



MEMORANDUM

DATE: May 5, 2015

TO: Development Services Committee

FROM: Jim Baird, M.C.I.P., R.P.P., Commissioner of Development Services

PREPARED

BY: Ron Blake, M.C.I.P., R.P.P., Acting Senior Development Manager

RE: Authorization to schedule items to the June 2, 2015 Public Meeting

RECOMMENDATION

1. That the memorandum dated May 5, 2015 entitled “Authorization to schedule items to the June 2, 2015 Public Meeting,” be received.
2. That staff be authorized to schedule Public Meetings on June 2, 2015 to consider the following applications:
 - HS Nouvel Developments Inc., 235/265 Hood Road, File No. ZA 13113475
 - JKO Planning Services Inc., 2968 Elgin Mills Road E, File Nos. OP, ZA 14 109571
 - 1038715 Ontario Ltd. (Unionville Montessori School), 4484-4488 16th Avenue and 9286-9322 Kennedy Road, File Nos. ZA, SC 14 125142
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

COMMENT

The last Public Meeting date before Council breaks for the summer is on June 16. After June 16, the next potential Public Meeting date is not until September.

Staff are currently preparing preliminary reports for the May 19 DSC meeting on a total of eight planning applications which, following the required Public Meeting notification period, would be scheduled for Public Meetings on June 16. However, there is currently only one application scheduled for the June 2 Public Meeting. In order to avoid scheduling such a large number of Public Meeting items on June 16 or alternatively delaying Public Meeting dates to September, staff are requesting Development Services Committee to authorize several additional Public Meetings to be held on June 2, as follows:

- **HS Nouvel Developments Inc. (Figures 1 and 2)**
 - Location: 235/265 Hood Road, on the west side of Warden Avenue, north of Gibson Drive
 - Application: Zoning By-law Amendment
 - Proposal: Demolish existing multi-unit industrial buildings and replace them with seven buildings with a combined area of 20,110 m² (216,469 ft²) accommodating a hotel and a mix of restaurants, offices, commercial schools and personal service shops.

- **KJO Planning Services Inc. (Figures 3 and 4)**
 - Location: 2968 Elgin Mills Road E, on the north side of Elgin Mills Road E, west of Woodbine Avenue
 - Applications: Official Plan Amendment & Zoning By-law Amendment
 - Proposal: Demolish existing single detached dwelling and replace it with 7 lane based townhouse units fronting on to Elgin Mills Road E

- **1038715 (Unionville Montessori School) (Figures 5 and 6)**
 - Location: 4484-4488 16th Avenue and 9286-9322 Kennedy Road, northwest corner of Kennedy Road and 16th Avenue
 - Applications: Zoning By-law Amendment and Site Plan Approval
 - Proposal: temporary portable classroom

The preliminary staff reports on these items (currently being drafted and reviewed by staff) will go to either the May 19 or June 2 Development Services Committee meetings.

Attach: Figure 1 – Location - HS Nouvel Developments Inc.
Figure 2 – Site plan - HS Nouvel Developments Inc.

