

Development Services Public Meeting Minutes

Meeting Number 3
February 19, 2019, 7:00 PM - 9:00 PM
Council Chamber

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Staff	Ron Blake, Senior Manager, Development Stephen Corr, Senior Planner, Planning & Urban Design	David Miller, Manager, West District Amanda Crompton, Planner II, Planning & Urban Design

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1. **CALL TO ORDER**
2. **DISCLOSURE OF PECUNIARY INTEREST**
3. **DEPUTATIONS**
4. **REPORTS**
 - 4.1 **PRELIMINARY REPORT APPLICATION BY KING SQUARE LIMITED FOR ZONING BY-LAW AMENDMENT TO PERMIT ADDITIONAL USES ON THE PHASE 1 LANDS KNOWN MUNICIPALLY AS 9390 WOODBINE AVENUE FILE NO. ZA 18 176569 (10.5)**

The Public Meeting this date was to consider an application submitted by King Square Limited for Zoning By-law Amendment to permit additional uses on the Phase 1 lands known municipally as 9390 Woodbine Avenue (ZA 18 176569).

The Committee Clerk advised that 102 notices were mailed on January 30, 2019, and a Public Meeting sign was posted on January 25, 2019.

Amanda Crompton, Planner II gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The following written submission was received on the proposal:

1. Clive Cheung, area resident - Opposed

The following comment from the audience was received with respect to this application:

1. Tao Yu, area resident expressed concern that the proposed karaoke would be too noisy for residents living nearby.

The Applicant advised that the karaoke will be located in the existing building, which is some distance from the nearby residential properties. Also, any outdoor events being held at King Square will require a permit and would be subject to the City's Noise By-law.

Committee requested a memo from the developer on the number of parking spaces that will be taken up by the proposed car wash. It also inquired about the bigger picture parking strategy for the development, and the access points to the development.

Staff advised that the physical design of the site will not be changed in Phase 1 of the development, but additional access points and parking will be addressed in Phases 2 and 3 of the development.

Moved by Deputy Mayor Don Hamilton
Seconded by Regional Councillor Jim Jones

- 1) That the presentation by staff on the proposal be received; and,
- 2) That the deputation on the proposal be received; and,
- 3) That the written submission on the proposal be received; and,
- 4) That the report dated January 28, 2019, entitled "Preliminary Report, Application by King Square Limited for Zoning By-law Amendment to permit

additional uses on the Phase 1 lands known municipally as 9390 Woodbine Avenue” be received; and,

5) That the record of the Public Meeting held on February 19, 2019, with respect to the proposed Zoning By-law Amendment application (File ZA 18 176569), be received; and,

6) That the Zoning By-law Amendment application (File ZA 18 176569) submitted by King Square Limited to amend Zoning By-law 165-80, as amended, to permit additional uses on the Phase 1 King Square Ltd. lands, be approved and that the by-law be finalized and 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

4.2 PRELIMINARY REPORT WND ASSOCIATES LTD. ON BEHALF OF NEWDEV INVESTMENTS LTD. APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT 32 STACKED BACK-TO-BACK TOWNHOUSE UNITS WITH UNDERGROUND PARKING AT

5305 & 5307 HIGHWAY 7 EAST (WARD 4) FILE NOS. OP/ZA 18 139486 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by Newdev Investments Ltd. for Official Plan Amendment and Zoning By-law Amendments to permit 32 stacked back to back townhouse units with underground parking at 5305 & 5307 Highway 7 east (OP/ZA 18 139486).

The Committee Clerk advised that 133 notices were mailed on January 30, 2019, and a Public Meeting sign was posted on January 29, 2019.

The following five written submissions were received regarding this proposal:

1. Mr. and Mrs. Ng., area residents – opposed
2. Robert Trueman, area resident – expressing concern
3. Alex Abernethy, area resident – expressing concern
4. Audrey Harman, area resident – opposed and expressing concern

5. Kevin and Andrea Jackson, area resident – opposed and expressing concern
Stephen Corr, Senior Planner gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The following comments from the audience were made with respect to this proposal:

1. Brian Holling, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The proposal does not fit the character of the neighbourhood;
- The neighbourhood is not zoned for this type of density; and,
- The proposed height of the development is too high.

2. Ron Spina, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The proposal does not fit the character of the neighbourhood;
- The loss of mature trees due to the development;
- The lot coverage being proposed is too dense;
- The loss of privacy due to the height of the townhomes and the rooftop terraces overlooking the adjacent backyards; and
- The impact the development will have on shadowing and noise.

3. Audrey Harmon, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The proposal does not fit the character of the neighbourhood;
- The density of the proposal;
- The rezoning of the property;
- The impact the proposal will have on traffic and insufficient parking;
- The proximity of the proposal to the property line;
- The proposed location of the garbage room;
- The impact the development will have on noise;
- The loss of privacy due to the height of the townhomes and the rooftop terraces overlooking the adjacent properties backyards.

4. Andrea Jackson, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The loss of mature trees due to the development;
- The density and height of the proposal;
- The loss of privacy due to the height of the townhomes and the rooftop terraces overlooking the adjacent properties backyards;

- The impact the proposal will have on traffic, particularly at the intersection at McCowan and Highway 7;
- The rezoning of the property.

