



Minutes
Development Services Public Meeting
January 20, 2015 - 7:00 PM
Council Chamber
Meeting No. 2

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

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 Alex Chiu

Ron Blake, Acting Senior Development Manager
Geoff Day, Senior Planner, Zoning & Special Projects
Scott Heaslip, Senior Project Coordinator
Biju Karumanchery, Acting Director of Planning and
Urban Design
Richard Kendall, Manager, Central District
Kitty Bavington, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti
Councillor Logan Kanapathi

The Development Services Public Meeting convened at 7:03 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

Disclosure of Pecuniary Interest – None Declared

- 1. PRELIMINARY REPORT
EP VICTORIA MANORS LTD.
10925 AND 10945 WOODBINE AVENUE
APPLICATIONS FOR ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION
FILE NO. ZA 14 136727 & SU 14 136727 (10.5, 10.7)
[Report](#)**

The Public Meeting this date was to consider an application submitted by EP Victoria Manors Ltd. for Zoning By-law Amendment and Draft Plan of Subdivision at 10925 and 10945 Woodbine Avenue (ZA 14 136727 & SU 14 136727).

The Committee Clerk advised that 78 notices were mailed on December 29, 2014, and a Public Meeting sign was posted on December 22, 2014. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee expressed concern for issues relating to snow storage and removal in the lane-based development. Stephen Armstrong of Armstrong Planning & Project Management, representing the applicant, gave a presentation to provide further details, and explained the extensive discussions with City Operations and Fire Services staff to achieve an acceptable plan. Staff advised that Operations staff have confirmed that the plan will be satisfactory for snow storage and removal.

Mr. Armstrong and City staff responded to questions from the Committee regarding the tree preservation plan, provision of parkland, the potential widening of Woodbine Avenue, parking areas, sidewalks, walkways, green space, sidewalk access to the storm water pond, amenity areas, location of the heritage building, yard access for maintenance, accessibility, and fencing issues. Staff will confirm the replacement period for tree plantings.

The Committee requested that coloured renderings of the proposed product, as well as a context plan, be provided in the electronic agenda for all future development presentations. The Committee also requested an update on pending improvements to Woodbine Avenue.

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

Moved by: Councillor Alan Ho
Seconded by: Deputy Mayor Jack Heath

- 1) That the Development Services Commission report dated February December 9, 2014, entitled "PRELIMINARY REPORT - EP Victoria Manors Ltd., 10925 and 10945 Woodbine Avenue - Applications for Zoning By-law Amendment and Draft Plan of Subdivision - File No.'s ZA 14 136727 & SU 14 136727, be received; and,
- 2) That the Record of the Public Meeting held on January 20, 2015, with respect to the applications by EP Victoria Manors Ltd., for Zoning By-law Amendment and Draft Plan of Subdivision, be received; and further,
- 3) That the applications by EP Victoria Manors Ltd., for Zoning By-law Amendment and Draft Plan of Subdivision, be referred back to staff for a final report and recommendation.

CARRIED

2. PRELIMINARY REPORT
1820266 ONTARIO INC. (TIMES GROUP INC.)
4002/4022 HIGHWAY 7 (NORTH-EAST CORNER OF HIGHWAY 7
AND VILLAGE PARKWAY)
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENTS TO PERMIT A TOWNHOUSE DEVELOPMENT
FILE NOS.: OP/ZA 14 117506 (10.3, 10.5)
[Report](#)

The Public Meeting this date was to consider an application submitted by 1820266 Ontario Inc. (Times Group Inc.) for Official Plan and Zoning By-law Amendments to permit a townhouse development at 4002/4022 Highway 7 (north-east corner of Highway 7 and Village Parkway) (OP/ZA 14 117506).

The Committee Clerk advised that 27 notices were mailed on December 29, 2014, and a Public Meeting sign was posted on December 22, 2014. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee discussed the potential east-west road extension at the north of the property; the building style most compatible for fronting on a major roadway; the cumulative impact of the reduced density on the Region's investment in the transit corridor; any Section 37 benefits could be lost if the development is downsized; market dictates; and providing higher density at an alternate location.

