



**Minutes**  
**Development Services Public Meeting**  
**September 20, 2016 - 7:00 PM**  
**Council Chamber**  
**Meeting No. 6**

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**All Members of Council**

**Development Services**

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

**Attendance**

Mayor Frank Scarpitti  
Regional Councillor Jim Jones  
Regional Councillor Joe Li  
Regional Councillor Nirmala Armstrong  
Councillor Valerie Burke  
Councillor Alan Ho  
Councillor Don Hamilton  
Councillor Karen Rea  
Councillor Colin Campbell  
Councillor Amanda Collucci  
Councillor Logan Kanapathi

Ron Blake, Senior Development Manager  
Daniel Brutto, Planner  
Sally Campbell, Manager, East District  
Scott Heaslip, Senior Project Coordinator  
Dave Miller, Manager, West District  
Stacia Muradali, Senior Planner  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Deputy Mayor Jack Heath  
Councillor Alex Chiu

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  
APPLICATION BY TINGLAI HUANG  
FOR ZONING BY-LAW AMENDMENT TO  
FACILITATE SEVERANCE OF 15 OAKCREST AVENUE  
TO CREATE ONE ADDITIONAL BUILDING LOT  
FILE NO: ZA 16 168731 (10.5)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by Tinglai Huang for a Zoning By-law Amendment to facilitate the severance of 15 Oakcrest Avenue to create one additional building lot (ZA 16 168731).

The Committee Clerk advised that 150 notices were mailed on August 31, 2016, and a Public Meeting sign was posted on August 30, 2016. No written submissions were received regarding this proposal.

There were no comments from the audience with respect to this application, and the Committee indicated it had no concerns.

Moved by: Councillor Colin Campbell  
Seconded by: Councillor Don Hamilton

- 1) That the report dated June 20, 2016 titled “PRELIMINARY REPORT, application by Tinglai Huang for a Zoning By-law Amendment to facilitate the severance of 15 Oakcrest Avenue to create one additional building lot (File No. ZA 16 168731)”, be received; and,
- 2) That the Record of the Public Meeting held on September 20, 2016, with respect to the proposed Zoning By-law Amendment to facilitate the severance of 15 Oakcrest Avenue to create one additional building lot (File No. ZA 16 168731), be received; and,
- 3) That the application by Tinglai Huang to amend the zoning by-law to facilitate severance of 15 Oakcrest Avenue to create one additional building lot (File No. ZA 16 168731), be approved; and,
- 4) That the proposed amendment to the Zoning By-law 122-72, as amended, be enacted without further notice; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**CARRIED**

**2. PRELIMINARY REPORT  
MCCOWAN DEVELOPMENTS LIMITED  
DRAFT PLAN OF SUBDIVISION APPLICATION  
TO CREATE TWO (2) RESIDENTIAL BLOCKS AND A PUBLIC ROAD  
AT 9329 & 9365 MCCOWAN ROAD AND 5286 16<sup>TH</sup> AVENUE  
FILE NO: SU 16 110451 (10.7)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by McCowan Developments Limited for Draft Plan of Subdivision to create two residential blocks and a public road at 9329 & 9365 McCowan Road and 5286 16<sup>th</sup> Avenue (SU 16 110451).

The Committee Clerk advised that 477 notices were mailed on August 31, 2016, and a Public Meeting sign was posted on August 29, 2016. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Mike Testaguzza of Humphries Planning Group Inc., representing the applicant, gave a presentation to provide additional details.

The Committee discussed providing sufficient parking spaces for each dwelling and avoiding cars being squeezed into areas beside the garage.

Staff identified the access for the adjacent church, and advised that the Region is still in the process of determining if a traffic signal may be warranted at the intersection of McCowan Rd and the extension of West Bay Drive. The Region has been providing input throughout the process. Staff indicated the location of nearby parks and advised that the negotiation for provision of parklands or cash-in-lieu, is ongoing. The existing dwelling on the Coptic Church property is intended to be used for a daycare facility, and an amendment to the site plan would be required if the use changed. The applicant, in consultation with staff and the Local Councillor will continue to explore the possibility of proposing two storey townhouses backing onto Maria Road.