5. Ala Baker, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The proposal does not fit the character of the neighbourhood;
- The density and height of the proposal;
- The rezoning of the property;
- The impact the proposal will have on property values.

6. Kim McKenzie, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The proposal does not fit the character of the neighbourhood;
- The impact the proposal will have on property values and on the quality of life of residents in the neighbourhood;
- The impact the proposal will have on traffic congestion and safety, with particular concern regarding the intersection at McCowan and Highway 7.

7. Wonda Holling, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The proposal being built in a conservation area of historical significance;
- The proposal does not fit the character of the neighbourhood;
- The height and density of the proposal;
- The rezoning of the property.

8. Deborah Moolman, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The proposal being built in a conservation area;
- The loss of mature trees due to the development;
- The impact the proposal will have on traffic safety and congestion;
- The rezoning of the property.

9. Harvey Thompson, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The impact the proposal will have on traffic congestion and safety, with particular concern regarding the intersection at McCowan and Highway 7.

10. Elizabeth Chung, Markham Village & Sherwood Conservation Residents Association spoke in opposition to the proposal, expressing concern regarding the following:

- Increasing the density of an already busy area;
- The impact the proposal will have on traffic congestion and safety, suggesting a traffic analysis should be conducted prior to approving the development;
- That the development will set precedent for future developments.

11. Elizabeth Brown, Markham Village & Sherwood Conservation Residents Association spoke in opposition to the proposal, expressing concern regarding the following:

- The proposal does not fit the character of the neighbourhood;
- The access to and from the proposed development, including emergency vehicle access and package delivery.
- The impact the proposal will have on traffic congestion and safety;
- The height and density of the proposal;
- The set-back from neighbouring properties;
- The lack of green space incorporated into the development proposal.

12. Alan Adams, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The height and density of the proposal;
- The set-back from neighbouring properties;
- The lack of parking;
- The impact of the development on the sewers;
- That units may be bought by speculators.

13. Doug Crocker, area resident expressed the following concerns regarding the proposal:

- The impact the proposal will have on traffic congestion and safety, with particular concern regarding the intersection at McCowan and Highway 7;
- The access to and from the proposed development.

14. Howard To, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The access to and from the proposed development;
- The impact the proposal will have on traffic congestion and safety;
- The loss of privacy due to the height of the townhomes and the rooftop terraces overlooking the adjacent properties backyards
- The impact the development will have on noise;
- The lack of parking in the development proposal;
- The proposed change to the zoning.

15. Aaron Cheung, area resident spoke in opposition to the proposal, expressing concern regarding the following:

- The proposal not fitting the character of the neighbourhood;
- The access to the proposed development, including emergency vehicle access.
- The impact the proposal will have on traffic congestion and safety;
- The design of the proposed development may foster neighborhood disputes;
- The impact the proposal will have on neighbourhood security.

16. Tupper Wheatley, area resident provided the following feedback on the proposal:

- The neighborhood's zoning by-law does not permit the type of intensification being proposed;
- The proposal does not support the goals of the City's Official Plan for this area;
- Suggested that the developer proceed with original development proposal for two single detached dwellings.

17. Frank Vignando, area resident expressed the following concerns regarding the proposal:

- The access to and from the proposed development;
- The design of the development being proposed.

Committee provided the following feedback on the development proposal:

- The amount of parking being proposed is inadequate for the number of units;
- The proposal does not fit the character of the neighbourhood;
- The impact the proposal will have on traffic;
- The proposal is too dense for the area;
- The City should maintain control over the access to Gladiator Road from the proposed development; and,
- The development is too dense and does not consider the existing low rise adjacency.

In Response to the comments, the Applicant indicated that this public meeting is part of the development review process to obtain community input, which is being considered. The applicant also advised:

- A Traffic Impact Study has been submitted and they intend to work with the Region of York to address traffic and access comments;
- That the tree preservation was considered, particularly with the design of the underground garage;
- That the development meets the City's parking requirements;
- That as part of any approval, a construction management plan will be prepared to address construction concerns;
- That the terraces were placed in way to be mindful of adjacent residents;

- Alternative locations for the garbage collection room will be considered, potentially within the underground parking garage;
- That units fronting Highway 7 provide eyes on the street; and
- That a site plan application is required which will include the detailed design of building material and colours.

Councillor Karen Rea advised that she may hold another community meeting on the proposal.

Moved by Councillor Karen Rea

Seconded by Mayor Frank Scarpitti

- 1) That the Staff presentation on the proposal be received; and,
- 2) That the written correspondence on the proposal be received; and,
- 3) That the deputations on the proposal be received; and,
- 4) That the record of the Public Meeting held on February 19, 2019, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Newdev Investments Ltd. & 1375920 Ontario Limited, Files OP 18 139486 and ZA 18 139486, be received; and,
- 5) That the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Newdev Investments Ltd. & 1375920 Ontario Limited, Files OP 18 139486 and ZA 18 139486, be referred back to staff for a report and recommendation.

Carried

5. ADJOURNMENT