



Minutes
Development Services Public Meeting
March 24, 2015 - 7:00 PM
Council Chamber
Meeting No. 5

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

Andy Taylor, Chief Administrative Officer
Biju Karumanchery, Acting Director of Planning and
Urban Design
Ron Blake, Acting Senior Development Manager
Daniel Brutto, Planner
Sally Campbell, Acting Manager, East District
Stephen Corr, Planner II
Richard Kendall, Manager, Central District
Bill Snowball, Fire Chief
Alida Tari, Council/Committee Coordinator

The Development Services Public Meeting convened at 7:04 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Disclosure of Pecuniary Interest

None disclosed.

**1. PRELIMINARY REPORT
APPLICATION BY GAETANO MOLINARO
FOR ZONING BY-LAW AMENDMENT TO
FACILITATE SEVERANCE OF 9 SABISTON DRIVE
TO CREATE ONE ADDITIONAL BUILDING LOT
FILE NO: ZA 14 117820 (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Gaetano Molinaro for Zoning By-law Amendment to facilitate severance to create one additional building lot at 9 Sabiston Drive (ZA 14 117820).

The Committee Clerk advised that 67 notices were mailed on March 4, 2015, and a Public Meeting sign was posted on March 2, 2015. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

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

Moved by Councillor Alex Chiu
Seconded by Councillor Logan Kanapathi

That the correspondence from Mr. Glenn Baron be received.

Carried

There was brief discussion regarding the proposed façade of the dwellings.

Moved by Councillor Don Hamilton
Seconded by Councillor Colin Campbell

- 1) That the report dated February 17, 2015 titled “PRELIMINARY REPORT, Application by Gaetano Molinaro for Zoning By-law Amendment to facilitate severance of 9 Sabiston Drive to create one additional building lot (File No. ZA 14 117820)”, be received; and,
- 2) That the Record of the Public Meeting held on March 24, 2015, with respect to the proposed Zoning By-law Amendment to facilitate severance of 9 Sabiston Drive to create one additional building lot (File No. ZA 14 117820), be received; and,
- 3) That the application by Gaetano Molinaro to amend the zoning by-law to facilitate severance of 9 Sabiston Drive to create one additional building lot (File No. ZA 14 117820), be approved; and,

- 4) That the proposed amendment to the Zoning By-law 122-72, as amended, be enacted without further notice; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**2. PRELIMINARY REPORT
PAGNELLO HOMES INC. & OSTRYA HOMES LTD.
ZONING BY-LAW AMENDMENT TO FACILITATE
THE DEVELOPMENT OF FOUR SINGLE DETACHED DWELLINGS
AT 10 ROUGE BANK DRIVE AND 2, 6 AND 8 PAGNELLO COURT
FILE: ZA 14 113370 (10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Pagnello Homes Inc. & Ostrya Homes Ltd. for Zoning By-law Amendment to facilitate the development of four single detached dwellings at 10 rouge Bank Drive and 2, 6 and 8 Pagnello Court (ZA 14 113370).

The Committee Clerk advised that 47 notices were mailed on March 4, 2015, and a Public Meeting sign was posted on March 4, 2015. One written submissions was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

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

Moved by Councillor Logan Kanapathi
Seconded by Councillor Alex Chiu

That the correspondence from Umesh Solanki be received.

Carried

There was discussion regarding the York Region trunk sewer easement. The Committee inquired about the two City of Markham easements. Staff advised that the easements will be registered on title of the land and suggested that it be stated in the purchase and sale agreement. Mr. Shakir Rehmatullah on behalf of Pagnello Homes Inc. & Ostrya Homes Limited addressed the Committee and confirmed that he will include the information regarding the easements in the purchase and sales agreement.

There was brief discussion on the proposed community park as part of the development.

Moved by Councillor Logan Kanapathi
Seconded by Councillor Colin Campbell

- 1) That the record of the Public Meeting held on March 24, 2014, with respect to the proposed Zoning By-law Amendment by Pagnello Homes Inc. and Ostrya Homes Ltd. to facilitate the development of four single detached dwellings at 10 Rouge Bank Drive and 2, 6 and 8 Pagnello Court, File ZA 14 113370, be received; and,
- 2) That the Mayor and Clerk be authorized to execute any documentation required for an easement in favour of the City for the purpose of maintenance and repair of sanitary services located on Parts 12, 13, 14 and 15, Reference Plan 65R-29421 for the purposes of providing sanitary services to 7943 9th Line; and,
- 3) That the Zoning By-law Amendment application (ZA 14 113370) by Pagnello Homes Inc. and Ostrya Homes Ltd. to amend Zoning By-law 177-96, as amended, and Zoning By-law 304-87, as amended, be approved; and further,
- 4) That the proposed amendment to Zoning By-law 177-96, as amended, and Zoning By-law 304-87, as amended be enacted without further notice.

