



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING
SEPTEMBER 23, 2013 - 7:00 p.m.
Council Chamber
Meeting No. 11

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Gord Landon
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Colin Campbell
Councillor Alan Ho
Councillor Logan Kanapathi
Councillor Alex Chiu

Rick Cefaratti, Planner
Regan Hutcheson, Manager, Heritage Planning
Biju Karumanchery, Senior Development Manager
Stephen Kitagawa, Senior Planner
Dave Miller, Manager, East District
Peter Wokral, Heritage Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Joe Li
Councillor Carolina Moretti

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. INFORMATION REPORT
WYKLAND ESTATES INC.
ZONING BY-LAW AMENDMENT APPLICATION
TO REZONE CERTAIN LANDS WITHIN
DRAFT PLAN OF SUBDIVISION 19TM-10002
WEST OF CORNELL CENTRE BLVD, SOUTH OF 16TH AVE.
(ZA.13-114562) (10.5, 10.7)
[Memo](#) [Report](#)**

The Public Meeting this date was to consider an application submitted by Wykland Estates Inc. for Zoning By-law Amendment to rezone lands within draft plan of subdivision 19TM-10002, West of Cornell Centre Blvd, South of 16th Avenue (ZA 13-114562).

The Committee Clerk advised that 280 notices were mailed on September 3, 2013, and seven Public Meeting signs were posted on August 30, 2013. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee had comments regarding the approval process.

Dan Leeming, representing the applicant, Wykland Estates Inc., provided additional details on the two proposed housekeeping exceptions to the zoning standards pertaining to the attached garage and permitting rear yard porches, and noted that these provisions are already permitted in other phases of Cornell.

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

Moved by: Regional Councillor Gord Landon
Seconded by: Councillor Colin Campbell

- 1) That the report dated September 10, 2013, entitled "Information Report, Wykland Estates Inc., Zoning By-law Amendment application to rezone certain lands within draft plan of subdivision 19TM-10002, West of Cornell Centre Blvd, south of 16th Ave., File No: ZA.13-114562." be received; and,
- 2) That the Record of the Public Meeting held on September 23, 2013, with respect to the proposed amendment to the Zoning By-law, be received; and,
- 3) That the application by Wykland Estates Inc. to amend the City's By-law 177-96, as amended, be approved; and further,
- 4) That the proposed amendment to the City's Zoning By-law 177-96, as amended, be enacted without further notice.

CARRIED

**2. INFORMATION REPORT
CORNELL ROUGE DEVELOPMENT CORP.
ZONING BY-LAW AMENDMENT APPLICATION
TO REZONE CERTAIN LANDS WITHIN
DRAFT PLAN OF SUBDIVISION 19TM-08002
NORTH OF HIGHWAY 7, WEST OF DONALD COUSENS PARKWAY
(ZA.13-116402) (10.5, 10.7)**
[Memo](#) [Report](#)

The Public Meeting this date was to consider an application submitted by Cornell Rouge Development Corporation for Zoning By-law Amendment to rezone lands within draft plan of subdivision 19TM-08002, North of Hwy 7, West of Donald Cousens Parkway (ZA 13-116402).

The Committee Clerk advised that 557 notices were mailed on September 3, 2013, and seven Public Meeting signs were posted on September 3, 2013. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Kevin McKeown and Niomie Massey, representing Cornell Rouge Development Corp., provided more information regarding the proposal to facilitate double garages on certain lots.

The Committee requested consideration of a connection across Donald Cousens Parkway between the Cornell woodlot and the Rouge National Urban Park. A City-owned strip of open space was identified that could be utilized for this purpose, and staff will review this further. The Committee discussed the provision of amenity space within the individual lots and for the community. Particular concern was expressed for the provision of visitor parking, on-street parking, and space for snow storage.

Daniel Wong, area resident, spoke of his concerns for the lack of green space and snow removal problems, and the precedent that may be set with respect to the future development of the vacant land near his house.

Moved by: Councillor Colin Campbell
Seconded by: Councillor Alex Chiu

- 1) That the deputation by Daniel Wong, regarding the application by Cornell Rouge Development Corp., be received; and,**
- 2) That the report dated September 10, 2013, entitled "Information Report, Cornell Rouge Development Corp., Zoning By-law Amendment application to rezone certain lands within draft plan of subdivision 19TM-08002, North of Highway 7, west of Donald Cousens Parkway, File No: ZA.13-116402" be received; and,

- 3) That the Record of the Public Meeting held on September 23, 2013, with respect to the proposed amendment to the Zoning By-law, be received; and,
- 4) That the application by Cornell Rouge Development Corp. to amend the City's By-law 177-96, as amended, be approved; and further,
- 5) That the proposed amendment to the City's Zoning By-law 177-96, as amended, be enacted without further notice.

CARRIED

3. INFORMATION REPORT
PLAN B HOMES INC. AND 2381423 ONTARIO INC.
REVISED ZONING AMENDMENT AND DRAFT PLAN OF SUBDIVISION
APPLICATIONS TO PERMIT 15 SINGLE DETACHED DWELLINGS
AT 6827 14TH AVENUE AND 6805 14TH AVENUE
(ZA 12 127915 & SU 12 127915) (10.5, 10.6)
[Memo Report](#)

The Public Meeting this date was to consider an application submitted by Plan B Homes Inc. and 2381423 Ontario Inc. for revised Zoning By-law Amendment and Draft Plan of Subdivision to permit 15 single detached dwellings at 6827 14th Avenue and 6805 14th Avenue (ZA 12 127915 and SU 12127915).

