



Minutes
Development Services Public Meeting
April 21, 2015 - 7:00 PM
Council Chamber
Meeting No. 6

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti	Ron Blake, Acting Senior Development Manager
Deputy Mayor Jack Heath	Sabrina Bordone, Senior Planner
Regional Councillor Jim Jones	Sally Campbell, Acting Manager, East District
Regional Councillor Joe Li	Stephen Corr, Planner II
Regional Councillor Nirmala Armstrong	Stacia Muradali, Senior Planner
Councillor Valerie Burke	Kitty Bavington, Council/Committee Coordinator
Councillor Alan Ho	
Councillor Don Hamilton	
Councillor Karen Rea	
Councillor Colin Campbell	
Councillor Amanda Collucci	
Councillor Logan Kanapathi	
Councillor Alex Chiu	

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**
CORNELL ROUGE DEVELOPMENT CORPORATION
PROPOSED ZONING BY-LAW AMENDMENT AND
REDLINE REVISION TO DRAFT APPROVED PLAN OF SUBDIVISION
19TM-08002 (PHASE 4D), NORTH OF HIGHWAY 7 EAST & WEST OF
DONALD COUSENS PARKWAY
(FILES ZA 14 111705 & SU 14 111705) (10.5, 10.7)
[Report](#)

The Public Meeting this date was to consider an application submitted by Cornell Rouge Development Corporation to facilitate the development of 51 single detached dwellings on a realigned section of William Forester Road (ZA 14 111705 & SU 14 111705).

The Committee Clerk advised that 362 notices were mailed on April 1, 2015, and a Public Meeting sign was posted on March 27, 2015. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff explained the term “redline revision”, and confirmed that the tributary to the east of the subject lands has been conveyed to the City under an earlier phase of development.

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

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Nirmala Armstrong

- 1) That the record of the Public Meeting held on April 21, 2015, with respect to the proposed Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D) submitted by Cornell Rouge Development Corporation to facilitate the development of 51 single detached dwellings on a realigned section of William Forester Road, Files, ZA 14 111705 and SU 14 111705, be received; and,
- 2) That the Zoning By-law Amendment (File ZA 14 111705) submitted by Cornell Rouge Development Corporation to amend Zoning By-laws 304-87, as amended and 177-96, as amended to, be approved; and further,
- 3) That the proposed amendments to Zoning By-law 304-87, as amended and Zoning By-law 177-96, as amended, be enacted without further notice.

CARRIED

**2. PRELIMINARY REPORT
CORNELL ROUGE DEVELOPMENT CORPORATION
PROPOSED OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND REDLINE REVISION
TO DRAFT APPROVED PLAN OF SUBDIVISION 19TM-08002 (PHASE 4D)
NORTH OF HIGHWAY 7 EAST & WEST OF DONALD COUSENS PARKWAY
(FILES OP 14 244799, ZA 14 244802 & SU 14 244802) (10.3, 10.5, 10.7)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Cornell Rouge Development Corporation for Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision on Blocks 780 and 782 Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D) (Files OP 14 244799, ZA 14 244802 and SU 14 244802).

The Committee Clerk advised that 142 notices were mailed on April 1, 2015, and a Public Meeting sign was posted on March 27, 2015. Three written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Niomie Massey, representing the applicant, Cornell Rouge, responded to questions from the Committee regarding the woodlot and buffer, the treatment of the public walkway, and the location of parklands. These issues will be addressed in the site plan.

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

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Nirmala Armstrong

- 1) **That the correspondence from Christine Lau, Anson Kokkat, Thomas Cornett, and Daniel and Karen Wong, regarding the applications by Cornell Rouge Development Corporation on Blocks 780 and 782 Draft Approved Plan of Subdivision 19TM-08002, be received; and,**
- 2) That the record of the Public Meeting held on April 21, 2015, with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D) submitted by Cornell Rouge Development Corporation on Blocks 780 and 782 Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D), Files OP 14 244799, ZA 14 244802 and SU 14 244802, be received; and further,
- 3) That proposed Official Plan Amendment, Zoning By-law Amendment and Redline Revision to Draft Approved Plan of Subdivision 19TM-08002 (Phase 4D) submitted by Cornell Rouge Development Corporation, Files OP 14 244799, ZA 14 244802 and SU 14 244802, be referred back to staff for a report and recommendation.