Carried

3. PRELIMINARY REPORT
2391004 ONTARIO LTD. (BELLPORT HOMES)
OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION TO PERMIT THE
DEVELOPMENT OF 3 SINGLE DETACHED AND
41 TOWNHOUSE DWELLINGS
AT 6845 - 6853, 6869 AND 6889 14TH AVENUE
FILES: ZA 14 137887, SU 14 137887 & OP 14 137887 (10.3,10.5 & 10.7)
[Report](#)

The Public Meeting this date was to consider an application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue (ZA 14 137887, SU 14 137887 & OP 14 137887).

The Committee Clerk advised that 129 notices were mailed on March 4, 2015, and a Public Meeting sign was posted on March 4, 2015. Thirty six written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Aaron Gillard, Larkin Land Use Planners on behalf of the applicant delivered a PowerPoint presentation outlining additional options for the proposed development at 6845-6853, 6869 and 6889 14th Avenue. Staff pointed out that these alternative concepts have not been reviewed by City staff.

The Committee discussed the following relative to the proposed development of 3 single detached and 41 townhouse dwellings:

- Box Grove Secondary Plan
- Permitted height for dwellings
- Traffic Study (Submitted, reviewed and no internal issues, but there may be external issues)
- Proposed frontage of the single dwellings
- Proposed frontage of the townhouses
- Alternative concepts displayed by Larkin Land Use that have not been reviewed by City staff
- Access to municipal sewers in Box Grove
- Should Barter Street be extended out to 14th Avenue

Claudio Brutto on behalf of the applicant, addressed the Committee and suggested that the application be referred back to staff for a recommendation report. He indicated that there will be further public consultations during the process.

Kevin Wong, Markham resident addressed the Committee regarding the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and spoke in opposition.

Angelica Gutierrez, Markham resident addressed the Committee with respect to the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and spoke in opposition.

Salman Hasan, Markham resident addressed the Committee regarding the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and spoke in opposition.

John Tsui, Markham resident addressed the Committee with respect to the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and spoke in opposition.

Wenbo Pan, Markham resident addressed the Committee regarding the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and stated concerns.

Guanjun Wang, Markham resident addressed the Committee with respect to the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and spoke in opposition.

Ricky Tsui, Markham resident addressed the Committee regarding the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and spoke in opposition.

Vhora Usuf, Markham resident addressed the Committee with respect to the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and stated concerns.

Jagdeep Singh, Markham resident addressed the Committee regarding the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and stated concerns.

Wang Yan, Markham resident addressed the Committee with respect to the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and spoke in opposition.

Andaz Malide, Markham resident addressed the Committee regarding the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and stated concerns.

Shakir Rehmatullah, Markham resident addressed the Committee with respect to the proposed application submitted by 2391004 Ontario Ltd. (Bellport Homes) for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue and spoke in support.

Bill Snowball, Fire Chief addressed the Committee and explained the advantages of having the extension of Barter Street to 14th Avenue with respect to fire, EMS response time.

The Committee suggested that staff continue to work with the applicant together with the Ward Councillor and consider the concerns raised by the residents. The Committee inquired whether single dwellings would be an option. It was pointed out that along 14th Avenue single dwellings will not be considered as an option.

The Committee suggested that one more community meeting be held prior to the staff recommendation report being finalized.

Moved by Councillor Logan Kanapathi
Seconded by Councillor Alex Chiu

That the correspondence from James & Flora Bajari; Aaron & Amber Burke; Angelica Gutierrez; Ricky Tsui; Paul Vrotsos; Trish Vrotsos; Vangy Vrotsos; Jayesh Patel; Dave Balmick; Jackie Agostino; Connie Agostino; Max Wang; Ajay Uppal; Lali Simon; Viqar Haider; Vicky; Jenna W; Raza Hemani; Shital Patel; Michelle Cao; Andaz Malik; Naresh Balmick; Yuri & Antoniette Ching; Sandeep Shah; Leah Wang; Angelo D; Nathan David; Aron David; Ruksana Hemani; Lori Cameron; Thiru Naganathan; Peter Cameron; Sabesh Nithiyananthan and Jose J. Montano, be received.

Moved by Councillor Logan Kanapathi
Seconded by Deputy Mayor Jack Heath

- 1) That the record of the Public Meeting held on March 24, 2014, with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by 2391004 Ontario Inc. to permit the development of 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue, Files: ZA 14 137887, SU 14 137887 & OP 14 137887, be received; and,
- 2) That the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by 2391004 Ontario Inc. to permit the development of 3 single detached and 41 townhouse dwellings at 6845 - 6853, 6869 and 6889 14th Avenue, Files: ZA 14 137887, SU 14 137887 & OP 14 137887, be referred back to staff for a report and recommendation.

Carried

ADJOURNMENT

The Development Services Public Meeting adjourned at 10:11 PM.

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