



Minutes
Development Services Public Meeting
June 21, 2016 - 7:00 PM
Council Chamber
Meeting No. 4

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 Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci
Councillor Logan Kanapathi
Councillor Alex Chiu

Ron Blake, Senior Development Manager
Daniel Brutto, Planner
Sally Campbell, Manager, East District
Rick Cefaratti, Planner II
Stephen Corr, Planner II
Richard Kendall, Manager, Central District
Dave Miller, Manager, West District
Kitty Bavington, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti

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

DISCLOSURE OF PECUNIARY INTEREST

- None declared

1. PRELIMINARY REPORT
P.A.R.C.E.L. INC.
ZONING BY-LAW AMENDMENT APPLICATION TO
PERMIT A MEDICAL OFFICE AND PHARMACY
ON A TEMPORARY BASIS AT
28 LANGSTAFF ROAD EAST
FILE NO. ZA 15 156923 (10.5)
[Report](#)

The Public Meeting this date was to consider an application submitted by P.A.R.C.E.L. Inc. for Zoning By-law Amendment to permit a medical office and pharmacy on a temporary basis at 28 Langstaff Road East (ZA 15 156923).

The Committee Clerk advised that 31 notices were mailed on June 1, 2016, and a Public Meeting sign was posted on June 1, 2016. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Council has resolved that all other temporary use by-laws in Langstaff will expire simultaneously in June, 2018.

Roger Altobelli of the Geofocus Group, representing the applicant, gave a presentation to provide additional details. Mr. Altobelli displayed photographs and discussed Building Department and Fire Department Orders, the sanitary sewer connection, parking requirements, and accessibility features. He advised that the business has been in operation since May, 2010, and was purchased under the misunderstanding that the use was permitted.

There were lengthy discussions regarding the use as an addiction treatment clinic, the impacts to the community, and municipal, provincial, and licensing regulations for the use. Redevelopment of the Langstaff Gateway District was also discussed in depth.

Sam Balsamo of Condor Properties Ltd. made a deputation in opposition to the proposal and gave a presentation to explain his concern that comprehensive redevelopment for the Langstaff Gateway District is already underway, and this temporary use could undermine the vision for the plan. Mr. Balsamo requested that the application be denied rather than referred back to staff; alternatively he could support a temporary use to the end of 2016.

Staff explained the importance of a full review of the application prior to formulating a recommendation for consideration, and confirmed that this use will also be addressed in the new comprehensive zoning by-law.

The Committee indicated a short-term temporary use could be considered. It was suggested that the applicant and Condor Properties Ltd. work in partnership on the future of this property.

The applicant addressed the Committee to provide some background on his medical practice, the circumstances of his purchase of the property, and his efforts to address the non-conforming status. A representative of the applicant referred to an e-mail from City staff at the time of purchase, and he was asked to submit the e-mail to the Clerk.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Don Hamilton

- 1) That the written submission from Davide Pellegrini of Condor Properties Ltd. Regarding the application by P.A.R.C.E.L. Inc., for 28 Langstaff Road East, be received; and,
- 2) That the depositions by Roger Altobelli of the Geofocus Group, representing the applicant, and Sam Balsamo of Condor Properties Ltd. Regarding the application by P.A.R.C.E.L. Inc., for 28 Langstaff Road East, be received; and,
- 3) That the report dated May 24, 2016 titled "PRELIMINARY REPORT, P.A.R.C.E.L. Inc., Zoning By-law Amendment application to permit a medical office and pharmacy on a temporary basis at 28 Langstaff Road East (File No.: ZA 15 156923)", be received; and,
- 4) That the Record of the Public Meeting held on June 21, 2016, with respect to the proposed Zoning By-law Amendment application to permit a medical office and pharmacy on a temporary basis at 28 Langstaff Road East (File No.: ZA 15 156923)", be received; and further,
- 5) That the application by P.A.R.C.E.L. Inc., to amend Zoning By-law 2551, as amended, be referred back to staff for a report and recommendation evaluating the proposal.

