



Minutes
Development Services Public Meeting
March 3, 2015 - 7:00 PM
Council Chamber
Meeting No. 4

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

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
Councillor Alex Chiu

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
Deputy Mayor Jack Heath
Councillor Don Hamilton

The Development Services Public Meeting convened at 7:07 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Disclosure of Pecuniary Interest – None Declared

**1. REQUEST TO CALL A PUBLIC MEETING
KING SQUARE LIMITED (PHASE 2)
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS TO PERMIT A HOTEL
RESIDENTIAL AND COMMERCIAL USES
AT 9390 WOODBINE AVENUE
FILE NO.: PRE 14 129350
(ASSOCIATED FILE NO.'S: OP 10 116596 & ZA 10 116597) (10.3, 10.5)**
[Memo](#)

The Public Meeting this date was to consider an application submitted by King Square Ltd. for an Official Plan and Zoning By-law Amendment to permit an integrated mixed use centre at 9390 Woodbine Avenue (OP/ZA 14 129350 & OP 10 116596).

The Committee Clerk advised that 88 notices were mailed on February 11, 2015, and a Public Meeting sign was posted on February 5, 2015. Ten written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. This application was one of the employment land conversion applications considered by Markham Council in the new Markham Official Plan, and is a “deferral area” under consideration by the Region.

Peter Smith of Bousfields Inc., representing the applicant, gave a presentation and provided additional details of the proposal. The previous proposal in 2009 included a hotel and commercial uses, and a height of nine storeys. The current proposal is for residential, hotel, and commercial uses, up to 25 storeys in height.

In response to questions from the Committee, Mr. Smith confirmed that parking and accessibility requirements will be met. Outstanding issues identified by staff were discussed, including the traffic study, Buttonville Airport, shadowing, and building heights. Connections to the Phase I mall, access points. Noise berms and tree screening will be provided as part of the Phase II site plan.

The Transportation Consultant for the applicant gave a presentation on the traffic study and transportation network improvements. The impacts from overall intensification and adjacent developments were discussed.

Bofeng Chen, adjacent resident, spoke of his concerns for traffic congestions and building heights, and suggested berms and noise abatement measures are needed for adjacent residences.

Giuseppe Ruscica, adjacent resident, suggested the proposed development is too large and the towers are too high for this area, and there is too much traffic congestion already. Mr. Ruscica requested extensive berming and landscaping to screen the buildings. The residents questioned the existing fence within the 10-foot right-of-way across the back of their properties.

Melani Chia, area resident, expressed concerns that the 120m Notice range did not include many concerned residents, and of the impact of this development on the current traffic congestion.

The Committee discussed the Places to Grow policies, and ways to cope with the required growth. The Ward Councillor addressed the Notice requirements and advised that approximately 3,000 notices had been e-mailed out. It was suggested that the Ward Councillor and staff meet with the residents and the applicant to work on the issues.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) **That written submissions from Melani and Lap Chi Chia, Dennis Yu, Anita Wong Margaret Chiu (2), Winnie Ng, Bruno and Maria Salemi, Donald Tong, Helen Lim, Sandy and Omar Sherief regarding applications by King Square II, be received; and,**
- 2) **That the deputations by Bofeng Chen, Giuseppe Ruscica, and Melani Chia regarding applications by King Square II, be received; and,**

Resolution to refer the Official Plan and Zoning By-law Amendment applications back to staff for a report and recommendation:

- 1) That the Development Services Commission report dated March 3 2015 titled "Preliminary Report - Applications by King Square Ltd., for an Official Plan and Zoning By-law Amendment to permit an integrated mixed-use centre at 9390 Woodbine Avenue File No.'s OP/ZA 14 129350 & OP 10 116596", be received; and,
- 2) That the record of the Public Meeting held on March 3, 2015 with respect to the proposed Official Plan Amendment applications (OP 14 129350 & OP 10 116596) to redesignate these employment lands to allow for the following uses:
 - a) A 17 storey - 16,656m² (179,290ft²) 160 unit residential apartment building and 635m² (6,835 ft²) of retail uses;
 - b) A 20 storey - 18,058m² (194,381ft²) 193 unit residential apartment building and 635m² (6,835 ft²) of retail uses;
 - c) A 25 storey - 15,150m² (163,079ft²) 182 unit residential apartment building and 520m² (5,597ft²) of retail uses;
 - d) A 7 storey 8,012m² (86,243ft²) 148 suite hotel;
 - e) A 2 storey 13,282m² (142,971ft²) retail building; and,

Zoning By-law Amendment (ZA 14 129350) application to permit the proposed uses, be received; and further,

- 3) That the Official Plan Amendments (OP 14 129350 & OP 10 116596) and Zoning By-law Amendment (ZA 14 129350) submitted by King Square Ltd., be referred back to staff for a report and recommendation.

ADJOURNMENT

The Development Services Public Meeting adjourned at 8:50 PM.

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