



Minutes
Development Services Public Meeting
June 2, 2015 - 7:00 PM
Council Chamber
Meeting No. 9

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Deputy Mayor Jack Heath	Ron Blake, Acting Senior Development Manager
Regional Councillor Jim Jones	Daniel Brutto, Planner
Regional Councillor Joe Li	Rick Cefaratti, Planner II
Regional Councillor Nirmala Armstrong	Richard Kendall, Manager, Central District
Councillor Karen Rea	Dave Miller, Manager, West District
Councillor Colin Campbell	Gary Sellars, Senior Planner
Councillor Amanda Collucci	Kitty Bavington, Council/Committee Coordinator
Councillor Logan Kanapathi	
Councillor Alex Chiu	

Regrets

Mayor Frank Scarpitti
Councillor Valerie Burke
Councillor Alan Ho
Councillor Don Hamilton

The Development Services Public Meeting convened at 7:04 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Disclosure of Pecuniary Interest – None Declared

- PRELIMINARY REPORT**
HS NOUVEL DEVELOPMENTS INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT A COMMERCIAL DEVELOPMENT
235 & 265 HOOD ROAD
(NORTH OF GIBSON DRIVE ON THE WEST SIDE OF WARDEN AVENUE)
FILE NO. ZA 13 113475 (10.5)
[Report](#)

The Public Meeting this date was to consider an application submitted by HS Nouvel Development Inc. for Zoning By-law Amendment to permit a commercial development at 235 & 265 Hood Road (north of Gibson Drive on the west side of Warden Avenue) ZA 13 113475.

The Committee Clerk advised that 126 notices were mailed on May 13, 2015, and a Public Meeting sign was posted on May 11, 2015. Three written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Harry Kohn of Kohn Partnership Architects, representing the applicant, provided additional details and displayed renderings of the proposal. Dave Richards of MMM Group, traffic consultant, advised that parking requirements are being met for the mixed-use proposal.

Cheryl Wilson, area resident, spoke in opposition to the proposal, and discussed the impacts of over-development on the enjoyment of her home with respect to the 4-lane traffic, excessive nighttime illumination, traffic congestion, and the impact of the 10-storey buildings on the view from their property.

Pam Wilson, area resident, spoke in opposition to the proposal with respect to traffic congestion, the proliferation of hotels in the area, the impacts on local wildlife, and noise levels.

The Committee reviewed the current and proposed permitted uses and OP designations, the potential employment numbers, parking requirements, and right-in/right-out restrictions. Staff advised that shadowing studies have not been done at this stage of the application, and that the residents who have spoken will be kept informed as the application progresses.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) **That the written submissions from Pamela Wilson, and Giuliano & Josephine Ponte (2) regarding the application by HS Nouvel Development Inc., be received; and,**
- 2) **That the depositions by Cheryl Wilson and Pam Wilson regarding the application by HS Nouvel Development Inc., be received; and,**
- 3) That the Development Services Commission report dated May 19, 2015, entitled "Preliminary Report, HS Nouvel Development Inc., Application for Zoning By-law Amendment to permit a commercial development at 235 & 265 Hood Road (north of Gibson Drive on the west side of Warden Avenue), File No. ZA 13 113475," be received; and,
- 4) That the Record of the Public Meeting held on June 2, 2015 with respect to the proposed Zoning By-law Amendment application, be received; and,
- 5) That the application by HS Nouvel Developments Inc. for a proposed Zoning By-law Amendment (ZA 13 113475), be referred back to staff for a report and a recommendation; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. PRELIMINARY REPORT
CALLOWAY REIT (WOODSIDE) INC.
3155 HIGHWAY 7
(WOODSIDE SQUARE SHOPPING CENTRE)
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT A LARGER FORMAT SUPERMARKET/FOOD STORE
FILE NO. ZA 15 148938 (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Calloway Reit (Woodside) Inc., 3155 Highway 7, (Woodbine Square Shopping Centre), application for Zoning By-law Amendment to permit a larger format supermarket/food store ZA 15 148938.

The Committee Clerk advised that 346 notices were mailed on May 13, 2015, and two Public Meeting signs were posted on May 11, 2015. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The parking study confirms that the parking supply is adequate. Staff will review the rationale for the size cap restrictions (7,500 sq.ft.) placed on this building approximately 20 years ago.

Emily Roukhkian of Smart Centres, representing the applicant, provided additional details and displayed renderings of the proposal. The proposal is for a specialty Asian grocery store, 22,464 sq.ft. in size.

Gordon Landon, representing 116108 Ontario Inc., an area business, expressed concerns regarding the impacts of the proposed busy food store and the resulting traffic increase impacting other business along Fairburn Drive. It was requested that that traffic be encouraged to use other routes to access the plaza.

The Committee discussed the traffic issues and noted that the City does not consider competition issues.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) **That the written submission from Russell D. Cheeseman representing Longo Brothers and Michael Angelo's regarding the application by Calloway Reit (Woodside) Inc., be received; and,**
- 2) **That the deputation by Gordon Landon regarding the application by Calloway Reit (Woodside) Inc., be received; and,**

