



Minutes
Development Services Public Meeting
Wednesday, April 12, 2017 - 7:00 PM
Canada Room
Meeting No. 5

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Deputy Mayor Jack Heath

Regional Councillor Jim Jones

Regional Councillor Joe Li

Regional Councillor Nirmala Armstrong

Councillor Valerie Burke

Councillor Alan Ho

Councillor Colin Campbell

Councillor Logan Kanapathi

Councillor Alex Chiu

Biju Karumanchery, Director of Planning and
Urban Design

Rick Cefaratti, Planner II

Kitty Bavington, Council/Committee Coordinator

Regrets:

Mayor Frank Scarpitti

Councillor Don Hamilton

Councillor Karen Rea

Councillor Amanda Collucci

The Development Services Public Meeting convened at 7:02 PM in the Canada Room with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

**1. PRELIMINARY REPORT
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF CONDOMINIUM BY
2496052 ONTARIO INC. (FORMERLY KALAXIA DEVELOPMENT CORP.)
TO PERMIT RESIDENTIAL USES ON THE
LANDS LOCATED ON THE NORTH SIDE OF
MARKLAND STREET WEST OF WOODBINE AVENUE
WITHIN THE WOODBINE NORTH SECONDARY PLAN AREA
FILE NO.'S: OP 13 114950, ZA/CU 16 124882 (10.3, 10.5, 10.20)
[Report](#)**

On April 5, 2017, the Development Services Public meeting considering this matter was recessed to this date.

The Public Meeting this date was to consider an application submitted by 2496052 Ontario Inc. for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Condominium to permit residential uses on the lands located on the North side of Markland Street West of Woodbine Avenue within the Woodbine North Secondary Plan Area (OP 13 114950, ZA/CU 16 124882).

The Committee Clerk advised that 179 notices were mailed on March 16, 2016, and a Public Meeting sign was posted on March 16, 2017. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues, and advised that Kalexia Development Corp. was no longer an applicant in the proposal. Staff provided information regarding the mid-block crossing, advising that the alignment has not been finalized to date. This property was subject to a previous employment conversion application. Staff identified nearby parklands, across Woodbine Avenue, and advised that the expectation is that parkland dedication will consist of cash-in-lieu payment. Opportunities for parkland connectivity will be reviewed as part of the area development.

Adam Layton of Evans Planning Inc., representing the applicant, made a presentation to provide additional details and displayed concept site plans and elevations. Preliminary traffic review includes the mid-block crossing. Mr. Layton confirmed that the Public Meeting of this date, recessed from April 5, 2017, was satisfactory.

The Committee provided comments on enhanced landscaping including the stormwater management pond, connective pathways, and coordinating this proposal with Phase 2 of Kings Square to ensure compatible development.

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

Moved by: Councillor Alan Ho
Seconded by: Councillor Colin Campbell

- 1) That the report titled “Preliminary Report, Applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium by Kalexia Development Corp., to permit residential uses on the lands located on the north side of Markland Street west of Woodbine Avenue within the Woodbine North Secondary Plan area, File Nos. OP 13 114950, ZA/CU 16 124882” dated January 23, 2017, be received; and,
- 2) That the Record of the Public Meeting held on April 5, 2017, with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium applications to permit residential uses on the lands located on the north side of Markland Street west of Woodbine Avenue within the Woodbine North Secondary Plan area, File Nos. OP 13 114950, ZA/CU 16 124882”, be received; and further,
- 3) That the applications by 2496052 Ontario Inc. (formerly Kalexia Development Corp.), to amend the in-force Official Plan (revised 1987) as amended, the Woodbine North Secondary Plan, and the corresponding 2014 Official Plan (as partially approved on October 30, 2015 and May 26, 2016), Zoning By-law 165-80, as amended, and for the proposed Draft Plan of Condominium be referred back to staff for a report and recommendation to evaluate the proposal.

ADJOURNMENT

The Development Services Public Meeting adjourned at 7:32 PM.

Alternate formats for this document are available upon request.