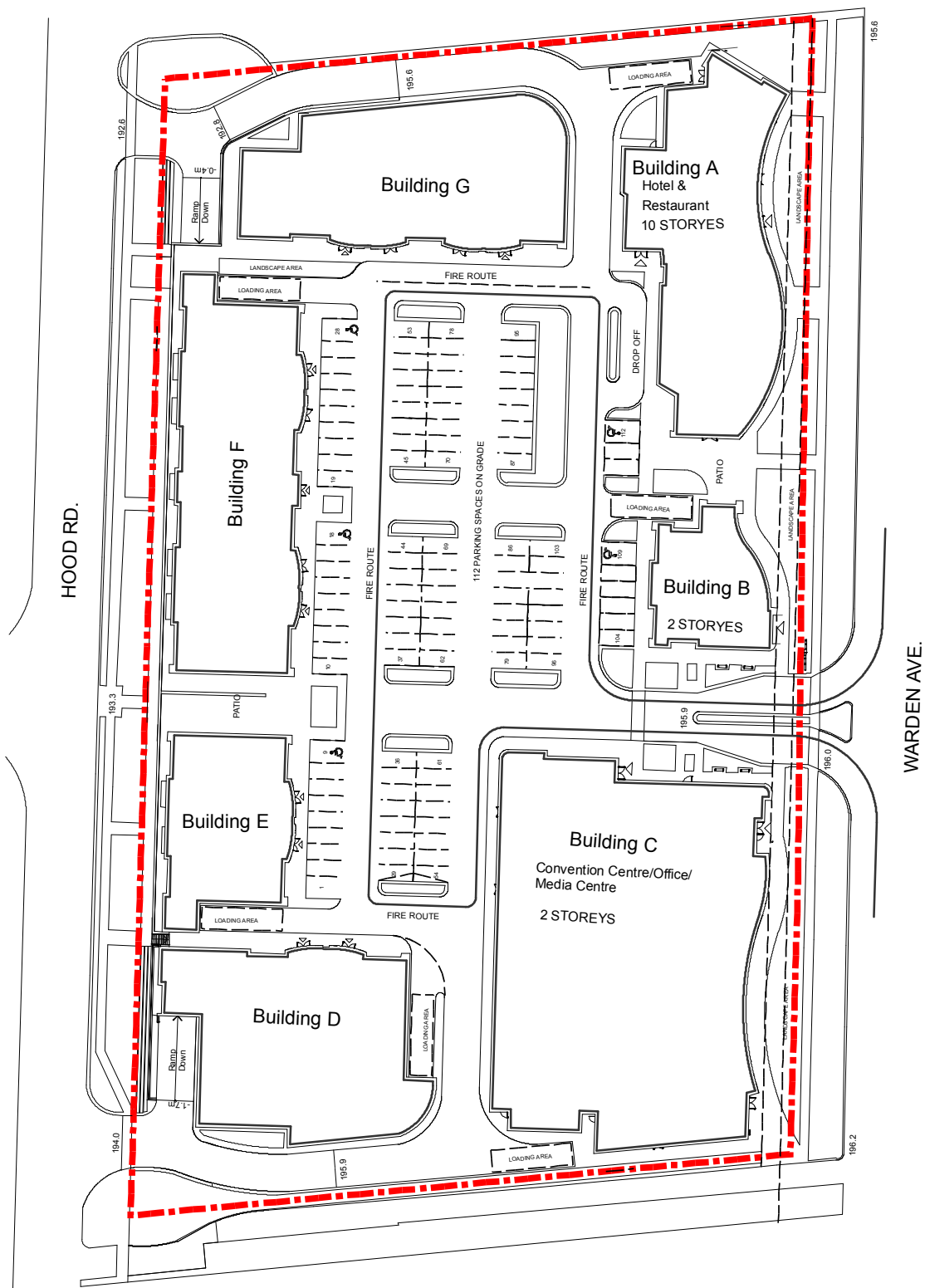
Figure 3 - Location – JKO Planning Services Inc.
Figure 4 – Site Plan – JKO Planning Services Inc.

Figure 5 - Location - 1038715 (Unionville Montessori School)
Figure 6 – Site Plan - 1038715 (Unionville Montessori School)



FIGURE No.1

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SITE PLAN

APPLICANT: HS NOUVEL DEVELOPMENTS INC.
235 & 265 HOOD ROAD

FILE No. ZA. 13113475 (SB)

