



Minutes
Development Services Public Meeting
February 17, 2015 - 7:00 PM
Council Chamber
Meeting No. 3

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci
Councillor Logan Kanapathi
Councillor Alex Chiu

Daniel Brutto, Planner I
Rick Cefaratti, Planner II
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
Regional Councillor Jim Jones
Councillor Alan Ho

The Development Services Public Meeting convened at 7:00 PM in the Council Chamber with Councillor Don Hamilton in the Chair.

Disclosure of Pecuniary Interest – None Declared

1. PRELIMINARY REPORT
KYLEMORE COMMUNITIES (YORKTON) LIMITED
OFFICIAL PLAN, DRAFT PLAN OF SUBDIVISION &
ZONING BY-LAW AMENDMENT APPLICATIONS TO
PERMIT 94 TOWNHOUSE UNITS AND 80 APARTMENT UNITS
(174 UNITS TOTAL) AT KENNEDY ROAD & 16TH AVENUE (10.3, 10.7, 10.5)
[Report](#)

The Public Meeting this date was to consider an application submitted by Kylemore Communities (Yorkton) Limited for Official Plan, Draft Plan of Subdivision and Zoning By-law Amendment to permit 94 townhouse units and 80 apartment units at Kennedy Road & 16th Avenue (OP, SU & ZA 14 132762).

The Committee Clerk advised that 70 notices were mailed on January 28, 2015, and a Public Meeting sign was posted on January 27, 2015. Two written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee discussed snow storage, the townhouse product, compensation for removal of trees, and requested a copy of the traffic study.

Maria Gatzios of Gatzios Planning & Development Consultants Inc., representing the applicant, gave a presentation and provided additional details of the proposal, clarifying that the access from Kennedy Road will be eliminated. Ms. Gatzios displayed site plans and renderings to illustrate the building heights, design details, exterior materials, and unit size. Underground parking will be provided.

The Committee discussed accessibility issues, back yard space, traffic issues, and the lane-based townhouses. It was noted that a Committee member does not support land-based townhouses.

Thomas West made a deputation and advised that he lives adjacent to the development. Mr. West discussed the impacts to his property and the Montessori School with respect to traffic, flooding, and building height.

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

- 1) **That the written submissions from Liz McDowell representing York Downs Golf & Country Club, and Lauren Capilongo, Malone Given Parsons Ltd., regarding the applications by Kylemore Communities (Yorkton) Limited, be received; and,**
- 2) **That the deputation by Thomas West regarding the applications by Kylemore Communities (Yorkton) Limited, be received; and,**

- 3) That the report titled “Preliminary Report, Kylemore Communities (Yorkton) Limited, Official Plan, Draft Plan of Subdivision & Zoning Amendment Applications to permit 94 townhouse units and 80 apartment units (174 units total) at Kennedy Road & 16th Avenue” dated January 27, 2015, be received; and,
- 4) That the Record of the Public Meeting held on February 17, 2015, with respect to the proposed Official Plan Amendment, Draft Plan of Subdivision & Zoning Amendment to permit 94 townhouse units and 80 apartment units (174 units total) at Kennedy Road & 16th Avenue, File Nos. OP 14 132762, SU 14 132762 and ZA 14 132762, be received; and further,
- 5) That the applications by Kylemore Communities (Yorkton) Limited, to permit 94 townhouse units and 80 apartment units (174 units total) at Kennedy Road & 16th Avenue, File Nos. OP 14 132762, SU 14 132762 and ZA 14 132762, be referred back to staff for a report and recommendation evaluating the proposal.

CARRIED

**2. PRELIMINARY REPORT
ZONING BY-LAW AMENDMENT APPLICATION
BY SHELL CANADA LIMITED C/O 2283288 ONTARIO LIMITED
TO ADD ADDITIONAL USES AT 8510 WOODBINE AVENUE
(ZA 14 114185) (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Shell Canada Limited c/o 2283288 Ontario Limited for Zoning By-law Amendment to add additional uses at 8510 Woodbine Avenue (ZA 14 114185).

