



Minutes
Development Services Public Meeting
April 26, 2016 - 7:00 PM
Council Chamber
Meeting No. 3

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti
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
Sabrina Bordone, Senior Planner
Daniel Brutto, Planner
Regan Hutcheson, Manager, Heritage Planning
Richard Kendall, Manager, Central District
Peter Wokral, Heritage Planner
Kitty Bavington, Council/Committee Coordinator

Regrets:

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 FOR A ZONING BY-LAW AMENDMENT
BY POOTHAPPILLAI JEYANANTHAN AND JEYANANTHAN SUMITHRA
TO CONSOLIDATE THE ZONING ON 9000 MCCOWAN ROAD
75 AND 77 HAVAGAL CRESCENT TO FACILITATE THE
CREATION OF TWO SINGLE DETACHED RESIDENTIAL LOTS
FILE NO.: ZA 15 176434 (10.5)**

[Report](#)

The Public Meeting this date was to consider an application submitted by Poothappillai Jeyanathan and Jeyanathan Sumithra to consolidate the Zoning on 9000 McCowan Road, 75 and 77 Havagal Crescent to facilitate the creation of two single detached residential lots (ZA 15 176434).

The Committee Clerk advised that 203 notices were mailed on April 6, 2016, and a Public Meeting sign was posted on April 5, 2016. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff confirmed that the Region will not permit access from McCowan Road.

The Committee discussed the origin and history of the rectangular lot. Discussions included fitting two driveways into the property frontage, the extensive driveway on the larger property, ensuring the property line is accurate, building height, tree preservation, and privacy issues for the adjacent neighbor to the south.

Selvaratnam Kandasany, architect for the applicant, advised that the driveway widths will be reduced. Conceptual elevations of the larger house were displayed. The applicant will continue to work with the City to refine the plans.

Staff was directed to bring a memo to Council regarding the refined plans, prior to the by-laws being passed by Council.

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

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

- 1) That the written submission from Kanthini R. Regarding the application by Poothappillai Jeyanathan and Jeyanathan Sumithra for 9000 McCowan Road, 75 and 77 Havagal Crescent, be received; and,
- 2) That the report dated March 7, 2016 titled "PRELIMINARY REPORT, Application for a Zoning By-law Amendment by Poothappillai Jeyanathan and Jeyanathan Sumithra to consolidate the zoning on 9000 McCowan Road, 75 and 77 Havagal Crescent to facilitate the creation of two single detached residential lots (File No. ZA 15 176434)", be received; and,
- 3) That the Record of the Public Meeting held on April 26, 2016, with respect to the proposed Zoning By-law Amendment application by Poothappillai Jeyanathan and Jeyanathan Sumithra to consolidate the zoning on 9000 McCowan Road, 75 and 77 Havagal Crescent to facilitate the creation of two single detached residential lots (File No. ZA 15 176434), be received; and,
- 4) That the application by Poothappillai Jeyanathan and Jeyanathan Sumithra, to amend Zoning By-law 134-79, as amended, (File No. ZA 15 176434) be approved; and,

- 5) That the proposed amendment to Zoning By-law 134-79, 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

**2. PRELIMINARY REPORT
AKILAN KANAGASABAPATHY
APPLICATIONS FOR OFFICIAL PLAN
AND ZONING BY-LAW AMENDMENT
TO PERMIT ONE SINGLE-DETACHED DWELLING
FRONTING ONTO 14TH AVENUE AND TWO SINGLE-DETACHED
DWELLINGS FRONTING ONTO DEIB CRESCENT
5077 14TH AVENUE (10.3, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Akilan Kanagasabapathy for Official Plan and Zoning By-law Amendment to permit one single detached dwelling fronting onto 14th Avenue and two single detached dwellings fronting onto Deib Crescent, 5077 14th Avenue (OP/ZA 15 107711).