Mr. Testaguzza confirmed that the hedgerow along the eastern boundary would be retained to provide privacy for the adjacent homes; however, some of the mature trees may be removed to allow the West Bay Drive extension. The Committee suggested that more trees be retained at the south end and that parkland be provided at that location. In addition, if the pumping station is decommissioned, it was suggested that the land be used for parkland purposes.

Loretta Jones made a deputation and spoke of her concern for the potential congestion and pollution impacts of additional traffic on McCowan Road.

Gail Leet made a deputation and spoke of concerns for the safety of pedestrians and local drivers, particularly seniors, with respect to increased traffic along McCowan Road and the need for another signalized intersection. The revised location of the Coptic Church will add to traffic issues at the north end.

Saharian Ardem made a deputation and spoke with respect to increased traffic, and parking issues related to the size of the parking spaces provided for the dwellings. Mr. Ardem also noted a concern that the townhouses may be three storeys instead of two storeys in height.

The Committee questioned if this Public Meeting is premature, given the amount of pending changes and unresolved issues, and suggested that a second Public Meeting be held. Staff confirmed that this was in fact the second Public Meeting for this development; the first Public Meeting held in October 2015 dealt with the Official Plan Amendment and Zoning By-law Amendment applications and this Public Meeting presented the Plan of Subdivision. A Community Information Meeting had also been held by the ward councillor in April 2015. Staff outlined the notification process and commenting opportunities for the public.

Concerns identified during the previous Official Plan/Zoning consultation process were noted: townhouse heights; tree preservation; and, the extension of West Bay Drive was not supported.

The Ward Councillor indicated that a further community meeting would be held when more information is available. Residents on both sides of McCowan Road were requested to contact their Ward Councillor if they are interested in further information on this proposal.

Moved by: Councillor Karen Rea

Seconded by: Councillor Amanda Collucci

- 1) That the written submissions from Kerry Law and Eric Ye regarding applications by McCowan Developments Limited, 9329 & 9365 McCowan Road and 5286 16<sup>th</sup> Avenue, be received; and,
- 2) That the deputations by Loretta Jones, Gail Leet, and Saharian Ardem regarding applications by McCowan Developments Limited, 9329 & 9365 McCowan Road and 5286 16<sup>th</sup> Avenue, be received; and,
- 3) That the Development Services Commission report dated June 7, 2016 and titled "PRELIMINARY REPORT, McCowan Developments Limited, Draft Plan of Subdivision application to create two (2) residential blocks and a public road at 9329 & 9365 McCowan Road and 5286 16<sup>th</sup> Avenue, File No: SU 16 110451", be received; and,
- 4) That the record of the Public Meeting held on September 20<sup>th</sup>, 2016 with respect to the Draft Plan of Subdivision application (SU 16 110451) submitted by McCowan Developments Limited to create two (2) residential blocks and a public road at 9329 & 9365 McCowan Road and 5286 16<sup>th</sup> Avenue, be received; and further,
- 5) That the Draft Plan of Subdivision application (SU 16 110451) to create two (2) residential blocks and a public road at 9329 & 9365 McCowan Road and 5286 16<sup>th</sup> Avenue, be referred back to Staff for a report and recommendation.
- 6) **That Councillor Karen Rea and Councillor Amanda Collucci arrange for a further Community Meeting at an appropriate time.**

CARRIED

**3. PRELIMINARY REPORT  
APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION  
AND ZONING BY-LAW AMENDMENT BY  
1696913 ONTARIO INC. TO FACILITATE THE  
CREATION OF 25 SINGLE DETACHED LOTS AND  
1 PART LOT FOR THE SUBJECT PROPERTY KNOWN  
LEGALLY AS BLOCK 79, PLAN 65M-4033  
FILE NO'S.: SU/ZA 16 177627 (10.7, 10.5)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by 1696913 Ontario Inc. for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of 25 single detached lots and 1 part lot for the property known legally as Block 79, Plan 65M4033 (SU/ZA 16 177627).

The Committee Clerk advised that 321 notices were mailed on August 31, 2016, and a Public Meeting sign was posted on August 25, 2016. Eight written submissions were received regarding this proposal.