The Committee Clerk advised that 29 notices were mailed on January 28, 2015, and a Public Meeting sign was posted on January 23, 2015. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The region requires protection for the potential future widening of Woodbine Avenue.

Mark Yarranton of KLM Planning, representing the applicant, gave a presentation to provide additional information on the proposal and site plan details.

The Committee discussed drive-through restaurant use and potential restaurant capacity. Mr. Yarranton advised that a drive-through is not contemplated at this time, and restaurant capacity would depend on the tenant and parking availability. The Committee questioned sustainable development and the impact of the development on the environment. Staff discussed sustainability issues as part of the overall development review.

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

Moved by: Councillor Karen Rea

Seconded by: Councillor Amanda Collucci

- 1) **That the written submission from Deborah Alexander, Weston Consulting, representing Hyundai Auto Canada Corp. regarding the application by Shell Canada Limited, be received; and,**
- 2) That the Development Services Commission report dated September 9, 2014, entitled “Preliminary Report Zoning By-law Amendment application by Shell Canada Limited c/o 2283288 Ontario Limited to add additional uses at 8510 Woodbine Avenue – File #: ZA 14 114185”, be received; and,
- 3) That the Record of the Public Meeting held on February 17, 2015, with respect to the applications by Shell Canada Limited c/o 2283288 Ontario Limited for Zoning By-law Amendment, be received; and further,
- 4) That the applications by Shell Canada Limited c/o 2283288 Ontario Limited to amend By-law 165-80 as amended, to permit, stand alone restaurant and/or restaurants located within a multi unit building, retail stores, personal service shops, banks and financial institutions and a Day Nursery, be referred back to staff for a final report and recommendation.

CARRIED

**3. PRELIMINARY REPORT
8 STEELCASE HOLDING CORPORATION
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS TO INCREASE THE
MAXIMUM GROSS FLOOR AREA PERMITTED FOR
A BUSINESS OFFICE USE, AT 8 STEELCASE ROAD WEST
FROM 1,755 M² TO 2,500 M²
FILE NOS: OP 14 108789 & ZA 14 108789 (10.3, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by 8 Steelcase Holding Corporation for Official Plan and Zoning By-law Amendment to increase the maximum gross floor area permitted for a business office use at 8 Steelcase Road West (OP & ZA 14 108789).

The Committee Clerk advised that 24 notices were mailed on January 28, 2015, and a Public Meeting sign was posted on January 28, 2015. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues, including sanitary sewer capacity and stormwater impacts on the adjacent property.

Maria Gatzios of Gatzios Planning & Development Consultants Inc., representing the applicant, gave a presentation and provided additional details of the proposal for a two-storey addition for business office use. Previous approvals and uses were outlined.

The Committee noted that this area is subject to flooding and Ms. Gatzios advised that this issue has been examined and addressed. A Hold provision will remain in place until sewer capacity is available.

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 report dated December 9, 2014 titled "PRELIMINARY REPORT, 8 Steelcase Holding Corporation, Official Plan and Zoning By-law Amendment applications to increase the maximum gross floor area permitted for a business office use, at 8 Steelcase Road West from 1,755 m² to 2,500 m² (File Nos. OP & ZA 14 108789)", be received; and,
- 2) That the Record of the Public Meeting held on January 20, 2015, with respect to the proposed Official Plan and Zoning By-law Amendment applications to increase the maximum gross floor area permitted for a business office use, at 8 Steelcase Road West from 1,755 m² to 2,500 m² (File Nos. OP & ZA 14 108789), be received; and,
- 3) That the applications by Gatzios Planning + Development Consultants Inc., on behalf of 8 Steelcase Holding Corporation, to amend the in-force Official Plan (1987 Revised), the Official Plan 2014 (not yet in force) and Zoning By-law 108-81, as amended, be approved, subject to a holding provision in the by-law related to sanitary sewer capacity; and,
- 4) That the proposed amendment to the in-force Official Plan (1987 Revised), the Official Plan 2014 (not yet in force) and Zoning By-law 108-81, as amended, be enacted without further notice, subject to a holding provision in the by-law related to sanitary sewer capacity; and further,
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

ADJOURNMENT

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

Alternate formats for this document are available upon request.
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