- 3) That the report dated May 5, 2015 titled “PRELIMINARY REPORT, Calloway Reit (Woodside) Inc., 3155 Highway 7, (Woodbine Square Shopping Centre), Application for zoning by-law amendment to permit a larger format supermarket/food store (File No. ZA 15 148938)”, be received; and,
- 4) That the Record of the Public Meeting held on June 2, 2015, with respect to the proposed zoning by-law amendment application to permit a larger format supermarket/food store (File No. ZA 15 148938), be received; and,
- 5) That the application by Calloway Reit (Woodside) Inc., to amend Zoning By-law 165-80, as amended, be approved; and,
- 6) That the proposed amendment to Zoning By-law 165-80, as amended, be enacted without further notice; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**3. PRELIMINARY REPORT
1038715 ONTARIO LTD.
UNIONVILLE MONTESSORI SCHOOL
9286 KENNEDY ROAD, WEST SIDE OF KENNEDY ROAD
NORTH OF 16TH AVENUE, APPLICATIONS FOR A
ZONING BY-LAW AMENDMENT TO PERMIT A
TEMPORARY PORTABLE AND SITE PLAN APPROVAL
FOR THE PORTABLE, FILE NO.: ZA/SC 14 125142 (10.5)
[Report](#) [HeritageDwellingLetter](#)**

The Public Meeting this date was to consider an application by 1038715 Ontario Ltd., Unionville Montessori School, 9286 Kennedy Road, West side of Kennedy Road, North of 16th Avenue, applications for a Zoning By-law Amendment to permit a temporary portable and site plan approval for the portable (ZA/SC 14 125142).

The Committee Clerk advised that 67 notices were mailed on May 13, 2015, and two Public Meeting signs were posted on May 13, 2015. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. A representative of the applicant was in attendance to answer any questions, and advised of the owner’s intentions for the heritage house. The Ward Councillor is working with the applicant in this regard. The Committee requested a written statement from the owner regarding the heritage house when this matter comes to Council.

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

Moved by: Councillor Amanda Collucci
Seconded by: Councillor Colin Campbell

- 1) That the report dated June 2, 2015 titled “PRELIMINARY REPORT, 1038715 Ontario Ltd., Unionville Montessori School, 9286 Kennedy Road, West side of Kennedy Road, north of 16th Avenue, Applications for a Zoning By-law Amendment to permit a temporary portable and site plan approval for the portable, File No.: ZA/SC 14 125142”, be received; and,
- 2)** That the letter dated June 10, 2015 from Mrs. R. Remtulla, Director of Education, Unionville Montessori School, providing information on the existing heritage dwelling, be received; and,
- 3) That the Record of the Public Meeting held on June 2, 2015, with respect to the proposed Zoning By-law Amendment application to permit a temporary portable at 9286 Kennedy Road, be received; and,
- 4) That the application by 1038715 Ontario Ltd., to amend Zoning By-law 304-87, as amended, be approved; and,
- 5) That the proposed amendment to Zoning By-law 304-87, as amended, be finalized and enacted without further notice; and,
- 6) That a deeming by-law to facilitate the required merger of properties be enacted, if required; and,
- 7)** That the comments from Heritage staff and Heritage Markham be dealt with as part of the site plan approval; and further,
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

Amended by Council on June 15 & 16, 2015 to add Clauses 2 and 7.

**4. PRELIMINARY REPORT
JKO PLANNING SERVICES INC.
OFFICIAL PLAN & ZONING BY-LAW AMENDMENT
APPLICATIONS TO PERMIT 7 TOWNHOUSE UNITS
AT 2968 ELGIN MILLS ROAD EAST
FILE NOS. OP 14 109571 & ZA 14 109571 (10.3, 10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by JKO Planning Services Inc., Official Plan & Zoning By-law Amendment applications to permit 7 townhouse units at 2968 Elgin Mills Road East (OP/ZA 14 109571).

The Committee Clerk advised that 84 notices were mailed on May 13, 2015, and three Public Meeting signs were posted on May 11, 2015. Four written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Jim Kotsopoulos of JKO Planning Services Inc., representing the applicant, provided additional details and displayed renderings of the proposal, and advised that they are working to resolve the neighbours' issues. The property owners were also in attendance.

John Yeh, area resident, spoke in opposition to the proposal with respect to emergency access to the new development; rain run-off to his property; snow storage location; loss of mature trees and impacts to his privacy; and preserving the existing building on the site.

Robin Guo, area resident, spoke in opposition to the proposal with respect to safety and having only one access to the development; the proximity of his dwelling to the new three-storey building and impacts to his privacy; loss of mature trees; and providing adequate fencing between the properties.

Yun Zhou, area resident, spoke in opposition to the proposal with respect to the increased traffic along the existing road and discussed the maintenance of the trees on the subject property.

The Committee discussed issues to be resolved including emergency vehicle access and visitor parking, and suggested four detached dwellings may be more suitable on this site. Preservation of the mature trees was emphasized.

Moved by: Councillor Amanda Collucci
Seconded by: Councillor Logan Kanapathi

- 1) **That the written submissions from Safarali Abediny, Alex Wang, Yun Zhou, and John Yeh regarding applications by JKO Planning Services Inc., be received; and,**
- 2) **That the deputations by John Yeh, Robin Guo, and Yun Zhou regarding applications by JKO Planning Services Inc., be received; and,**

- 3) That the report titled “Preliminary Report, JKO Planning Services Inc., Official Plan & Zoning Amendment Applications to permit 7 townhouse units at 2968 Elgin Mills Road East, File Nos. OP 14 109571 & ZA 14 109571” dated May 19, 2015, be received; and,
- 4) That the Record of the Public Meeting held on June 2, 2015, with respect to the proposed Official Plan Amendment & Zoning Amendment to permit 7 townhouse units on the subject lands be received; and further,
- 5) That the applications by JKO Planning Services Inc., to permit 7 townhouse units 2968 Elgin Mills Road East, File Nos. OP 14 109571 and ZA 14 109571, be referred back to staff for a report and recommendation evaluating the proposal.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 9:45 PM.

Alternate formats for this document are available upon request.