 PLAN BOUNDARY

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DATE: 22/04/2015



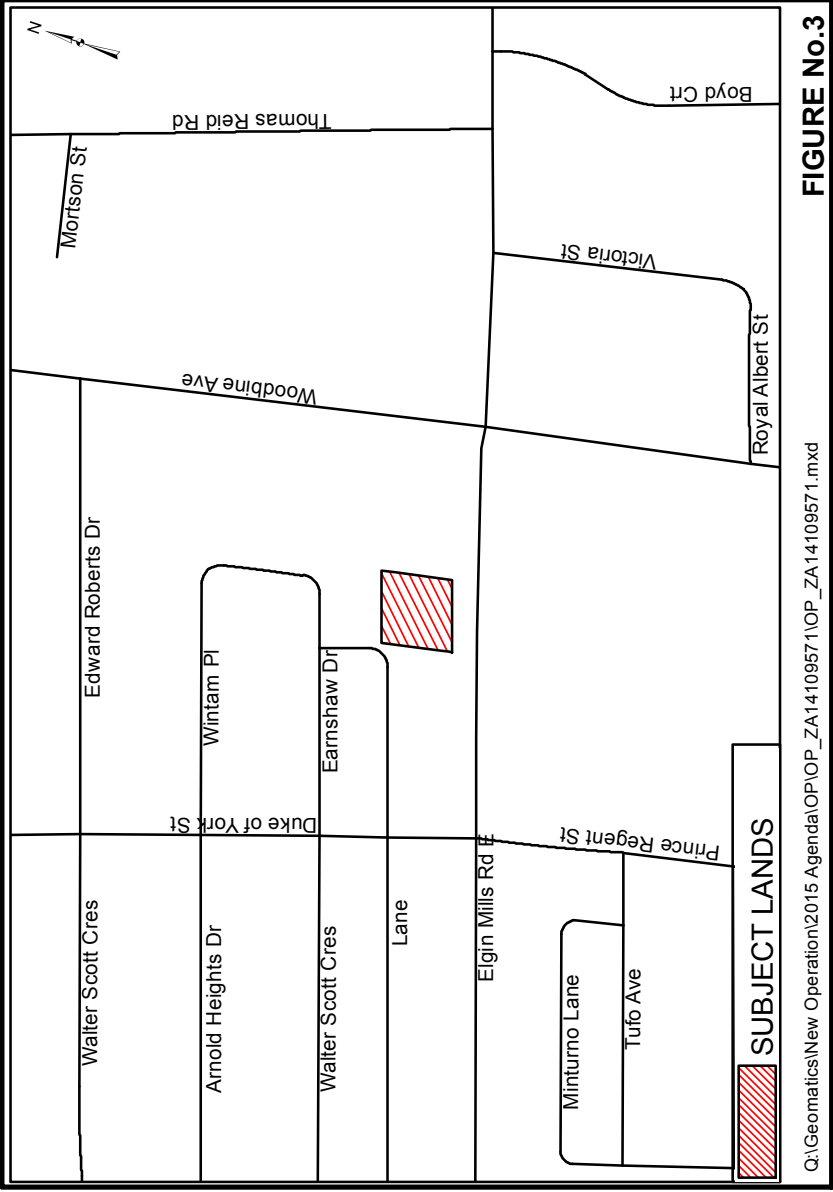
DEVELOPMENT SERVICES COMMISSION

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Checked By: SB

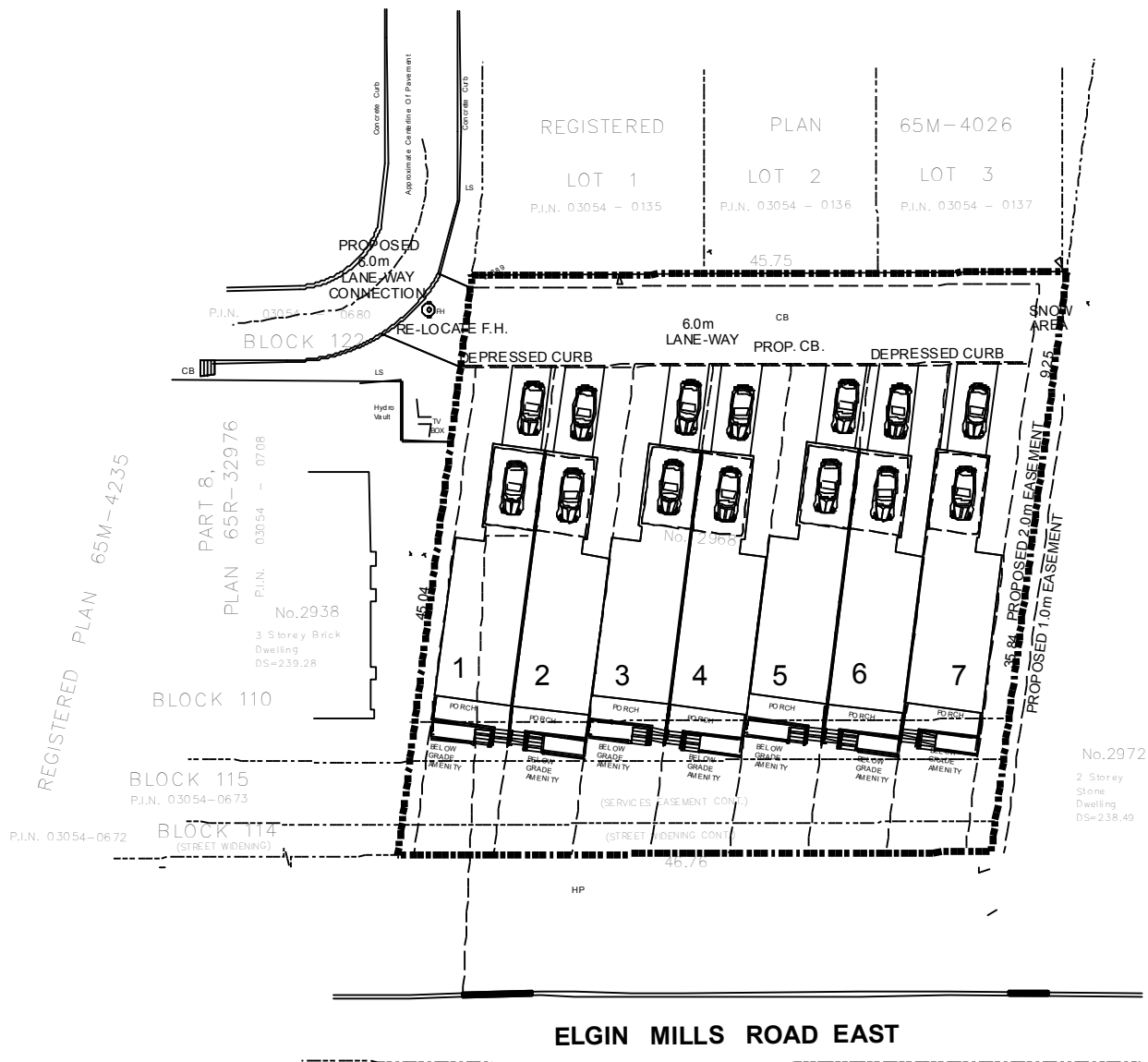
FIGURE No. 2





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FIGURE No.3



SITE PLAN

APPLICANT: JKO PLANNING SERVICES INC
2968 ELGIN MILLS ROAD EAST

FILE No. OP_ZA14109571 (RC)

