



**Minutes**  
**Development Services Public Meeting**  
**April 1, 2014 - 7:00 PM**  
**Council Chamber**  
**Meeting No. 4**

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**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  
Councillor Valerie Burke  
Councillor Howard Shore  
Councillor Don Hamilton  
Councillor Carolina Moretti  
Councillor Alan Ho  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Ron Blake, Manager, West District  
Sabrina Bordone, Planner II  
Richard Kendall, Manager, Central District  
Rino Mostacci, Director of Planning and Urban Design  
Rosanna Punit, Planner II  
Gary Sellars, Senior Planner  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Mayor Frank Scarpitti  
Regional Councillor Gord Landon  
Councillor Colin Campbell

The Development Services Public Meeting convened at 7:00 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST** – None declared

**1. PRELIMINARY REPORT  
CABOTO MEADOWS INC.  
311 & 313 HELEN AVENUE  
OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT  
AND DRAFT PLAN OF SUBDIVISION APPLICATIONS TO PERMIT  
A TOTAL OF FOURTEEN NEW DWELLINGS AND TWO PART LOTS  
FRONTING ONTO THE CABOTO TRAIL EXTENSION  
(FILE NOS. OP, ZA AND SU 13 127998) (10.3, 10.5 & 10.7)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by Caboto Meadows Inc. for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit a total of fourteen new dwellings and two part lots fronting onto the Caboto Trail extension at 311 and 313 Helen Avenue (OP, ZA and SU 13 127998).

The Committee Clerk advised that 83 notices were mailed on March 12, 2014, and a Public Meeting sign was posted on March 11, 2014. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff are currently reviewing technical studies submitted in support of the applications.

Andrew Walker of Gagnon Law, representing the applicant, gave a presentation to provide more details with respect to the area context and site statistics. The applicant will continue to work with staff to resolve issues.

There were no comments from the public with respect to this proposal. The Committee discussed park development in the area, and expressed appreciation to staff and the applicant for working to resolve the issues. Staff will provide an update on the Plan of Subdivision and the timeframe for completion.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

- 1) That the Development Services Commission report dated March 18, 2014, entitled "Preliminary Report, Caboto Meadows Inc., Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a total of fourteen new dwellings and two part lots fronting onto the Caboto Trail extension, File Nos. OP, ZA and SU 13 127998," be received; and,
- 2) That the Record of the Public Meeting held on April 1, 2014 with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, be received; and,

- 3) That the applications by Caboto Meadows Inc. for a proposed Official Plan Amendment and Zoning By-law Amendment (OP, ZA 13 127998), be approved and the draft implementing Official Plan, and Zoning By-law Amendments be finalized and enacted; and,
- 4) That the application by Caboto Meadows Inc. for a proposed Draft Plan of Subdivision (SU 13 127998), be referred back to staff for a report and a recommendation; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. PRELIMINARY REPORT  
KYLEMORE COMMUNITIES (VICTORIA SQUARE) LTD.  
10975 WOODBINE AVENUE  
APPLICATIONS FOR ZONING BY-LAW AMENDMENT  
AND DRAFT PLAN OF SUBDIVISION  
(ZA 13 113916 & SU 13 113916) (10.5, 10.7)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by Kylemore Communities (Victoria Square) Ltd., 10975 Woodbine Avenue for Zoning By-law Amendment and Draft Plan of Subdivision (ZA 13 113916 & SU 13 113916).

The Committee Clerk advised that 74 notices were mailed on March 12, 2014, and a Public Meeting sign was posted on March 5, 2014. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The heritage house will be relocated and preserved within the site.

The Ward Councillor expressed concern for several issues, including the length of the laneway, the height of the retaining wall, provision of the full parkland dedication, and the proximity of the park to the hydro corridor.

Patrick O'Hanlon, representing the applicant, responded to comments from the Committee and explained the rationale behind the subdivision design and park development. Cash-in-lieu of parkland and a trail system from the storm water pond could compensate for the shortage of parkland. The applicant is working with staff and the neighbours to develop a compatible community.

There were no comments from the public with respect to this proposal. Staff responded to comments from the Committee regarding the storm water management pond, the suggestion to relocate the heritage house into the hamlet, frontage orientation of the townhouses along Woodbine Avenue and Street A, servicing allocation, parkland dedication, signalization of the Woodbine Avenue intersection, and keeping the retaining wall.

Moved by: Councillor Alan Ho

Seconded by: Councillor Logan Kanapathi

- 1) **That the written submission by David Chrezenko, Dillon Consulting, on behalf of the owners of 10925 and 10945 Woodbine Avenue, regarding the proposal by Kylemore Communities (Victoria Square), be received; and,**
- 2) That the Development Services Commission report dated November 5, 2013 entitled “PRELIMINARY REPORT, Kylemore Communities (Victoria Square) Ltd., 10975 Woodbine Avenue, Applications for Zoning By-law Amendment and Draft Plan of Subdivision, File No. ZA 13 113916 & SU 13 113916” be received; and,
- 3) That the record of the Public Meeting held on April 1, 2014 with respect to the proposed Zoning By-law Amendment by Kylemore Communities (Victoria Square) Ltd., to permit 157 townhouse units and restoration of a heritage house be received; and,
- 4) That the Zoning By-law Amendment application (ZA 12 129209) and Draft Plan of Subdivision by Kylemore Communities (Victoria Square) Ltd., to amend the Zoning By-law 177-96, as amended, be referred back to staff for a further analysis of the servicing and design issues identified, and a report and recommendation; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

3. **KING DAVID INC.  
10340, 10350 AND 10370 WOODBINE AVENUE  
CATHEDRAL COMMUNITY  
NORTH OF MAJOR MACKENZIE DRIVE, WEST OF WOODBINE AVENUE  
APPLICATIONS FOR OFFICIAL PLAN/SECONDARY PLAN AND ZONING  
BY-LAW AMENDMENTS AND DRAFT PLAN OF SUBDIVISION  
FILE NO.: OP/ZA/SU 13 109102  
(10.3, 10.5 AND 10.7)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by King David Inc., 10340, 10350 and 10370 Woodbine Avenue, Cathedral Community, North of Major Mackenzie Drive, West of Woodbine Avenue, for Official Plan, Secondary Plan, Zoning By-law Amendments and Draft Plan of Subdivision (OP/ZA/SU 13 109102).

