



**MINUTES**  
***DEVELOPMENT SERVICES PUBLIC MEETING***  
**JANUARY 22, 2013 - 7:00 p.m.**  
**Council Chamber**  
**Meeting No. 1**

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**All Members of Council**

**Attendance**

Mayor Frank Scarpitti  
Deputy Mayor Jack Heath  
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 Logan Kanapathi  
Councillor Alex Chiu

Ron Blake, Manager, West District  
Biju Karumanchery, Senior Development Manager  
Gary Sellars, Senior Planner  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Regional Councillor Jim Jones

The Development Services Public Meeting convened at 7:08 PM in the Council Chamber with Councillor Don Hamilton in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST – None declared**

- 1. MAHAMEVNA BHAVANA ASAPUWA TORONTO  
11175 KENNEDY ROAD  
EAST OF KENNEDY ROAD, NORTH OF ELGIN MILLS ROAD  
APPLICATIONS FOR OFFICIAL PLAN  
MINISTER'S (AIRPORT) ZONING ORDER AND  
ZONING BY-LAW AMENDMENTS TO PERMIT  
A PLACE OF WORSHIP  
(OPA/ZA 12 117122) (10.3, 10.5)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by Mahamevna Bhavana Asapuwa Toronto for Official Plan, Minister's (Airport Zoning Order) and Zoning By-law amendments to permit a place of worship at 11175 Kennedy Road, east of Kennedy Road, north of Elgin Mills Road (OP/ZA 12 117122).

The Committee Clerk advised that 23 notices were mailed on January 2, 2013, and a Public Meeting sign was posted on December 30, 2012. Three 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.

Randal Dickie, Consultant, and Bhikku Khemarataha and Roshan Miskin, residents of the Mahamevna Buddhist Monastery, made presentations on behalf of the applicant. Mr. Khemarataha and Mr. Miskin explained the religious practices and activities associated with the Buddhist community and the proposed Monastery. They advised that no noise complaints have occurred during their five-year residence at this location, and provided a written statement.

Mr. Dickie provided further details regarding the proposal to recognize the use and permit an addition to the existing dwelling. The majority of landscape open space will be preserved.

The Committee discussed the traffic study, which is under the jurisdiction of the Region of York, and parking requirements. Staff were requested to review parking requirements for significant events.

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alex Chiu

- 1) That the written submissions from Rev. Kemaratana Thero, representing the applicant, and from Lori Bogomolny and Richard R. Arblaster, regarding the proposal for 11175 Kennedy Road, be received; and,
- 2) That the Development Services Commission report dated September 25, 2012, entitled, "Preliminary Report, Mahamevna Bhavana Asapuwa Toronto, 11175 Kennedy Road, East of Kennedy Road, north of Elgin Mills Road, Applications for Official Plan, Minister's (Airport Zoning Order) and Zoning By-law amendments to permit a place of worship, File No.: OP/ZA 12 117122", be received; and,
- 3) That the Record of the Public Meeting held on January 22, 2013, with respect to the applications by Mahamevna Bhavana Asapuwa Toronto, for Official Plan and Minister's (Airport Zoning Order) and Zoning By-law amendments, be received; and further,
- 4) That staff be directed to further review and evaluate the proposal and report back to the Development Services Committee.

CARRIED

**2. PRELIMINARY REPORT  
UPPER UNIONVILLE INC.  
FUTURE DEVELOPMENT BLOCK 992, PLAN 19TM – 10003  
NORTHEAST CORNER OF 16<sup>TH</sup> AVENUE AND KENNEDY ROAD  
APPLICATIONS FOR OFFICIAL PLAN/SECONDARY PLAN  
AND ZONING BY-LAW AMENDMENTS AND  
DRAFT PLAN OF SUBDIVISION  
(OP/ZA/SU 12 110185) (10.3, 10.5, 10.7)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by Upper Unionville Inc. for Official Plan, Secondary Plan and Zoning By-law amendments and Draft Plan of Subdivision, for lands at the northeast corner of 16<sup>th</sup> Avenue and Kennedy Road (OP/ZA/SU 12 110185).