Lincoln Lo of Malone Given Parsons, representing the applicant, gave a presentation to provide further details and to discuss the reduced density. The Committee discussed the chronology of density approvals and the appropriate density to support transit.

Michelle Tidball spoke of the rezoning process with respect to developers by-passing public consultation by going directly to the Ontario Municipal Board, and the legal/staff costs incurred by the City in such cases. Ms. Tidball suggested the unit size should be liveable and stated her preference for the townhouse product.

Tom Zigomanis provided a review of the chronology of density approvals and disputes at the OMB over the past 23 years as well as more recent proposals, the challenge to the democratic process, and the impacts of intensification and construction on the residents. Mr. Zigomanis provided a written copy of his deputation.

Ken Wightman spoke in support of townhouses as they would be compatible with the existing single family dwellings to the north and would not generate as much traffic congestion as condos. Mr. Wightman discussed the uncompleted developments in the area and questioned the density build-out required by the Region.

Goran Mihajlovic spoke in support of the proposed townhouses due to potential traffic congestion and noted a problem with right-hand turn onto Village Parkway.

Donna Miasek spoke in support of the recent OMB approved density and discussed the importance of intensification along a transit corridor, affordability, and student housing. Ms. Miasek questioned the applicants' rationale for amending the approved development from condos to lower density townhouses.

David McBeth spoke in support of the townhouse proposal and the reduced density, due to traffic concerns. Mr. McBeth discussed the VIVA operations along Highway 7 and suggested comprehensive development among several area property owners.

Randy Thummel spoke in support of the lower density townhouse proposal.

Peter Miasek, representing the Unionville Ratepayers Association, spoke in opposition to the lower density townhouse proposal. Mr. Miasek reviewed the 2013 OMB decision that approved 393 condo units and referred to the persuasive arguments provided by the applicant, as well as the potential domino effect with other developments and lost Development Charges, Section 37, and other fees. He discussed the Regional Official Plan, Markham's Official Plan, and other legislation that supports the current density.

Karen Gullason, spoke in support of the lower density townhouses, and discussed the attempts by the applicant to increase the density since 1993 and the OMB process as a drain on the City's resources. Ms. Gullason had concerns for the incomplete neighbourhood, the unrealistic focus on transit, the potential traffic, and the intended use of Section 37 monies that would be generated by higher density. Ms. Gullason provided a written copy of her deputation.

The Committee discussed the timeframe for other area developments; measures to ensure the aesthetics and safety issues of vacant lands are addressed; the progress of a building owned by Times Group south of Highway 7; potential increased high-density to the north; traffic congestion; supporting transit; referral to the Unionville Sub-Committee. It was noted that the timeframe for Council to make a decision is running out. It was suggested that a Unionville Subcommittee meeting be held prior to a memo being presented to Council on February 10, 2015

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Alex Chiu

- 1) **That the deputations by Michelle Tidball, Tom Zigomanis, Ken Wightman, Goran Mihajlovic, Donna Miasek, David McBeth, Randy Thummel, Peter Miasek, representing the Unionville Ratepayers Association, and Karen Gullason, and the written submissions by Tom Zigomanis and Karen Gullason, regarding the applications by 1820266 Ontario Inc. (Times Group Inc.), be received; and,**
- 2) That the staff report dated November 18, 2014 titled "PRELIMINARY REPORT, 1820266 Ontario Inc. (Times Group Inc.), 4002/4022 Highway 7 (north-east corner of Highway 7 and Village Parkway), Applications for Official Plan and zoning by-law amendments to permit a townhouse development, File Nos.: OP/ZA 14 117506" be received; and,

- 3) That the record of the Public Meeting held on January 20, 2015 with respect to the applications, be received; and,
- 4) That the applications be referred **to the Unionville Sub-committee with a report to Council on February 10, 2015;** 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 11:18 PM.

Alternate formats for this document are available upon request.
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