6. PRELIMINARY REPORT
BOX GROVE HILL DEVELOPMENTS INC.
NORTH SIDE OF COPPER CREEK DRIVE, BETWEEN NINTH LINE
AND DONALD COUSENS PARKWAY
APPLICATION TO AMEND THE OFFICIAL PLAN TO
REDESIGNATE EMPLOYMENT LAND TO ALLOW
TOWNHOUSES, LIVE-WORK UNITS, A SENIORS RESIDENCE,
AND RESTAURANT USES WITHIN A CONVENTION CENTRE
AND BANQUET HALL FACILITY AND APPLICATIONS TO
AMEND THE ZONING BY-LAW AND FOR DRAFT PLAN OF
SUBDIVISION TO PERMIT THE PROPOSED TOWNHOUSES
FILE NOS: OP 13 108173, ZA/SU 14 109086 (10.3, 10.5 AND 10.7)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Box Grove Hill Developments Inc., North side of Copper Creek Drive between Ninth Line and Donald Cousens Parkway to amend the Official Plan to redesignate employment land to allow townhouses, live work units, a seniors residence and restaurant uses within a convention centre and banquet hall facility and applications to amend the Zoning By-law and Draft Plan of Subdivision to permit the proposed townhouses (OP 13 108173, ZA/SU 14 109086).

The Committee Clerk advised that 167 notices were mailed on May 28, 2014, and a Public Meeting sign was posted on May 14, 2014. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee discussed York Region's deferral of the majority of the employment conversion applications in Markham's Official Plan, until a comprehensive review is completed by the Region in 2015. It was confirmed that this development cannot proceed and the parkland cannot be provided until regional approval is obtained. The Director of Planning and Urban Design provided an overview of the Planning process in general for the benefit of the public.

Don Given of Malone Given Parsons Ltd., representing the applicant, gave a presentation to provide more details of the proposal, and discussed the provision of parkland, seniors housing, and a conference and banquet facility that will create a sufficient number of jobs. Mr. Givens considered the amendments to be minor, and requested approval of the Official Plan Amendment so that the applicant can work towards regional approval. Site Plans and elevations were displayed. Supporting studies have been submitted, and the consulting team was in attendance to answer any questions.

The Committee noted that many of the concerns of the public will be dealt with at the site plan stage, and that there will be an opportunity for public input at that time.

Yanna Song spoke in support of the proposal as the land has been vacant for many years, and the development will provide a much-needed park for the community.

Ricky Tsui stated that this is a good start but there is still lots of work to do on the site plan, and he is concerned about the proximity of the proposed banquet hall to residential uses due to noise and safety issues.

Michael Ben spoke on behalf of residents in the area in support of the application and the proposed live/work uses, as it will complete the neighbourhood and provide a park for the community.

Moved by: Councillor Logan Kanapathi

Seconded by: Regional Councillor Gord Landon

- 1) **That the written submissions from Rama Koneru and William To, regarding the applications by Box Grove Hill Developments Inc., be received; and,**
- 2) **That the deputations by Yanna Song, Ricky Tsui, and Michael Ben, regarding the applications by Box Grove Hill Developments Inc., be received; and,**
- 3) That the Development Services Commission report dated May 6th, 2014 titled "PRELIMINARY REPORT, Box Grove Hill Developments Inc., North side of Copper Creek Drive, between Ninth Line and Donald Cousens Parkway, Application to amend the Official Plan to redesignate employment land to allow townhouses, live-work units, a seniors residence, and restaurant uses within a convention centre and banquet hall facility and applications to amend the Zoning By-law and for Draft Plan of Subdivision to permit the proposed townhouses, File Nos: OP 13 108173, SU/ZA 14 109086 be received; and,
- 4) That the record of the Public Meeting held on June 17th, 2014, with respect to the Official Plan amendment application (OP 13 108173) to redesignate employment land to allow residential uses including townhouses, live-work units and a seniors residence, as well as a stand alone trade and convention centre with banquet hall facilities and restaurants and Zoning By-law amendment and Draft Plan of Subdivision (ZA/SU 14 109086) applications to permit the proposed townhouses and live-work units, be received; and,
- 5) That the Official Plan amendment application (OP 13 108173) submitted by Box Grove Hill Developments Inc., to amend the in force Official Plan (Revised 1987), as amended, and the Council adopted Official Plan (2013), to redesignate employment land to allow residential uses comprised of townhouses, live-work units and a seniors residence, and a stand-alone trade and convention centre with banquet hall facilities and restaurants, on the north side of Copper Creek Drive, between Ninth Line and Donald Cousens Parkway, be approved; and,
- 6) That the Official Plan amendment to the Official Plan (Revised 1987), as amended, be adopted and forwarded to York Region for approval; and,
- 7) That the Official Plan amendment to the Council adopted Official Plan (2013), be adopted and forwarded to York Region for approval; and,

