



Minutes
Development Services Public Meeting
September 9, 2014 - 7:00 PM
Council Chamber
Meeting No. 7

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti
Regional Councillor Jim Jones
Regional Councillor Gord Landon
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Colin Campbell
Councillor Alan Ho
Councillor Alex Chiu

Scott Heaslip, Senior Project Coordinator
Regan Hutcheson, Manager, Heritage Planning
Teema Kanji, Senior Project Coordinator
Biju Karumanchery, Senior Development Manager
Richard Kendall, Manager, Central District
Dave Miller, Manager, East District
Rino Mostacci, Director of Planning and Urban Design
Peter Wokral, Heritage Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Deputy Mayor Jack Heath
Councillor Logan Kanapathi

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

- 1. PRELIMINARY REPORT
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT A NEW MIXED USE BUILDING AT
369 MAIN ST. N. (JOHN BAIRD)
(ZA 13 124510) (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by William Baird for Zoning By-law amendment to permit a new mixed use building at 369 Main Street North (ZA 13 124510).

The Committee Clerk advised that 102 notices were mailed on August 20, 2014, and a Public Meeting sign was posted on August 20, 2014. One written submission was received at the Public Meeting, regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee had questions regarding the size of the units, whether they would be rented or sold, illumination, a tree preservation plan, screening and fencing, snow storage, and parking requirements. Although the proposal would meet the required parking standards if the ground floor was entirely office use, it is deficient by one parking space for a medical clinic, and concern was expressed that the parking provided may not be sufficient for the use. Staff advised that a medical clinic is a permitted use in the Secondary Plan.

Janice Lee, on behalf of Cathy Lee and other residents, spoke in objection with respect to density, parking, the number of units, proposed use (office or medical), shading, their preference for small balconies, landscape screening, and fencing to protect privacy. Ms. Lee presented a letter summarizing her statements, with four signatures of area residents.

James Reid, an adjacent property owner, had questions regarding the grading and drainage. Staff advised that this concern has been raised and addressed so that there will be no impacts to other properties.

Dale Theriault, DNA Design, agent for the applicant, provided comments regarding parking requirements and advised that staff and the applicant have been working over the past two years to address concerns.

The Committee directed that staff consult with the applicant and the owners to the rear with respect to fencing, landscaping, and privacy issues, and suggested that the applicant consider providing additional parking spaces, if possible.

Moved by: Regional Councillor Gord Landon
Seconded by: Mayor Frank Scarpitti

- 1) **That the deputation and written submission by Janice Lee, on behalf of Cathy Lee and other residents, and the deputation by James Reid regarding the proposal for 369 Main Street, be received; and,**
- 2) That the Development Services Commission report dated April 9, 2013 entitled "PRELIMINARY REPORT, Application for Zoning By-law Amendment to permit a new Mixed Use Building at 369 Main St. N. (William Baird), File No. ZA 13 124510 & SC 13 124510" be received; and,
- 3) That the record of the Public Meeting held on September 9, 2014, with respect to the proposed Zoning By-law Amendment by William Baird to permit Professional Offices, Medical/Health Care Clinics and four Residential apartments, be received; and,

- 4) **That staff be directed to work with the owners of 10 and 12 Elizabeth Street and the applicant to resolve privacy issues including provision of satisfactory fencing and screening;**
- 5) That the Zoning By-law Amendment application (ZA 13 124510) by William Baird to amend By-law 1229, as amended, be approved; and further,
- 6) That the proposed Zoning By-law Amendment to amend By-law 1229, as amended, be enacted without further notice.

CARRIED

**2. PRELIMINARY REPORT
SILVANA LAZZARINO
18 OAKCREST AVENUE
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO PERMIT THE PROPERTY TO BE SEVERED INTO TWO LOTS
(ZA 14 108753) (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Silvana Lazzarino for Zoning By-law amendment to permit the property to be severed into two lots at 18 Oakcrest Avenue (ZA 14 108753).