This application was considered in conjunction with an application for adjacent lands by 2473330 Ontario Ltd. Block 120, Plan 65M 3830, dealing with a surplus school site. Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Sandra Wiles, representing the applicant for the north parcel, Block 79, and Billy Tung with KLM Planning partners, representing the applicant for the south parcel, Block 120, gave presentations to provide additional information. Concept plans and elevations were displayed.

Discussions included the disposition of Block 26, providing sufficient parking spaces in driveways and on-street, opportunities for public input into public art proposals, and the snowplowing system. With respect to preservation of the hedgerow, Mr. Tung advised that this aspect had been dealt with in the previous draft plan of subdivision, and compensation has been provided. The Committee indicated that it did not support townhouses with single-car garages.

Li Yang made a deputation and spoke of concern for increased traffic, as Prince Regent Road is already the busiest road in the community. A concern for the shortage of parkland in the area was also noted and it was suggested that the lands be turned into a park and the trees be preserved for the community. Mr. Yang stated that the residents had paid a premium when they purchased their homes, with the understanding that a school would be built here.

Zhaoji Xing made a deputation and spoke of the need for community centres and public uses.

Sahar Ghorayeb-Masad, made a deputation and spoke of having paid a premium to back onto a school site, and questioned where the schools would be, as well as why the green space has to be replaced with houses instead of more green space uses for the community. Concern was expressed for safety, parking, and congestion issues arising from the increased traffic.

Tammy Armes, made a deputation and suggested that the removal of the tree hedge between the two different developments will not result in an integrated plan. Ms. Armes stated that when she purchased her home on Reflection Road, they were told that only single detached homes would be built, but now townhouses are being proposed. Ms. Armes advised that many people travel long distances to use this green space, adding to the parking issues, and that more green space is needed in the area. She suggested that the Cathedraltown lake, piazza, and community centre need to be settled before this development proceeds.

Jason Niu made a deputation in support of the northerly block, as he considers that it will be well built, and he noted property values have risen 20% this past year; however, he considered that the southerly plan facing Reflection Road is not appropriately designed. Mr. Niu requested that the mature trees and some green space be preserved.

Mayrose Gregorios made a deputation with respect to the impact of Bill 73 (Smart Growth) on parklands, and questioned the formula for cash-in-lieu of parkland, stating that she is not in favour of payment instead of land. Ms. Gregorios commented on the need for a community centre and community programs, and suggested that Public Art is subjective and needs public consultation to ensure the contribution is properly used.

Robert Foran, representing developers for Romandale and Cathedraltown, noted the need to comply with the Community Design Plan and is working with staff to resolve this aspect.

Staff responded to comments:

- Staff are asking for tree preservation to the extent possible.
- Parkland dedication is to be satisfied. The requirement for land or cash-in-lieu of parkland is to be determined.
- The Cathedral Community contains the maximum amount of parkland permitted by the Planning Act and the ratio of residents to parkland in Cathedral Town is almost identical to the Cornell community. Provision of additional parkland within these lands is still to be determined.
- Bill 73 does provide a new lower standard for cash-in-lieu dedication.
- This site was set aside for a Separate School at the request of the Separate School Board when the Plan of Subdivision was approved.
- The Separate School Board deemed the site to be surplus in March 2015.
- The City has no control over School Board decisions regarding whether or not a school will actually be built.
- The process for disposing of surplus school sites, as legislated, was explained.
- The land had been offered to the City in 2015, and Council deemed that it was not necessary to have another large park in the area due to the proximity of the Victoria Square Park on the east side of Prince Regent Street. Council made this decision in June, 2015.

The residents suggested that the current community centre is not sufficient. Staff discussed the current and future provision of community centres and programs in the area.

The Committee suggested retaining Blocks 13, 14, 15, and lots 9-12 as parkland and that Lots 1-4 be reconfigured to allow for double garages and driveways. It was requested that the hedgerow be preserved, if possible. Concern was expressed that purchasers paid a premium in the belief that a school would be built on this site and suggested that school sites be identified as “possible/potential” sites in future plans of subdivision. Staff were requested to check on the status of the future school site to the south.