The Committee Clerk advised that 241 notices were mailed on April 6, 2016, and a Public Meeting sign was posted on April 4, 2016. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the surrounding context and outstanding issues. Photographs of the property from 14th Avenue and from Deib Crescent were displayed. Jim Kotsopoulos of JKO Planning Services Inc., representing the applicant, gave a presentation to provide additional details and drawings, and advised that the proposal will comply with the zoning standards.

Staff confirmed that the servicing easement through the property will be maintained by the property owner, and the City will have rights to access the easement. A tree preservation plan is under review and the applicant will make best efforts to preserve as many of the spruce trees as possible.

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

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the written submissions from Albert Hau and Dicky Chiu, regarding applications by Akilan Kanagasabapathy for 5077 14th Avenue, be received; and,

- 2) That the Development Services Commission report dated March 29, 2016, entitled “Preliminary Report, Akilan Kanagasabapathy, Applications for Official Plan and Zoning By-law Amendment to permit one single-detached dwelling fronting onto 14th Avenue and two single-detached dwellings fronting onto Deib Crescent, 5077 14th Avenue, File Nos. OP/ZA 15 107711” be received; and,
- 3) That the Record of the Public Meeting held on April 26, 2016 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
- 4) That the applications by Akilan Kanagasabapathy for a proposed Official Plan and Zoning By-law Amendment (OP/ZA 15 107711) be approved and the draft implementing Official Plan and Zoning By-law Amendments 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. PRELIMINARY REPORT
723187 ONTARIO INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT BUSINESS OFFICE, RESTAURANT, RETAIL,
HEALTH/FITNESS FACILITY AND RESIDENTIAL USE
180 MAIN STREET NORTH, MARKHAM VILLAGE
FILE NO. ZA 15 109007 (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by 723187 Ontario Inc. for Zoning By-law Amendment to permit business office, restaurant, retail, health/fitness facility and residential use at 180 Main Street North, Markham Village (ZA 15 109007).

The Committee Clerk advised that 196 notices were mailed on April 6, 2016, and a Public Meeting sign was posted on April 5, 2016. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues, and explained the required parking for the various proposed uses. Staff noted that two of the proposed uses (retail and health/fitness facility uses) would require the submission of an Official Plan Amendment by the applicant. Gary Heine of Johnson Sustronk Weinstein & Associates, representing the applicant, was in attendance to respond to questions.

Tanya Holme, an area resident, supported the proposal for a restaurant and suggested it would be good for the vibrancy of Main Street. Ms. Holme considered that the houses in the area are undervalued for residential use.

Stephen Lough and Chris Rogers, adjacent property owners on Bullock Drive, expressed concern for potential impacts on their home from the proposed uses, particularly a restaurant: noise, garbage removal, traffic turning, parking, privacy, and property values.

The Committee discussed restaurant uses, the policy of maintaining retail uses in the commercial core area to the south, parking requirements, permeability of the parking area, snow storage, and if this property was within the BIA boundaries. Staff advised that the issues identified would be addressed at the site plan stage.

Moved by: Councillor Karen Rea

Seconded by: Councillor Valerie Burke

- 1) That the written submissions from Don Hamilton and Christine Rogers regarding the application by 723187 Ontario Inc. for 180 Main Street North, be received; and,
- 2) That the depositions by Tanya Holme, Stephen Lough, and Chris Rogers regarding the application by 723187 Ontario Inc. for 180 Main Street North, be received; and,
- 3) That the Development Services Committee report dated March 29, 2016, entitled "Preliminary Report 723187 Ontario Inc. Application for Zoning By-law Amendment to permit Business Office Restaurant , Retail, Health/Fitness Facility and Residential Use (ZA 15 109007) be received; and,
- 4) That the Record of the Public Meeting held on April 26, 2016, with respect to the proposed amendments to the By-law 1229, as amended, be received; and further,
- 5) That the application by 723187 Ontario Inc. to amend By-law 1229, as amended, be referred back to staff for a report and recommendation.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 8:35 PM.

Alternate formats for this document are available upon request.
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