The Committee Clerk advised that 95 notices were mailed on January 2, 2013, and two Public Meeting signs were posted on December 20, 2012. One written submissions was received regarding this proposal.

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

Dave Stewart of TACC Developments and Stephen Wimmer of MBTW Group, representing the applicant, made a presentation to provide more details of the proposal.

The Committee discussed the access point with respect to warranting traffic lights and staff will review this with York Region. Discussions included the live/work dynamic, pedestrian walkways, parking, details and maintenance of the streetscape components, architectural details, the public square, gateway features and the possibility of a Berczy statue.

Lauren Capilongo of Malone Given Parsons Ltd., representing the Montessori School to the west of the subject site, made a deputation to discuss concerns for the impact of the development on the future development of the school site with respect to access at Kennedy Road.

Meg Stokes, representing the Angus Glen Ratepayers Association, advised that the Association is generally in support of the development and spoke of the cooperation by TACC.

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

- 1) That the written submission from Jim Kirk, regarding the application by Upper Unionville Inc., be received; and,
- 2) That the deputations by Lauren Capilongo of Malone Given Parsons Ltd., representing the Montessori School and Meg Stokes, representing the Angus Glen Ratepayers Association regarding the application by Upper Unionville Inc., be received; and,

- 3) That the Development Services Commission report dated October 23, 2012, entitled, "Preliminary Report, Upper Unionville Inc., Future Development Block 992, Plan 19TM-10003, Northeast corner of 16<sup>th</sup> Avenue and Kennedy Road, Applications for Official Plan/Secondary Plan and Zoning by-law amendments and Draft Plan of Subdivision, File No.: OP/ZA/SU 12 110185", be received; and,
- 4) That the Record of the Public Meeting held on January 22, 2013, with respect to the applications by Upper Unionville Inc., for Official Plan/Secondary Plan and Zoning by-law amendments and Draft Plan of Subdivision, be received; and further,
- 5) That staff be directed to further review and evaluate the proposal and report back to the Development Services Committee.

CARRIED

**3. PRELIMINARY REPORT  
UPPER UNIONVILLE INC.  
SCHOOL BLOCK 593 AND  
LOTS 259 TO 264, INCLUSIVE, PLAN 65M- 4325  
NORTH OF WILFRED MURISON AVENUE  
WEST OF THE BRIDLE WALK  
APPLICATION FOR DRAFT PLAN OF SUBDIVISION APPROVAL  
(SU 10 118874) (10.7)  
[Report](#)**

The Public Meeting this date was to consider an application submitted by Upper Unionville Inc. for Draft Plan of Subdivision, north of Wilfred Murison Avenue, west of The Bridle Walk (SU 10 118874).

The Committee Clerk advised that 103 notices were mailed on January 2, 2013, and a Public Meeting sign was posted on December 20, 2012. One written submissions was received regarding this proposal.

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

Dave Stewart of TACC Developments and Stephen Wimmer of MBTW Group, representing the applicant, made a presentation to provide more details of the proposal.

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

Moved by: Councillor Carolina Moretti  
Seconded by: Councillor Alex Chiu

- 1) That the written submission from Potoula, regarding the application by Upper Unionville Inc., be received; and,

- 2) That the Development Services Commission report dated October 23, 2012, entitled, "Preliminary Report, Upper Unionville Inc., School Block 593 and Lots 259 to 264, inclusive, Plan 65M-4325, North of Wilfred Murison Avenue, west of The Bridle Walk, Application for Draft Plan of Subdivision Approval, File No.: SU 10 118874", be received; and,
- 3) That the Record of the Public Meeting held on January 22, 2013, with respect to the application by Upper Unionville Inc., for Draft Plan of Subdivision Approval, be received; and further,
- 4) That staff be directed to further review and evaluate the proposal and report back to the Development Services Committee.

CARRIED

## **ADJOURNMENT**

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

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