The Committee Clerk advised that 303 notices were mailed on March 12, 2014, and five Public Meeting signs were posted on March 10, 2014. Two written submissions had been received regarding this proposal, and a third submission was received at the meeting.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Subsequent to the Notice of Public Meeting, the application has been revised to withdrawn requests for increased density and height. Community Information Meetings have been held by the applicant, prior to the revisions being made, identifying concerns relating to traffic.

Bob Forhan of RJ Forhan and Associates, representing the applicant, gave a presentation to provide more details of the proposal, and displayed concept renderings, and the Cathedral Town community plan approved by Markham Council in 2005. In response to questions, Mr. Forhan advised that the cathedral is intended to be used for services, not as a tourist attraction, but is not open at this time.

Jim Kwan spoke in opposition to the proposal, identifying concerns regarding traffic, parkland, green space, building design, noise from the cathedral bells, a reduction in the parking provisions, and the need for wider streets to accommodate church parking.

Wing Liu of the Cathedraltown Association, spoke in opposition to the proposal, identifying concerns for traffic, parking, and the proposed mixed commercial use. Ms. Liu requested the developer adhere to the approved community plan and secondary plan, and provide the vision and European style community that had been promised, and that Stephen B. Roman Boulevard be maintained as a public road. Ms. Liu requested to be kept advised of the parking and traffic study reviews, the type of retail that will be permitted, and also requested a copy of the updated community design plan.

Tammy Armes spoke in opposition to the proposal, identifying concerns for traffic, parking, and parkland. Ms. Armes discussed the unfulfilled community vision of a European style development with a piazza, fountains, cafés and retail.

Paul Li spoke in opposition to the proposal, expressing concern for cathedral parking and questioning changes to the community vision and atmosphere. Mr. Li provided a written copy of his statement.

Patrick Chan spoke in opposition to the proposal, identifying concerns for traffic congestion and the lack of green space and parks. Mr. Chan discussed the unfulfilled community vision.

Jeffrey Pariag spoke in opposition to the proposal, with respect to traffic that will be generated and the need for direct access to Woodbine Avenue. Mr. Pariag suggested that the building height be limited to three stories so that the view of the cathedral will not be obstructed.

Jason Niu spoke of the unfulfilled community vision, and expressed concern that the future of the cathedral is in limbo.

Alexandra Russell spoke in opposition to the proposal, having purchased a live/work unit and is now concerned about the impact of large businesses that may open, as well as traffic congestion and the shortage of parks.

Shant Kouyoumojian, representing the Cathedraltown Community Ratepayers Association, spoke in opposition to the proposal, stated concern for traffic congestion. He expressed disappointment with the fulfillment of the vision, the provision of parks, and completion of the cathedral, suggesting that the dark and gloomy cathedral would benefit from outside lighting.

Daniel So spoke in opposition to the proposal, and suggested that the development should proceed comprehensively with Phases 2 and 3. Mr. So stated that he has been living in the community for ten years and is disappointed in the unfulfilled vision.

The Ward Councillor thanked the residents for attending and noted that although several community meetings held, there are still concerns that need to be resolved.

The Committee discussed the numerous outstanding issues, and directed that further information be provided regarding the SFI standards established in 2005; the opening of the cathedral and the parking plan; parkland dedication; and potential reduction of the building height to three stories.

The Committee agreed to establish a Working Group for this matter, and directed that this application come back to an evening session of Development Services Committee. The Committee assured the public that further consultation opportunities will be provided, and that contact information should be left with the Clerk or the Ward Councillor for notification.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Carolina Moretti

- 1) **That written submissions from Wing C. Law, Jonathon Yuen Hon Ho, and Paul Li, regarding the proposal by King David Inc. on Woodbine Avenue, be received; and,**
- 2) **That deputations by Jim Kwan, Wing Liu, Tammy Armes, Paul Li, Patrick Chan, Jeffrey Pariag, Jason Niu, Alexandra Russell, Shant Kouyoumojian, representing the Cathedraltown Community Ratepayers Association, and Daniel So, regarding the proposal by King David Inc. on Woodbine Avenue, be received; and,**
- 3) That the Development Services Commission report dated December 3, 2013, entitled, "PRELIMINARY REPORT, King David Inc., 10340, 10350 and 10370 Woodbine Avenue, Cathedral Community, North of Major Mackenzie Drive, west of Woodbine Avenue, Applications for Official Plan/Secondary Plan and Zoning By-law amendments and Draft Plan of Subdivision, File No.: OP/ZA/SU 13 109102", be received; and,
- 4) That the Record of the Public Meeting held on April 1, 2014, with respect to the applications by King David Inc., for Official Plan/Secondary Plan and Zoning By-law amendments and Draft Plan of Subdivision, be received; and,

- 5) That staff be directed to further review and evaluate the proposal and report back to the Development Services Committee **at an evening session, and,**
- 6) **That Terms of Reference for a Working Group to resolve issues, consisting of Council members, residents, the applicant, and staff, be presented at the Development Services Committee Meeting on April 29, 2014; and, further,**
- 7) 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 10:12 PM.

<b>Alternate formats for this document are available upon request.</b>
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