CARRIED

**2. PRELIMINARY REPORT
APPLICATION BY GENNARO BRUNO
FOR ZONING BY-LAW AMENDMENT
TO FACILITATE THE SEVERANCE OF
22 AND 24 RIVER BEND ROAD TO CREATE
TWO ADDITIONAL BUILDING LOTS
FILE NO: ZA 15 244809 (10.5)**

[Report](#)

The Public Meeting this date was to consider an application submitted by Gennaro Bruno for Zoning By-law Amendment to facilitate the severance of 22 and 24 River Bend Road to create two additional building lots (ZA 15 244809).

The Committee Clerk advised that 102 notices were mailed on June 1, 2016, and a Public Meeting sign was posted on May 27, 2016. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee discussed the Special Policy Area, conveyance of the valley lands to the City, adhering to Bird-Friendly Guidelines, and tree preservation.

A representative of the applicant was in attendance to respond to questions. There were no comments from the audience with respect to this application.

Moved by: Councillor Don Hamilton

Seconded by: Deputy Mayor Jack Heath

- 1) That the written submission from Alice Gomes regarding the application by Gennaro Bruno for 22 and 24 River Bend Road, be received; and,
- 2) That the report dated May 24, 2016 titled “PRELIMINARY REPORT, Application by Gennaro Bruno for Zoning By-law Amendment to facilitate the severance of 22 and 24 River Bend Road to create two additional building lots (File No. ZA 15 244809)”, be received; and,
- 3) That the Record of the Public Meeting held on June 21, 2016, with respect to the proposed Zoning By-law Amendment application by Gennaro Bruno to facilitate the severance of 22 and 24 River Bend Road to create two additional building lots (File No. ZA 15 244809), be received; and,
- 4) THAT the application by Gennaro Bruno, to amend Zoning By-law 122-72, as amended, (File No. ZA 15 244809) be approved; and,
- 5) **** That the applicant be required to adhere to Bird-Friendly Guidelines and enhance the habitat for butterflies and pollinators; and further,**
- 6) That the proposed amendment to Zoning By-law 122-72, as amended, be enacted without further notice; and,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

** Amended by Council on June 28, 2016 to add the word “Monarch” before “butterflies”.

**3. PRELIMINARY REPORT
KIMBERVILLE CAPITAL INC.
PROPOSED OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND REDLINE REVISION
TO DRAFT APPROVED PLAN OF SUBDIVISION 19TM-040016
NORTH OF HIGHWAY 7, WEST OF WILLIAM FORSTER ROAD
FILES OP 15 028274, ZA 15 028274 & SU 15 028274 (10.3, 10.5 & 10.7)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Kimberville Capital Inc. for proposed Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision (19TM-040016) (OP/ZA/SU 15 028274).

The Committee Clerk advised that 84 notices were mailed on June 1, 2016, and a Public Meeting sign was posted on May 25, 2016. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee reviewed the redline revisions to the plan. Discussions included the extension of Russell Woods Avenue, disposition of a surplus parcel at the south-east corner, owned by the City, snow storage locations, providing additional parking spaces, protection of the heritage house to avoid demolition by neglect, and providing parkland within the Cornell Master Plan Agreement.

Joanne Barnett, representing the applicant, provided additional details. Mr. King, consultant for the applicant, explained that the surplus City lands will not be acquired by the applicant. The applicant will work with the City to expedite the extension of Russell Woods Avenue. It was confirmed that the land is agricultural and contains no environmental features.

It was noted that high rise buildings may be developed to the south, and that sales offices are required to ensure purchasers are aware of potential impacts to their property; however, it is difficult to confirm development in advance.

The Committee requested that in future presentations, the Official Plan context be displayed over the subject lands, so that parklands and surrounding uses are shown.

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

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

- 1) That the record of the Public Meeting held on June 21, 2016, with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-040016 by Kimberville Capital Inc., Files OP 15 028274, ZA 15 028274 and SU 15 028274, be received; and,

- 2) That proposed Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-040016 by Kimberville Capital Inc., Files OP 15 028274, ZA 15 028274 and SU 15 028274, be referred back to staff for a report and recommendation.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 10:10 PM.

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| Alternate formats for this document are available upon request. |
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