The Committee Clerk advised that 78 notices were mailed on August 20, 2014, and a Public Meeting sign was posted on August 11, 2014. No written submissions were 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 Don Hamilton
Seconded by: Councillor Carolina Moretti

- 1) That the Development Services Commission report dated June 10, 2014, entitled "Preliminary Report, Silvana Lazzarino, 18 Oakcrest Avenue, Application for zoning by-law amendment to permit the property to be severed into two lots, File ZA 14 108753," be received; and,
- 2) That the Record of the Public Meeting held on September 9, 2014 with respect to the proposed amendment, be received; and,

- 3) That the zoning by-law amendment application be approved and the draft zoning by-law amendment be finalized and enacted; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**3. ZONING BY-LAW AMENDMENTS
TO REVISE THE PUBLIC USE PROVISIONS
OF THE ZONING BY-LAWS APPLYING TO THE
LANDS WITHIN THE MARKHAM CENTRE COMMUNITY
(FILE NO. ZA 14 128597) (10.5)**

[Report](#)

The Public Meeting this date was to consider Zoning By-law amendments to revised the public use provisions of the zoning by-laws applying to the lands within the Markham Centre Community (ZA 14 128597).

The Committee Clerk advised that 192 notices were mailed on August 20, 2014, and a Public Meeting notice was posted in the August 21, 2014 edition of the Economist and Sun. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposed by-law amendments and recommended definitions.

Sam Orrico spoke of a concern for heritage issues, and wished to be notified further on this application.

Moved by: Mayor Frank Scarpitti
Seconded by: Councillor Don Hamilton

- 1) **That the deputation by Sam Orrico regarding the Zoning By-law amendments for the Markham Centre Community, be received; and,**
- 2) That the Development Services Commission report dated September 9, 2014, entitled “Zoning by-law amendments to revise the public use provisions of the zoning by-laws applying to the lands within the Markham Centre Community, (File No. ZA 14 128597)” be received; and,
- 3) That the Record of the Public Meeting held on September 9, 2014 with respect to the proposed amendments, be received; and,

- 4) That the draft zoning by-law amendments be finalized and enacted; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**4. LINDVEST PROPERTIES (CORNELL) LIMITED
APPLICATION TO AMEND THE OFFICIAL PLAN
TO REDESIGNATE LANDS FROM EMPLOYMENT
TO RESIDENTIAL, AND TO ADJUST OPEN SPACE,
ENVIRONMENTAL PROTECTION AREA,
AND RESIDENTIAL DESIGNATIONS
OP 12 132870 (10.3)
[Linvest Presentation](#) [Memo](#)**

The Public Meeting this date was to consider an application submitted by Lindvest Properties (Cornell) Limited to amend the Official Plan to redesignate lands from employment to residential and to adjust Open Space, Environmental Protection Area and Residential designations (OP 12 132870).

The Committee Clerk advised that 53 notices were mailed on August 20, 2014, and a Public Meeting sign was posted on August 8, 2014. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Patricia Foran of Aird & Berlis, and other representatives of the applicant, provided additional details of the proposal for employment conversion.

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

Moved by: Councillor Colin Campbell

Seconded by: Regional Councillor Gord Landon

- 1) **That the written submission by Edward Lau regarding the applications by Lindvest Properties (Cornell) Limited, be received; and,**
- 2) That the Development Services Commission report dated September 9, 2014 titled "INFORMATION REPORT, Lindvest Properties (Cornell) Limited, Official Plan amendment application to re-designate lands in Cornell Centre from Employment to Residential, and to adjust Open Space, Environmental Protection Area and Residential Designations OP 12 132870," be received; and,

- 3) That the record of the Public Meeting held on September 9, 2014, with respect to the Official Plan amendment application submitted by Lindvest Properties (Cornell) Limited to re-designate lands in Cornell Centre from Employment to Residential and to adjust Open Space, Environmental Protection Area and Residential Designations (OP 12 132870) be received; and further,
- 4) That the proposed amendments to the in force Official Plan (Revised 1987), as amended, and the Official Plan 2014 (not yet in force), as amended, be adopted and forwarded to the Region of York for approval once all technical documents, have been submitted and approved, and issues identified in the staff report dated September 9, 2014 (OP 12 132870) have been resolved, to the satisfaction of the Commissioner of Development Services.

CARRIED

ADJOURNMENT

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

Alternate formats for this document are available upon request.