



**PUBLIC INFORMATION MEETING MINUTES
KYLEMORE COMMUNITIES (WEST VILLAGE) ANGUS GLEN
May 16, 2013 - 7:00 p.m.
Council Chamber**

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Councillor Howard Shore
Councillor Don Hamilton
Councillor Alan Ho
Councillor Logan Kanapathi

Ron Blake, Manager, West District
Ronji Borooah, City Architect
Gary Sellars, Senior Planner
Fiony Lau, Assistant to Councillor Alan Ho
Amanda Ho, Volunteer
Kitty Bavington, Council/Committee Coordinator

**Kylemore Communities (West Village) Ltd.
9 and 15 Stollery Pond Crescent, Angus Glen West Village
Applications for Zoning By-Law Amendment and Site Plan Approval
to Permit Two Condominium Apartment Buildings (ZA/SC 12 109301) (10.5, 10.6)**

The Public Information Meeting regarding Kylemore Communities (West Village) convened at 7:00 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

1. Disclosure of Pecuniary Interest - None declared

2. Welcome

The Chair, Regional Councillor Jim Jones, welcomed those in attendance.

3. Introduction by Ward 6 Councillor, Alan Ho

Ward 6 Councillor Alan Ho provided background information on the application and on this Public Information Meeting.

4. Presentations by Markham Staff

Gary Sellars, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The total number of units being proposed is less than is currently permitted by the Secondary Plan, and more parking will be provided than is required.

Staff reviewed the timeline for the application and the Statutory Public Meeting held February 5, 2013, and the Community Information Meeting held by the Ward Councillor on April 18. Staff responded to questions from the Committee regarding the location of existing occupied dwellings, parklands, access points to the property, traffic flow, and design details.

5. Presentation by Kylemore Communities

Correspondence dated May 13, 2013 from Cassels Brock, representing Kylemore Communities was provided.

Signe Leisk of Cassels Brock gave a brief overview of the planning proposal and spoke of the history of this application and the development of the Angus Glen community, advising that Kylemore has been working with staff and Council to create a satisfactory plan for the as-of-right density and height. In response to concerns from the residents with respect to a previous proposal for ten and six storey buildings, the current proposal is for eight and six storey buildings. Community meetings have been held and no significant additional concerns have been identified. It was suggested that there are no negative impacts as parking requirements have been exceeded and the bridge at the south end of the community has been approved which will provide a secondary access route. Due to the grading, only the top of the six storey building will be visible to residences to the immediate west of the project, and the eight storey building will not be visible at all.

The applicant's architect displayed the West Village Composite Plan, elevations and site plans, illustrating the design features, parklands, and open spaces. A shadowing study demonstrates minimal shadowing impacts. The buildings will be separated and screened from the existing homes by the road, the park, and trees.

Nick Poulos, Transportation Consultant, discussed the traffic analysis within the community and the connectivity between the east and west villages via the pending bridge.

Patrick O'Hanlon, Michael Montgomery, and Frank Spaziani representing Kylemore Homes were also in attendance.

6. Deputations and Comments from the Public

The Committee required the deputants to identify the location of their residences on the map provided.

Vincent Kwong, area resident, indicated his home will overlook the proposed buildings and he displayed photos from his windows showing his current view. Mr. Kwong stated that when he purchased his home, he was advised by Kylemore that there would be "Golf Villas" on the subject site. He discussed previous zoning and Minor Variance approvals, the issue of the Public Notice sign being posted on the property for the Statutory Public Meeting of February 5, 2013, in a location that was difficult to access, and the circulation range of mailed notice. Mr. Kwong referred to a petition signed by 150 residents in opposition to the proposal.

Rebecca Cheng had requested to make a deputation but did not speak at this meeting.

Paul Cheng, area resident, indicated that he lives adjacent to the park. He discussed parking for the park and visitor parking issues and expressed concern for overflow parking from the condominium. Mr. Cheng suggested the bridge will provide a second access to the community, but will not solve the impacts from the increased traffic.

Staff confirmed the parking requirements for the condominium will be exceeded, and that the application is for a lower unit count than is currently permitted by the Angus Glen Secondary Plan.

Michael Cheng, on behalf of Mei Mei Ku and himself, area residents, displayed the Kylemore sales map from the time they purchased their home, indicating "Golf Villas" on the subject site described by sales staff as multi-million dollar detached homes. Condo apartments were proposed adjacent to Major Mackenzie Drive. Mr. Cheng expressed concern for the previous approvals and the notice provided for the statutory Public Meeting for this application, with respect to implications to the residents' right to appeal to the OMB. Mr. Cheng referred to the petition in opposition, and discussed traffic congestion and the negative impacts to the residents' enjoyment of the environment and property values.

Staff provided clarification of the previous zoning applications and the Minor Variance in 2010 to approve six storeys. The current zoning application is to permit 8 storeys for one building and the site plan approval application is for both buildings. Staff explained that the site plan will be reviewed in two phases. A recommendation report on the first phase, consisting of the six storey apartment building which is permitted by an earlier variance will be presented to Committee prior to the summer recess. Phase 2, the eight storey apartment building, requires a zoning amendment in addition to site plan approval. This report will be presented to Committee and Council in the fall. Staff also explained the Planning Act requirement for public involvement taking place prior to Council making a decision on Zoning By-laws, regarding appeals to the OMB. The Committee requested staff consult with legal staff on this issue. *(Legal staff later confirmed the requirement for appeal of Zoning By-law Amendments: "A person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council".)*

Faroog Khan, area resident, advised that the angle of his viewpoint is different from the one displayed, and that there would be more impact to his view. Mr. Khan suggested that insufficient notification was provided to the residents, and that the building height is the main issue.

Jennie Chen, area resident, stated that her home is at a higher elevation and that she paid a premium price for an unobstructed view. Ms. Chen had a concern regarding the reflection from the glass windows.

7. Discussion

Committee members noted that this application had been addressed at the community's Annual Ratepayers General Meeting, and discussed the Official Plan and Secondary Plan policies that established densities and other aspects. It was noted that the applicant has been working with the community and the City for several years to produce an appropriate development.

The Committee indicated that the bridge construction should precede occupancy of the condos and requested staff to review the timing.

The site plan application for the six-storey building is tentatively scheduled to come back to Development Service Committee on June 11, 2013; the zoning and site plan applications and for the eight-storey building will not come forward until the fall. Anyone who has written to request notice will be notified when these matters come forward.

The Committee considered that sufficient notice has now been provided and public comments have been received. The Committee suggested that residents make written submissions regarding their concerns if they have not already done so.

Councillor Alan Ho thanked the residents, Council members, staff, and Kylemore representatives for attending and for their cooperation.

ADJOURNMENT

The Public Information Meeting regarding Kylemore Communities (West Village) adjourned at 9:45 p.m.