 SUBJECT LANDS

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DATE: 23/01/2015

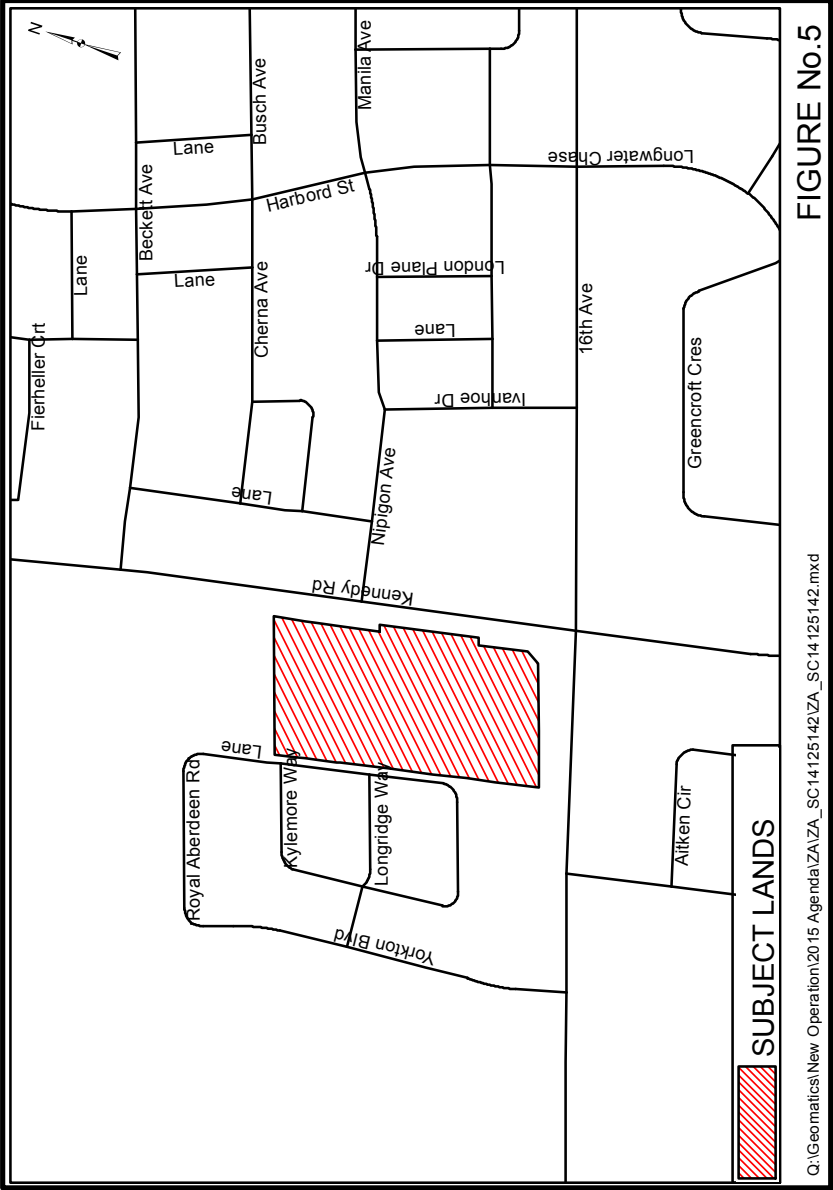


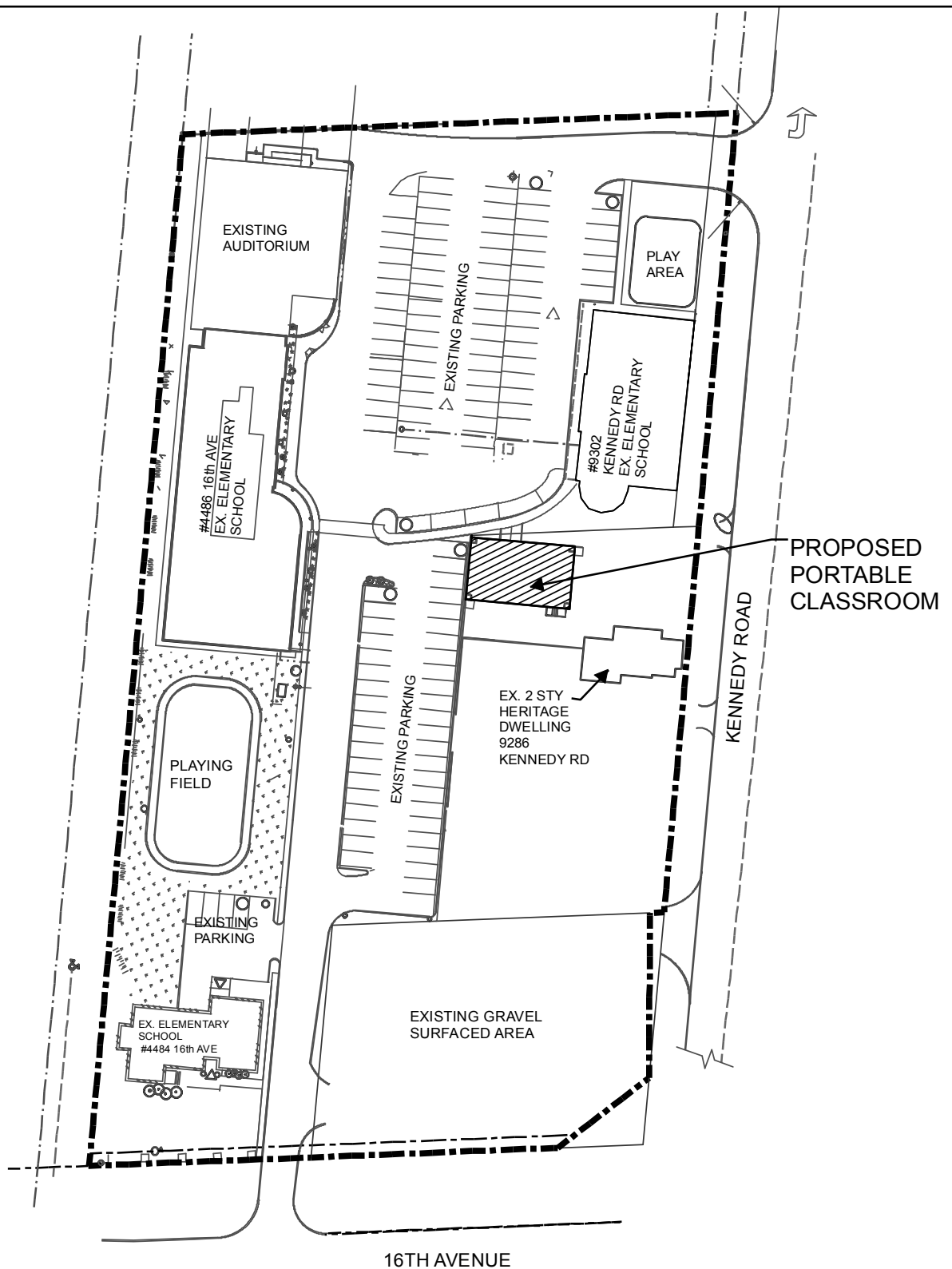
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FIGURE No. 4





SITE PLAN

APPLICANT: 1038715 ONT.LTD.
 UNIONVILLE MONTESSORI SCHOOL
 9286 KENNEDY ROAD
 NW CORNER OF 16TH AVE & KENNEDY ROAD

FILE No. ZA_SC14125142 (GS)

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DATE: 01/04/2015

FIGURE No. 6