CARRIED

**3. PRELIMINARY REPORT
WYKLAND ESTATES INC. (MATTAMY CORNELL CENTRE)
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
DRAFT PLAN OF SUBDIVISION (19TM-14010) AND
ZONING BY-LAW AMENDMENT TO CREATE
DEVELOPMENT BLOCKS FOR A HIGH SCHOOL
ELEMENTARY SCHOOL, PUBLIC PARK AND MIXED RESIDENTIAL
USES ON LANDS NORTH OF HIGHWAY 7, EAST OF BUR OAK AVENUE
(FILE NUMBERS: OP / ZA / SU 14 135999) (10.3, 10.7, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application by Wykland Estates Inc. (Mattamy Cornell Centre) for Official Plan Amendment, Draft Plan of Subdivision (19TM-14010) and Zoning By-law Amendment to create development blocks for a high school, elementary school, public park and mixed residential uses on lands north of Highway 7, east of Bur Oak Avenue (OP/ZA/SU 14 135999).

The Committee Clerk advised that 201 notices were mailed on April 1, 2015, and a Public Meeting sign was posted on March 31, 2015. Three written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff responded to questions from the Committee regarding the location of the High School site, preferably across the street from the Cornell Community Centre, the right-of-way cross section of Bur Oak Avenue, and the setback of future buildings from Bur Oak Avenue.

Matthew Garnet, representing East Cornell Holdings Inc., owners of 10 acres west of the subject lands, referred to correspondence from Zelinka Priamo on their behalf, and spoke in support of higher density.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Logan Kanapathi

- 1) **That the written submissions from Marooban M, Dave Hannam of Zelinka Priamo Ltd. on behalf of East Cornell Holdings Inc., and Robert A. Dragicevic of Walker, Nott, Dragicevic Associates Limited, regarding the applications by Wykland Estates Inc., be received; and,**
- 2) **That the deputation by Matthew Garnet, representing East Cornell Holdings Inc., regarding the applications by Wykland Estates Inc., be received; and,**
- 3) That the record of the Public Meeting held on April 21, 2015, with respect to the Applications for Official Plan Amendment, Draft Plan of Subdivision (19TM-14010) and Zoning By-law Amendment submitted by Wykland Estates Inc. to create development blocks for a high school, elementary school, public park and mixed residential uses on lands north of Highway 7, east of Bur Oak Avenue, File Numbers: OP / ZA / SU 14 135999, be received; and further,
- 4) That the proposed Official Plan Amendment, Draft Plan of Subdivision (19TM-14010) and Zoning By-law Amendment submitted by Wykland Estates Inc. File Numbers: OP / ZA / SU 14 135999, be referred back to staff for a report and recommendation.

CARRIED

**4. PRELIMINARY REPORT
DAVINDER RANDHAWA
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND IMPLEMENTING SECONDARY PLAN AND
ZONING BY-LAW AMENDMENTS TO PERMIT
EIGHT SINGLE-DETACHED LOTS ON THE NORTH SIDE
OF 14TH AVENUE, WEST OF MCCOWAN ROAD
5072 14TH AVENUE
(FILE NOS: OP, ZA & SU 14 104926) (10.7, 10.4 & 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Davinder Randhawa for Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law Amendments to permit eight single-detached lots on the north side of 14th Avenue, west of McCowan Road, 5072 14th Avenue (Files OP, ZA and SU 14 104926).

The Committee Clerk advised that 127 notices were mailed on April 1, 2015, and a Public Meeting sign was posted on March 28, 2015. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Aristotle Christou of Polis Plan Municipal Planners Inc., representing the applicant, gave a presentation to provide additional details. The Committee discussed the access onto 14th Avenue. Staff will work with the applicant on design details and retaining as many trees as possible. Concerns regarding the impact of the driveway configuration will be addressed by the use of permeable pavers and landscape screening, and prohibiting parking on the turn-around area.

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

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the written submissions from Ashok and Nayana Dave, and Mohammed Razvi, regarding the applications by Davinder Randhawa be received; and,**
- 2) That the Development Services Commission report dated September 9, 2014, entitled "Preliminary Report, Davinder Randhawa, Applications for Draft Plan of Subdivision and implementing Secondary Plan and Zoning By-law Amendments to permit eight single-detached lots on the north side of 14th Avenue, west of McCowan Road, 5072 14th Avenue, File Nos. OP, ZA and SU 14 104926," be received; and,
- 2) That the Record of the Public Meeting held on April 21, 2015 with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, be received; and,

- 3) That the applications by Davinder Randhawa for a proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (OP, ZA & SU 14 104926), be referred back to staff for a report and a recommendation; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. PRELIMINARY REPORT
CIM GLOBAL DEVELOPMENT LP
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
ZONING BY-LAW AMENDMENT AND SITE PLAN APPROVAL
TO ALLOW A TOWNHOUSE DEVELOPMENT AND
FUTURE COMMERCIAL DEVELOPMENT AT
9900 MARKHAM ROAD, 5899 MAJOR MACKENZIE DRIVE
AND THE ABUTTING PROPERTY TO THE EAST
(FILE NOS: SU/ZA/SC 14 130863) (10.7, 10.5, 10.6)
[Report](#)**

The Public Meeting this date was to consider an application submitted by CIM Global Development LP applications for Draft Plan of Subdivision, Zoning By-law Amendment and Site Plan approval to allow a townhouse development and future commercial development at 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east (Files SU/ZA/SC 14 130863).

