

# Development Services Public Meeting Minutes

Meeting Number 10  
October 7, 2019, 7:00 PM - 10:00 PM  
Council Chamber

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Councillor Keith Irish	Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Regional Councillor Jim Jones Councillor Alan Ho	Councillor Reid McAlpine
Staff	Biju Karumanchery, Director, Planning & Urban Design Sabrina Bordone, Senior Planner Sally Campbell, Manager, East District	Rick Cefaratti, Planner II Stephen Chait, Director, Economic Growth, Culture & Entrepreneurship

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## 1. CALL TO ORDER

The Development Services Committee convened at 7:03 PM with Councillor Keith Irish in the Chair.

## 2. DISCLOSURE OF PECUNIARY INTEREST

None.

## 3. REPORTS

**3.1 PRELIMINARY REPORT 1938540 ONTARIO LTD., UNIONVILLE MONTESSORI SCHOOL, TEMPORARY USE ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT A PRIVATE SCHOOL AND DAY NURSERY TO OPERATE WITHIN THE EXISTING PORTABLE AT 9286 KENNEDY ROAD, FILE NO. PLAN 19 256209 (WARD 6) (10.5)**

The Public Meeting this date was to consider an application submitted by 1938540 Ontario Ltd., Unionville Montessori School for temporary use Zoning By-Law Amendment application to permit a private school and day nursery within the existing portable at 9286 Kennedy Road (File No. PLAN 19 256209 (Ward 6)).

The Committee Clerk advised that notices were mailed on September 17, 2019, and a Public Meeting sign was posted on September 17, 2019. No written submissions were received regarding this proposal.

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

The Applicant spoke about the proposal, the location, surrounding uses and outstanding issues.

Zhi Xiang (Richard) Tang provided the following feedback on the development application:

- Advised that he was property owner of the neighbouring property to the North on Kennedy Ave;
- Requested that he be advised of the long-term development plans for the site.

Staff advised that the neighbouring resident will be notified regarding any future development applications for the site, as part of the development process.

Committee provided the following feedback to the Applicant:

- Emphasized the importance of restoring the heritage property;
- Suggested that the application to extend the temporary usage should be submitted in a more timely manner in the future;
- Noted that the school serves the community really well;
- Asked about the Applicant's future plans for the property.

The Applicant advised that that they plan to re-develop the site to include an additional building, as they plan to extend their educational services to include high school. There have been ongoing discussions with staff (including heritage staff) on the re-development of the property. The re-development application will be submitted once all details are worked out with staff. The application to extend the temporary usage was submitted late due to confusion regarding the end date of their previous Temporary Use By-Law. Committee approved the applicant's

request to enact the extension of the Temporary Use By-Law to permit a private school and day nursery with the existing portable at 9286 Kennedy Road, from the day the by-law is passed for a three-year term, rather than from the day the previous by-law expired.

Moved by Councillor Amanda Collucci

Seconded by Councillor Khalid Usman

1. That the deputation by Zhi Xiang (Richard) Tang made at the October 7, 2019 Development Services Public Meeting regarding 1938540 Ontario Ltd. Unionville Montessori School, Temporary Use Zoning By-Law Amendment Application be received.
2. That the report titled “**PRELIMINARY REPORT**, 1938540 Ontario Ltd., Unionville Montessori School, Temporary Use Zoning By-law Amendment Application to permit a private school and day nursery within the existing portable at 9286 Kennedy Road, File No. PLAN 19 256209 (Ward 6)” be received; and,
3. That the Record of the Public Meeting held on October 7, 2019, with respect to the Temporary Use Zoning By-law Amendment Application to permit a private school and day nursery within the existing portable at 9286 Kennedy Road, File No. PLAN 19 256209 (Ward 6)” be received; and,
4. That the application by 1938540 Ontario Ltd., Unionville Montessori School, 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 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**

**3.2 PRELIMINARY REPORT APPLICATION FOR ZONING BY-LAW AMENDMENT TO FACILITATE A FUTURE LAND SEVERANCE AND PERMIT ONE SINGLE DETACHED DWELLING WITH SITE-SPECIFIC ZONE EXCEPTIONS AT 7739 9TH LINE, ON THE SOUTH SIDE OF 14TH AVENUE**

**(WARD 7) FILE NO. ZA 19 126535 (10.5)**

The Public Meeting this date was to consider an application submitted by Memar Architects Inc. for Zoning By-law Amendment to facilitate a future land severance and permit one single detached dwelling with site specific zone exceptions at 7739 9<sup>th</sup> Line, on the south side of 14<sup>th</sup> Avenue (File No. ZA 19 126535 (Ward 7)).

The Committee Clerk advised that 138 notices were mailed on September 17, 2019, and a Public Meeting sign was posted on September 17, 2019. 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.

In response to Committee inquires, staff advised that the heritage house frontage is being reduced, as the land is being protected by York Region so that 14<sup>th</sup> Avenue can be widened in the future.

Moved by Councillor Khalid Usman

Seconded by Councillor Isa Lee

1. That the Development Services Commission report dated September 23, 2018, entitled “Preliminary Report Application for Zoning By-law Amendment to facilitate a future land severance and permit one single detached dwelling with site-specific zone exceptions at 7739 9<sup>th</sup> Line, on the south side of 14<sup>th</sup> Avenue. (Ward 7). File No. ZA 19 126535”, be received; and,
2. That the Record of the Public Meeting held on October 7<sup>th</sup>, 2019 with respect to the proposed application for Zoning By-law Amendment, be received; and,

3. That the applications by Memar Architects Inc., for a Zoning By-law Amendment (ZA 19 126535) be approved and the draft Zoning By-law Amendment be finalized and enacted without further notice; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**3.3 PRELIMINARY REPORT - OP TRUST OFFICE INC. APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A CAMPUS-STYLE BUSINESS PARK DEVELOPMENT AT 101 MCNABB ST. (WARD 8) FILE NO ZA 17151261 (10.5)**

The Public Meeting this date was to consider an application submitted by OP Trust Office Inc. for Zoning By-law Amendment to permit a phased campus-style business park development at 101 McNabb Street File No. ZA 17 151261 (Ward 8).

The Committee Clerk advised that notices were mailed on September 17, 2019, and a Public Meeting sign was posted on September 15, 2019. A written submission from James Ng was received regarding this proposal.

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

The Applicant 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.

In response to a Committee inquiry, the Applicant provided the following responses:

- The site plan has been designed so that it does not interfere with the easement on the property;
- The purpose of the easement on the property is unknown;
- There has been no communications with neighbouring properties at this point in time;
- They are looking at ways to make the property have more of a frontage onto Dennison Avenue in the long-term.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Isa Lee

1. That the Development Services Commission report dated September 9, 2019, entitled “Preliminary Report, OP Trust Office Inc., Application for Zoning By-law Amendment to permit a phased campus-style business park development at 101 McNabb St. (Ward 8), File No. ZA 17 151261”, be received; and,
2. That the Record of the Public Meeting held on October 7, 2019 with respect to the proposed Zoning By-law Amendment application, be received; and,
3. That the application by OP Trust Office Inc., for a proposed Zoning By-law Amendment (ZA 17 151261), be referred back to staff for a report and a recommendation; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### **4. ADJOURNMENT**

The Development Services Public Meeting adjourned at 8:12 PM.