- 8) That the Zoning By-law amendment and Draft Plan of Subdivision applications (ZA/SU 14 109086) submitted by Box Grove Hill Developments Inc., be referred back to staff for a report and recommendation; and further,
- 9) That Staff be authorized and directed to give effect to this resolution.

CARRIED

**7. AURIGA DEVELOPMENTS INC.
PLAN OF SUBDIVISION (19TM-14003)
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS
TO PERMIT A RESIDENTIAL DEVELOPMENT
AT THE NORTHWEST CORNER OF HIGHWAY 7
AND DONALD COUSENS PARKWAY, CORNELL COMMUNITY
FILE NOS. OP/ZA/SU 14 109647 (10.7, 10.3 & 10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Auriga Developments Inc., for Plan of Subdivision (19TM-14003), Official Plan and Zoning By-law Amendment to permit a residential development at the northwest corner of Highway 7 and Donald Cousens Parkway, Cornell Community (OP/ZA/SU 14 109647).

The Committee Clerk advised that 78 notices were mailed on May 28, 2014, and a Public Meeting sign was posted on May 27, 2014. Five written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Michael Gagnon and Andrew Walker of Gagnon Law, representing the applicant, gave a presentation to provide more details of the proposal. They advised of parkland dedication, the applicant's intention to join the Developers Group, and provided preliminary responses to the concerns and issues identified by staff.

Daniel Wong spoke of his concerns for high-rise buildings behind his home, and density. Staff advised the new houses will be single family dwellings and that the density will be reduced due to parkland provision. Mr. Wong stated he was satisfied with the proposal and that his additional concern about parkland had been resolved. Mr. Wong provided written submissions from three neighbours.

Niomi Massey, representing Cornell Rouge Development Corp., indicated that a comprehensive block plan is required for this site in consultation with Cornell Rouge and the Cornell Developers Group. Ms. Massey also presented an alternate concept plan for this area that is consistent with the lane based product of the Cornell Community.

The Committee discussed lane-based products, comprehensive development, and the purpose of the Public Meeting at this stage, to gather public input. The applicant will work with staff and other landowners over the summer to finalize the draft plan of subdivision.

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Gord Landon

- 1) **That the written submissions from Niomi Massey representing Cornell Rouge Development Corp., Robert Webb representing the Cornell Community Landowners, Daniel and Karen Wong, Robin Williams, Steve Abdo and Mary Kanaris, and the resident at 55 Honey Glen Avenue, regarding the applications by Auriga Developments Inc., be received; and,**
- 2) **That the depositions by Daniel Wong, and Niomi Massey representing Cornell Rouge Development Corp., regarding the applications by Auriga Developments Inc., be received; and,**
- 3) That the Development Services Commission report dated June 17, 2014 entitled “INFORMATION REPORT, Auriga Developments Inc., Plan of Subdivision (19TM-14003), Official Plan and Zoning By-law Amendment applications to permit a residential development at the northwest corner of Highway 7 and Donald Cousens Parkway, Cornell Community, File Numbers OP/ZA/SU 14 109647” be received; and,
- 4) That the record of the Public Meeting held on June 17, 2014, with respect to the proposed Plan of Subdivision (19TM-14003), Official Plan Amendment and Zoning By-law Amendment by Auriga Developments Inc. to permit a residential development at the northwest corner of Highway 7 and Donald Cousens Parkway, Cornell Community (OP/ZA/SU 14 109647) be received; and further,
- 5) That the Plan of Subdivision (19TM-14003), Official Plan Amendment and Zoning By-law Amendment applications (OP/ZA/SU 14 109647) by Auriga Developments Inc. be referred back to staff for a report and recommendation.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 10:25 PM.

Alternate formats for this document are available upon request.