



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING
JUNE 11, 2013 - 7:00 p.m.
Council Chamber
Meeting No. 9

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 Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Colin Campbell
Councillor Logan Kanapathi
Councillor Alex Chiu

Rino Mostacci, Director of Planning and Urban Design
Rick Cefaratti, Planner
Michael Fry, Planner
Richard Kendall, Manager, Central District
Rosanna Punit, Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Deputy Mayor Jack Heath
Regional Councillor Gord Landon
Councillor Alan Ho

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
FRONTIER GROUP OF COMPANIES INC.
11192 WOODBINE AVENUE
APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND
SITE PLAN APPROVAL TO LEGALIZE THE
EXISTING BUSINESS OFFICE USE
(ZA 13 113119 & SC 13 113119) (10.5, 10.6)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Frontier Group of Companies Inc. for Zoning By-law Amendment and Site Plan Approval to Legalize the existing Business Office use at 11192 Woodbine Avenue (ZA 13 113119 & SC 13 113119).

The Committee Clerk advised that 44 notices were mailed on May 22, 2013, and a Public Meeting sign was posted on May 22, 2013. No written submissions were received regarding this proposal.

The Committee did not require a presentation, and there were no comments from the audience with respect to this application.

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

- 1) That the Development Services Commission report dated May 7, 2013 entitled "PRELIMINARY REPORT, Frontier Group of Companies Inc., 11192 Woodbine Avenue, Applications for Zoning By-law Amendment and Site Plan Approval to Legalize the existing Business Office use, File No. ZA 13 113119 & SC 13 113119" be received; and,
- 2) That the record of the Public Meeting held on June 11, 2013, with respect to the proposed Zoning By-law Amendment by Frontier Group of Companies to permit an Business Office, be received; and,
- 3) That the Zoning By-law Amendment application (ZA 13-113119) by Frontier Group of Companies Inc. to amend By-law 304-87, as amended, and By-law 177-96 as, amended be approved; and further,
- 4) That the proposed Zoning By-law Amendment to amend By-law 304-87, as amended, and By-law 177-96, as amended be enacted without further notice.

CARRIED

**2. PRELIMINARY REPORT
DIGRAM DEVELOPMENTS INC.
6475 MAJOR MACKENZIE DRIVE EAST
PART OF LOT 20, CONCESSION 3
DRAFT PLAN OF SUBDIVISION AND
ZONING BY-LAW AMENDMENT APPLICATIONS TO
PERMIT A 76 UNIT TOWNHOUSE COMMON ELEMENT CONDOMINIUM
(SU 12 113735 & ZA 12 113735) (10.7, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Digram Developments Inc. for Draft Plan of Subdivision and Zoning By-law Amendment to permit a 76 unit Townhouse Common Element Condominium at 6475 Major Mackenzie Drive East (SU 12 113735 & ZA 12 113735).

The Committee Clerk advised that 78 notices were mailed on May 22, 2013, and two Public Meeting signs were posted on May 21, 2013. One written submissions was received regarding this proposal.

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

The Committee had questions regarding the grade separation and area parkland, and discussed the proximity to a proposed gas station, the opportunity for community amenities instead of residential use on this site, and TRCA comments.

Sandra Wiles of KLM Planning Partners, representing the applicant, responded to the comments from the Committee with respect to rezoning and development of the lands, the provision of infrastructure, and parkland dedication.

The Committee questioned if the parkland is sufficient and in appropriate proximity. It was requested that the proposed gas station be identified in sales material for the subject residential dwellings. The applicant was requested to work closely with the Ward Councillor.

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

Moved by: Councillor Carolina Moretti
Seconded by: Councillor Colin Campbell

- 1) That the written submission by Bo Yin regarding Digram Developments Inc., 6475 Major Mackenzie Drive East, be received; and,
- 2) That the report dated May 7, 2013, entitled "Preliminary Report, Digram Developments Inc., 6475 Major Mackenzie Drive East, Part of Lot 20, Concession 3, Draft Plan of Subdivision and Zoning By-law Amendment Applications to permit a 76 unit Townhouse Common Element Condominium", File Nos.: SU.12-113735 & ZA.12-113735 dated May 7, 2013 be received; and,

- 3) That the Record of the Public Meeting held on June 11, 2013, with respect to the proposed Zoning By-law Amendment and Draft Plan of Subdivision, be received; and further,
- 4) That the application by Digram Developments Inc., to permit the development of a 76 unit Townhouse Common Element Condominium, Files: ZA 12 113735 & SU 12 113735, be referred back to staff for a report and recommendation evaluating the proposal, **in consultation with the Ward Councillor.**

CARRIED

**3. PRELIMINARY REPORT
PHILIP K. H. ENG (OWNER), 5 OAKCREST AVENUE
ZONING BY-LAW AMENDMENT TO PERMIT
ONE NEW DETACHED DWELLING
(ZA 13 131319) (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Philip K. H. Eng for Zoning By-law Amendment to permit one new detached dwelling at 5 Oakcrest Avenue (ZA 13 131319).

The Committee Clerk advised that 63 notices were mailed on May 22, 2013, and a Public Meeting sign was posted on May 22, 2013. Six written submissions were received regarding this proposal.

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

Andrew Ferancik of Walker, Nott, Dragicevic Associates Limited, representing the applicant, provided additional details and reviewed the development evolution of the neighbourhood.

The Committee expressed concern for the size of the proposed dwelling, and requested an analysis of potential severances in the area. Discussions included the previous study by Markham to determine appropriate severance guidelines, in consultation with the residents, and the services that had been provided in the area to facilitate severances. It was noted that properties backing onto the river are subject to additional building restrictions.

Grace Chan, area resident, spoke in opposition to the severance and considers the proposed house to be too large. Ms. Chan wants to preserve the neighbourhood.

Joshua Chao, representing his parents, adjacent property owners, spoke of overdevelopment of the lot and the potential impact on their property. Mr. Chow stated their opposition to the proposal.

Louis Capozzi, resident across the road, spoke in opposition to the proposal and discussed impacts to the neighbourhood due to the inappropriate lot size.

Dr. Art Noordeh, area resident, spoke in opposition to the severance and discussed the impacts on the neighbourhood, the environment, and the loss of trees.

Filomena Lamanna, area resident, is not opposed to severances as long as they are done properly in consideration of the neighbourhood values and maintains reasonable lot sizes.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

- 1) **That the written submissions by Grace Chan (2), Jennifer Wong, Nicola Marsh, Angela Kabir, and Mike and Nikki Moffat regarding the application by Philip K. H. Eng for 5 Oakcrest Avenue, be received; and,**
- 2) **That the deputations by Grace Chan, Joshua Chao, Louis Capozzi, Dr. Art Noordeh, and Filomena Lamanna regarding the application by Philip K. H. Eng for 5 Oakcrest Avenue, be received; and,**
- 3) That the Development Services Commission report dated May 7, 2013 titled "PRELIMINARY REPORT, Philip K. H. Eng (Owner), 5 Oakcrest Avenue, Zoning by-law amendment to permit one new detached dwelling, File No. ZA 13 131319" be received; and,
- 4) That the Record of the Public Meeting held on June 11, 2013 with respect to the proposed Zoning By-law Amendment, be received; and,
- 5) That the application by Philip K. H. Eng (Owner) for a proposed Zoning By-law Amendment (ZA 13 131319) be referred back to staff for a report and a recommendation; and further,
- 6) 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 9:00 PM.

Alternate formats for this document are available upon request.
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