The Committee Clerk advised that 189 notices were mailed on April 1, 2015, and a Public Meeting sign was posted on March 31, 2015. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Tyler Grenier of Bousfields Inc., representing the applicant, gave a presentation to provide more details. The applicant's transportation consultant discussed the proposed signalization on Markham Road, and an access point on Major Mackenzie Drive.

Sasha Mikijelj, resident, spoke in support of the proposal, and expressed concern for the walkway between 21 and 25 Macadam Road to the proposed green space due to grading issues, requesting protection for the mature trees. Staff confirmed that the developer can be required to install privacy fencing along the walkway.

The Committee reviewed parkland issues, the provision of open space on the subject lands, and the proximity of public parks. The Committee noted that higher residential density is needed to support infrastructure. The heritage house is intended to be retained on site with an undetermined use. The Committee suggested that staff work with the applicant to ensure the architectural design of new homes does not adversely affect the heritage house, and that an overall development concept plan be provided. Several suggestions were made in this regard including connections and compatibility with adjacent developments to the west and south. Councillor Amanda Collucci requested to meet the applicant on site to discuss issues.

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

- 1) **That the written submissions from Saiyed A. Isla, and Mr. & Mrs. Anthony Lagunzad, regarding the applications by CIM Global Developments LP, be received; and,**
- 2) **That the deputation by Sasha Mikijelj regarding the applications by CIM Global Developments LP, be received; and,**
- 3) That the Development Services Commission report dated March 24th, 2015 and titled “PRELIMINARY REPORT, CIM Global Development LP, Applications for Draft Plan of Subdivision, Zoning By-law Amendment and Site Plan approval to allow a townhouse development and future commercial development at 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east, File Nos: SU/ZA/SC 14 130863”, be received; and,
- 4) That the record of the Public Meeting held on April 21st, with respect to the proposed Draft Plan of Subdivision and Zoning By-law amendment to allow a townhouse development and future commercial development at 9900 Markham Road, 5899 Major Mackenzie Drive and the abutting property to the east (SU/ZA 14 130863), be received; and further,
- 5) That the Draft Plan of Subdivision and Zoning By-law amendment applications (SU/ZA 14 130863) submitted by CIM Global Development LP, be referred back to staff for a report and recommendation.

CARRIED

**6. PRELIMINARY REPORT
189 BULLOCK LIMITED PARTNERSHIP
ZONING AMENDMENT TO PERMIT RESTAURANTS
AND A COMMERCIAL SELF STORAGE WAREHOUSE
FACILITY AT 189 BULLOCK DRIVE
(FILE ZA 14-135226) (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by 189 Bullock Limited Partnership for Zoning By-law Amendment to permit restaurants and a commercial self storage facility, and implement site specific parking provisions at 189 Bullock Drive (File ZA 14 135226).

The Committee Clerk advised that 149 notices were mailed on April 1, 2015, and a Public Meeting sign was posted on March 27, 2015. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Joanne Barnett, representing the applicant, gave a brief presentation to provide more details and advised that the applicant will continue to work with staff to resolve any issues.

Joe Bond, area business owner, spoke in opposition to the proposal. Mr. Bond stated his understanding that the soil is contaminated and that the available parking would not support restaurant use. Ms. Barnett responded with respect to the soil remediation.

The Committee discussed restaurant parking calculations, and suggested alternate uses be considered. It was noted that redevelopment of the property would be a benefit to the area.

Moved by: Councillor Karen Rea
Seconded by: Councillor Don Hamilton

- 1) That the written submissions from Jonathan Rubin, Embee Properties, and Harry Froussios, Zelinka Priamo Ltd., representing CP Reit and Loblaws, regarding the application by 189 Bullock Limited Partnership, be received; and,**
- 2) That the deputation by Joe Bond regarding the application by 189 Bullock Limited Partnership, be received; and,**
- 3) That the record of the Public Meeting held on April 21, 2015, with respect to the proposed Zoning By-law Amendment submitted by 189 Bullock Limited Partnership to permit restaurants and a commercial self storage facility, and implement site specific parking provisions at 189 Bullock Drive, File ZA 14 135226, be received; and further,
- 4) That the Zoning By-law Amendment application (ZA 14 135226) submitted by 189 Bullock Limited Partnership to amend Zoning By-law 1229, as amended, be referred back to staff for a report and recommendation.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 10:05 PM.

Alternate formats for this document are available upon request.
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