The Committee Clerk advised that 116 notices were mailed on September 3, 2013, and a Public Meeting sign was posted on August 29, 2013. One written submission was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. This is a supplementary Public Meeting for a revised proposal to create 15 single detached residential lots.

Angelica Gutierrez, representing the Box Grove Community Association, spoke of the challenges to the peaceful enjoyment of their home with respect to traffic, noise, and the absence of municipal water and sewer services for residents in Old Box Grove, along 14th Avenue.

John Williams, representing the Di Lisi family, adjacent property owners, spoke of the potential for a connecting road through the Di Lisi property from the subject property to 14th Avenue. Negotiations between the property owners are ongoing, and he requested that a decision not be made on this application until November 19 at the earliest.

Staff confirmed that the Fire Department has requested that a second access to the community be provided at 14th Avenue. Staff also responded to questions regarding the extension of sewer services, advising that it could be provided at the cost of the residents; however the majority of the residents must support it, and a majority do not. The subject property will be connected to the services available at 6805 14th Avenue.

Karen Rea, representing the Markham Village City Ratepayers Association, gave a presentation regarding infill projects across the City, and suggested that the proposed lots are too small and not compatible with existing lots.

Nadia Zuccaro, Project Planner, EMC Group Limited, representing the applicant, gave a presentation to provide more detailed information regarding the proposal. Ms. Zuccaro reviewed the original proposal that received few comments from the residents, and compared it to the current proposal. The current proposed zoning standards are similar to the existing surrounding properties with respect to lot size and comply with the Planning framework. Ms. Zuccaro displayed streetscape and elevation drawings, discussed tree preservation, and advised of comments from the Region requesting shared driveways to minimize entrances onto 14th Avenue.

The Committee discussed the potential severance of Lot 14, and the provision of services to the Box Grove residents. Staff advised that the sewers will be sized appropriately for additional connections. Staff will review the costs involved for the residents to connect and report back. It was noted that the proposed lots fronting on Kentwood will be graded comparable to the existing lots, and that this area is not subject to TRCA review.

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Colin Campbell

- 1) **That the correspondence from Adriana Di Lisi, regarding the application by Plan B Homes Inc. and 2381423 Ontario Inc., be received; and,**
- 2) **That the deputations by Angelica Gutierrez, representing the Box Grove Community Association, John Williams, representing the Di Lisi family, and Karen Rea, representing the Markham Village City Ratepayers Association regarding the application by Plan B Homes Inc. and 2381423 Ontario Inc., be received; and,**
- 3) That the report titled "INFORMATION REPORT, Plan B Homes Inc. and 2381423 Ontario Inc., Revised Zoning Amendment and Draft Plan of Subdivision Applications to permit 15 single detached dwellings at 6827 14th Avenue and 6805 14th Avenue, File Nos. ZA 12 127915 & SU 12 127915," dated September 10, 2013 be received; and,

- 4) That the Record of the Public Meeting held on September 23, 2013, with respect to the revised Zoning By-law Amendment and Draft Plan of Subdivision applications, be received; and further,
- 5) That the revised applications by Plan B Homes Inc. and 2381423 Ontario Inc., to permit 15 single detached dwellings at 6827 14th Avenue and 6805 14th Avenue, Files: ZA 12 127915 & SU 12 127915, be referred back to staff for a report and recommendation evaluating the proposal.

CARRIED

**4. INFORMATION REPORT
APPLICATION FOR ZONING AMENDMENT
TO PERMIT NEW RESIDENTIAL LOTS
5 ROUGE ST. (JOSEPH DIMARTINO)
(ZA 13 113809) (10.5)
[Memo Report](#)**

The Public Meeting this date was to consider an application by Joseph Dimartino, 5 Rouge Street for Zoning By-law Amendment to permit new residential lots. (ZA 13 113809).

The Committee Clerk advised that 147 notices were mailed on September 3, 2013, and a Public Meeting sign was posted on August 26, 2013. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. This is a minor zoning application to create two new lots with two new infill houses. Concurrent site plan applications have been submitted.

Jim Kotsopoulos of JKO Planning Services Inc., representing the applicant, was in attendance to answer any questions. The Committee discussed the proposed development standards for lot width, lot area, lot frontage and lot coverage, and other variances. Staff noted most of the properties in the area have been subject to similar zoning variances to reflect the emerging character of the community.

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

Moved by: Councillor Colin Campbell
Seconded by: Councillor Logan Kanapathi

- 1) That the Development Services Committee report dated September 10, 2013, entitled "Information Report Application for Zoning Amendment to permit new residential lots, 5 Rouge St. (Joseph Dimartino) (ZA 13 113809) be received; and,

- 2) That the Record of the Public Meeting held on September 23, 2013, with respect to the proposed amendments to By-law 1229, as amended, be received; and,
- 3) That the application by Joseph Dimartino to amend By-law 1229, as amended, be approved; and further,
- 4) That the proposed amendment to By-law 1229, as amended, be enacted without further notice.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 8:55 PM.

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