



Minutes
Development Services Public Meeting
May 19, 2015 - 7:00 PM
Council Chamber
Meeting No. 8

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 Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci
Councillor Logan Kanapathi

Ron Blake, Acting Senior Development Manager
Geoff Day, Senior Planner, Zoning & Special Projects
Biju Karumanchery, Acting Director of Planning and
Urban Design
Dave Miller, Manager, West District
Kitty Bavington, Council/Committee Coordinator

Regrets:

Mayor Frank Scarpitti
Councillor Don Hamilton
Councillor Alex Chiu

The Development Services Public Meeting convened at 7:28 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair. The meeting recessed from 7:29 to 7:55 PM.

Disclosure of Pecuniary Interest – None Declared

**1. PRELIMINARY REPORT
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT
BY KAI TAK INTERNATIONAL INVESTMENT INC.
TO PERMIT A 35 UNIT LOW RISE RESIDENTIAL TOWNHOUSE
DEVELOPMENT INCLUDING THE RESTORATION OF A
HERITAGE DWELLING AT 9721 KENNEDY ROAD
FILE NO'S: SU/ZA 14 134440 (10. 7 & 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Kai Tak International Investment Inc. to permit a 35 unit low rise residential townhouse development including the restoration of a heritage dwelling at 9721 Kennedy Road (SU/ZA 14 134440).

The Committee Clerk advised that 113 notices were mailed on April 29, 2015, and a Public Meeting sign was posted on April 29, 2015. Three written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Murray Evans of Evans Planning, representing the applicant, provided additional details and renderings of the proposal. Staff identified the six homes that will be impacted by the removal of the cul-de-sacs, and the location of the walkways. The intention is for the heritage house to be sold and occupied as a residence. Locations of parkland and other green spaces, snow storage, and visitor parking were also discussed.

Mahnaz Khan, area resident, discussed the impact of additional traffic on Tannis Street and Lorne Glen Street, and suggested the road be opened from Thomas Foster Street instead of opening the cul-de-sacs. It was noted that the residents are receiving parking tickets on the cul-de-sacs because there is not enough room to park in their driveways.

Billy Yung, area resident, suggested that the density is too high for the area with respect to increased traffic and building height, and referred to a petition in opposition to the proposal. The residents are requesting a more park space.

Chris Liu, area resident, spoke of concerns regarding the removal of the easements on the cul-de-sac with respect to the cost of re-landscaping and re-building driveways for the properties affected. Mr. Liu also discussed sidewalks on his property and preservation of the heritage home.

Staff advised that Heritage Markham reviewed the proposal for the heritage house and the Committee indicated a preference for the house to remain near its original site, while acknowledging the need to adjust the location of the house to accommodate an extension of Tannis Street to the south. With respect to the sidewalk, staff indicated it would not be feasible in front of Mr. Liu's property, as the available space is not sufficient. With respect to funding for the cost of re-landscaping the temporary cul de sac easements on Tannis Street and Lorne Glen Street the Committee considered that sufficient funds will be arranged so that these costs do not fall on the property owners who are subject to the temporary cul de sac easements.

The Ward Councillor indicated a meeting would be arranged with the residents to discuss the matters of concern.

Moved by: Councillor Amanda Collucci

Seconded by: Councillor Logan Kanapathi

- 1) **That the written submissions from energyaudit668, Connie Goh, and Irene Tam, regarding applications by Kai Tak International Investments Inc, be received; and,**
- 2) **That the deputations by Mahnaz Khan, Billy Yung, and Chris Liu regarding applications by Kai Tak International Investments Inc, be received; and,**
- 3) That the Development Services Commission report dated April 21, 2015, titled “Preliminary Report, Applications for Draft Plan of Subdivision and Zoning By-law Amendment by Kai Tak International Investment Inc., to permit a 35 unit low rise residential townhouse development including the restoration of a heritage dwelling at 9721 Kennedy Road, File No’s: SU/ZA 14 134440”, be received; and,
- 4) That the Record of the Public Meeting held on May 19, 2015, with respect to the applications by Kai Tak International Investment Inc., for Draft Plan of Subdivision and Zoning By-law Amendment, be received; and further,
- 5) That the applications by Kai Tak International Investment Inc., for Draft Plan of Subdivision approval and Zoning By-law Amendment to remove the lands municipally known as 9721 Kennedy Road from By-law 304-87, as amended, and incorporate them into By-law 177-96, as amended, to permit a 35 unit low rise residential townhouse development including the restoration of a heritage dwelling, be referred back to staff for a final report and recommendation.

CARRIED

**2. PRELIMINARY REPORT
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
ZONING BY-LAW AMENDMENT, PLAN OF CONDOMINIUM
AND SITE PLAN APPROVAL BY URBANCORP INC.
9064 - 9110 WOODBINE AVENUE
FILE NO’S: SU/ZA/CU/SC 14 115777 (10.7, 10.5 & 10.20)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Urbancorp Inc. for Draft Plan of Subdivision, Zoning By-law Amendment, Plan of Condominium and Site Plan Approval at 9064 9110 Woodbine Avenue (SU/ZA/CU/SC 14 115777).

The Committee Clerk advised that 195 notices were mailed on April 29, 2015, and a Public Meeting sign was posted on April 28, 2015. Six written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Chris Jane, representing the applicant, provided additional details and renderings of the proposal, including the latest revisions that have not yet been reviewed by staff. In response to comments from the Committee, the applicant's environmental consultant confirmed that restoration of the valleylands is required by the TRCA.

Staff emphasized that a connection to the adjacent development to the north via the extension of Melissa Way would not be supported, and the Committee was in agreement.

Malcolm Ng spoke in opposition to the connection to Melissa Way, and supported the revised design proposal.

Greg McClement spoke with a suggestion that a walkway be provided between the developments in place of the road connection.

Moved by: Councillor Alan Ho

Seconded by: Councillor Valerie Burke

- 1) **That the written submissions from Malcolm Ng, Winnie Cheung, Kristie Yue, Richard Yue, Allen Wong, and Qung Xiam regarding the applications by Urbancorp Inc., be received; and,**
- 2) **That the depositions by Malcolm Ng and Greg McClement regarding the applications by Urbancorp Inc., be received; and,**
- 3) That the Development Services Commission report dated April 21, 2015, titled "Preliminary Report – Applications for Draft Plan of Subdivision, Zoning By-law Amendment, Plan of Condominium and Site Plan Approval by Urbancorp Inc. 9064 - 9110 Woodbine Avenue File No's: SU/ZA/CU/SC 14 115777", be received; and,
- 4) That the Record of the Public Meeting held on May 19, 2015, with respect to the applications by Urbancorp Inc. for Draft Plan of Subdivision and Zoning By-law Amendment, be received; and further,
- 5) That the applications by Urbancorp Inc. for Draft Plan of Subdivision approval and Zoning By-law Amendment to By-law 19-94, as amended, to permit 24 semi-detached dwellings, including the proposed conversion of a heritage dwelling into two semi detached units, and 4 single detached dwelling units for a total of 28 units, be referred back to staff for a final report and recommendation.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 9:45 PM.

Alternate formats for this document are available upon request.
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