Moved by: Councillor Alan Ho  
Seconded by: Councillor Don Hamilton

- 1) That the written submissions from Michael Farshci, Zhaoji Xing (2), Chong Zhang, Sahar Ghorayeb-Masad (2), Li Yang, and Michael Yuan, regarding applications by 1696913 Ontario Inc. for Block 79, Plan 65M-4033, be received; and,
- 2) That the deputations by Li Yang, Zhaoji Xing, Sahar Ghorayeb-Masad, Tammy Armes, Jason Niu, Mayrose Gregorios, and Robert Foran representing developers for Romandale and Cathedraltown, regarding applications by 1696913 Ontario Inc. for Block 79, Plan 65M-4033, be received; and,
- 3) That the report dated May 24, 2016 titled “PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 1696913 Ontario Inc. to facilitate the creation of 25 single detached lots and 1 part lot for the subject property known legally as Block 79, Plan 65M-4033 (File Nos. ZA/SU 16 177627)”, be received; and,
- 4) That the Record of the Public Meeting held on September 20, 2016, with respect to the proposed Draft Plan of Subdivision and Zoning By-law Amendment by 1696913 Ontario Inc. to facilitate the creation of 25 single detached lots and 1 part lot for the subject property known legally as Block 79, Plan 65M-4033 (File Nos. ZA/SU 16 177627), be received; and,
- 5) That the applications by 1696913 Ontario Inc. for a Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of 25 single detached lots and 1 part lot for the subject property known legally as Block 79, Plan 65M-4033 (File Nos. ZA/SU 16 177627), be referred back to staff for a report and recommendation; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**CARRIED**

**4. PRELIMINARY REPORT  
APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION  
AND ZONING BY-LAW AMENDMENT BY  
2473330 ONTARIO LTD. TO FACILITATE THE  
CREATION OF 12 SINGLE DETACHED LOTS, 1 PART LOT AND  
16 REAR LANE TOWNHOUSE UNITS ON 3 TOWNHOUSE BLOCKS  
ON THE SUBJECT PROPERTY KNOWN LEGALLY AS  
BLOCK 120, PLAN 65M-3830  
FILE NO'S.: SU/ZA 16 114903 (10.7, 10.5)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by 2473330 Ontario Ltd. for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of 12 single detached lots, 1 part lot and 16 rear lane townhouse units on 3 townhouse blocks on the property known legally as Block 120, Plan 65M 3830 (SU/ZA 16 114903).

The Committee Clerk advised that August 31, 2016, and a Public Meeting sign was posted on August 25, 2016. Eight written submissions were received regarding this proposal.

This application was considered in conjunction with an application for adjacent lands by 1696913 Ontario Inc. for Block 79, Plan 65M-4033, dealing with a surplus school site. Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Sandra Wiles, representing the applicant for the north parcel, Block 79, and Billy Tung with KLM Planning partners, representing the applicant for the south parcel, Block 120, gave presentations to provide additional information. Concept plans and elevations were displayed.

Discussions included the disposition of Block 26, providing sufficient parking spaces in driveways and on-street, opportunities for public input into public art proposals, and the snowplowing system. With respect to preservation of the hedgerow, Mr. Tung advised that this aspect had been dealt with in the previous draft plan of subdivision, and compensation has been provided. The Committee indicated that it did not support townhouses with single-car garages.

Li Yang made a deputation and spoke of concern for increased traffic, as Prince Regent Road is already the busiest road in the community. A concern for the shortage of parkland in the area was also noted and it was suggested that the lands be turned into a park and the trees be preserved for the community. Mr. Yang stated that the residents had paid a premium when they purchased their homes, with the understanding that a school would be built here.

Zhaoji Xing made a deputation and spoke of the need for community centres and public uses.

Sahar Ghorayeb-Masad, made a deputation and spoke of having paid a premium to back onto a school site, and questioned where the schools would be, as well as why the green space has to be replaced with houses instead of more green space uses for the community. Concern was expressed for safety, parking, and congestion issues arising from the increased traffic.



Tammy Armes, made a deputation and suggested that the removal of the tree hedge between the two different developments will not result in an integrated plan. Ms. Armes stated that when she purchased her home on Reflection Road, they were told that only single detached homes would be built, but now townhouses are being proposed. Ms. Armes advised that many people travel long distances to use this green space, adding to the parking issues, and that more green space is needed in the area. She suggested that the Cathedraltown lake, piazza, and community centre need to be settled before this development proceeds.

Jason Niu made a deputation in support of the northerly block, as he considers that it will be well built, and he noted property values have risen 20% this past year; however, he considered that the southerly plan facing Reflection Road is not appropriately designed. Mr. Niu requested that the mature trees and some green space be preserved.

Mayrose Gregorios made a deputation with respect to the impact of Bill 73 (Smart Growth) on parklands, and questioned the formula for cash-in-lieu of parkland, stating that she is not in favour of payment instead of land. Ms. Gregorios commented on the need for a community centre and community programs, and suggested that Public Art is subjective and needs public consultation to ensure the contribution is properly used.

Robert Foran, representing developers for Romandale and Cathedraltown, noted the need to comply with the Community Design Plan and is working with staff to resolve this aspect.

Staff responded to comments:

- Staff are asking for tree preservation to the extent possible.
- Parkland dedication is to be satisfied. The requirement for land or cash-in-lieu of parkland is to be determined.
- The Cathedral Community contains the maximum amount of parkland permitted by the Planning Act and the ratio of residents to parkland in Cathedral Town is almost identical to the Cornell community. Provision of additional parkland within these lands is still to be determined.
- Bill 73 does provide a new lower standard for cash-in-lieu dedication.
- This site was set aside for a Separate School at the request of the Separate School Board when the Plan of Subdivision was approved.
- The Separate School Board deemed the site to be surplus in March 2015.
- The City has no control over School Board decisions regarding whether or not a school will actually be built.
- The process for disposing of surplus school sites, as legislated, was explained.
- The land had been offered to the City in 2015, and Council deemed that it was not necessary to have another large park in the area due to the proximity of the Victoria Square Park on the east side of Prince Regent Street. Council made this decision in June, 2015.

The residents suggested that the current community centre is not sufficient. Staff discussed the current and future provision of community centres and programs in the area.

The Committee suggested retaining Blocks 13, 14, 15, and lots 9-12 as parkland and that Lots 1-4 be reconfigured to allow for double garages and driveways. It was requested that the hedgerow be preserved, if possible. Concern was expressed that purchasers paid a premium in the belief that a school would be built on this site and suggested that school sites be identified as “possible/potential” sites for future plans of subdivision. Staff were requested to check on the status of the future school site to the south.

Moved by: Councillor Alan Ho  
Seconded by: Councillor Don Hamilton

- 1) That the written submissions from Andy Margaritis of Davis Howe Partners representing Romandale Farms Ltd., Zhaoji Xing (2), Chong Zhang, Sahar Ghorayeb-Masad (2), Li Yang, and Michael Yuan, regarding applications by 2473330 Ontario Ltd. For Block 120, Plan 65M-3830, be received; and.
- 2) That the depositions by Li Yang, Zhaoji Xing, Sahar Ghorayeb-Masad, Tammy Armes, Jason Niu, Mayrose Gregorios, and Robert Foran representing developers for Romandale and Cathedraltown, regarding applications by 2473330 Ontario Ltd. For Block 120, Plan 65M-3830, be received; and,
- 3) That the report dated September 19, 2016 titled “PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 2473330 Ontario Ltd. to facilitate the creation of 12 single detached lots, 1 part lot and 3 townhouse blocks consisting of 16 rear lane townhouse units for the subject property known legally as Block 120, Plan 65M-3830 (File Nos. ZA/SU 16 114903)”, be received; and,
- 4) That the Record of the Public Meeting held on September 20, 2016, with respect to the proposed Draft Plan of Subdivision and Zoning By-law Amendment by 2473330 Ontario Ltd. to facilitate the creation of 12 single detached lots, 1 part lot and 3 townhouse blocks consisting of 16 rear lane townhouse units for the subject property known legally as Block 120, Plan 65M-3830 (File Nos. ZA/SU 16 114903), be received; and,
- 5) That the report dated September 19, 2016 titled “PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 2473330 Ontario Ltd. to facilitate the creation of 12 single detached lots, 1 part lot and 3 townhouse blocks consisting of 16 rear lane townhouse units for the subject property known legally as Block 120, Plan 65M-3830 (File Nos. ZA/SU 16 114903), be referred back to staff for a report and recommendation; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

## **ADJOURNMENT**

The Development Services Public Meeting adjourned at 9:20 PM.

<b>Alternate formats for this document are available upon request.</b>
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