



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING
DECEMBER 11, 2012 - 7:00 p.m.
Council Chamber
Meeting No. 10

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
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Carolina Moretti
Councillor Colin Campbell
Councillor Alan Ho
Councillor Logan Kanapathi

Biju Karumanchery, Senior Development Manager
Stephen Kitagawa, Senior Planner
Dave Miller, Manager, East District
Stacia Muradali, Senior Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Regional Councillor Gord Landon
Regional Councillor Joe Li
Councillor Alex Chiu

The Development Services Public Meeting convened at 7:15 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair. Councillor Don Hamilton chaired Item No. 2.

DISCLOSURE OF PECUNIARY INTEREST – None Declared

- 1. PRELIMINARY REPORT
KRASHNIK INVESTMENTS LTD.
9833 AND 9855 HIGHWAY 48
REZONING AND SITE PLAN APPLICATIONS
TO PERMIT COMMERCIAL AND RETAIL USES
AND TO ADD A NEW BUILDING
(ZA 06 128721 & SC 12 122162) (10.5, 10.6)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Krashnik Investments Ltd. for a rezoning and site plan application to permit commercial and retail uses and to add a new building at 9833 and 9855 Highway 48 (ZA 96 128721 & SC 12 122162).

The Committee Clerk advised that 111 notices were mailed on November 21, 2012, and a Public Meeting sign was posted on November 14, 2012. One written submissions was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. David Johnston of David Johnston Architect Ltd., representing the applicant, presented a preliminary site plan and building elevations. The application involves the west half of the property only.

Annette Cocorovski questioned the “hazard lands” designation and staff clarified it refers to valley lands associated with the watercourse. Ms. Cocorovski suggested a Secondary Plan is required for the area. Staff advised that the Secondary Plan is not necessary for development to take place.

Donna Bush spoke in opposition, suggesting insufficient notice was provided. Ms. Bush requested a moratorium be put on development until the Official Plan and a Secondary Plan are in place. Staff provided clarification on the proposed use and size of the building.

Karen Rea, representing the Markham Village City Ratepayers Association spoke in opposition to the proposal with respect to big box development and the need for urban design and overall comprehensive planning.

The Committee discussed the Official Plan exercise and a potential Secondary Plan for the area and noted the recent Urban Design and Highway 48 studies. It was suggested that improvements are required for the design details. Mr. Johnston responded, suggesting further studies for this site are not necessary. Staff was directed to report back on development and appropriate studies for the Highway 48 corridor in early 2013.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Logan Kanapathi

- 1) **That the written submission from Dr. Tammy Morrell-Bellai, regarding the application by Krashnik Investments Ltd. 9833 and 9855 Highway 48, be received; and,**
- 2) **That the deputations by Annette Cocorovski, Donna Bush, and Karen Rea, regarding the application by Krashnik Investments Ltd. 9833 and 9855 Highway 48, be received; and,**
- 3) That the Development Services Commission report dated October 23, 2012 titled “PRELIMINARY REPORT. Krashnik Investments Ltd. 9833 and 9855 Highway 48. Rezoning and site plan applications to permit commercial and retail uses and to add a new building, File Nos. ZA 96 128721 & SC 12 122162”, be received; and,

- 4) That the record of the public meeting held on December 11th, 2012, with respect to the proposed Zoning By-law amendment application by Krashnik Investments Ltd for 9829, 9833 and 9855 Highway 48, to permit commercial and retail uses, (ZA 06 128721) be received; and further,
- 5) That the proposed Zoning By-law amendment application (ZA 06 128721) by Krashnik Investments Ltd. to amend Zoning By-laws 88-76 and 177-96, as amended, be referred back to Staff for a report and recommendation.

CARRIED

**2. PRELIMINARY REPORT
MACKENZIE BUILDERS AND DEVELOPERS LTD.
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT
SOUTHWEST CORNER OF MINGAY AVENUE
AND MAJOR MACKENZIE DRIVE
(SU.12-130894 AND ZA.12-130894) (10.7, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Mackenzie Builders and Developers Ltd. for Draft Plan of Subdivision and Zoning By-law amendment, Southwest corner of Mingay Avenue and Major Mackenzie Drive (SU 12-130894 and ZA 12-130894).

The Committee Clerk advised that 261 notices were mailed on November 21, 2012, and five Public Meeting signs were posted on November 16, 2012. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Sandra Wiles, KLM Planning Partners Inc., representing the applicant, provided details of the proposal and elevations, and responded to questions concerning servicing allocation.

The Ward Councillor reported there had been no response from the community and there were no comments from the audience.

Moved by: Councillor Carolina Moretti
Seconded by: Deputy Mayor Jack Heath

- 1) That the report dated October 9, 2012, entitled “Mackenzie Builders and Developers Ltd., Applications for Draft Plan of Subdivision and Zoning By-law amendment, Southwest corner of Mingay Avenue and Major Mackenzie Drive, File Numbers: SU.12-130894 and ZA.12-130894”, be received; and,
- 2) That the Record of the Public Meeting held on December 11, 2012, with respect to the applications for Draft Plan of Subdivision and Zoning By-law Amendment, be received; and further,

- 3) That the applications by Mackenzie Builders and Developers Ltd., Applications for Draft Plan of Subdivision and Zoning By-law amendment, Southwest corner of Mingay Avenue and Major Mackenzie Drive, File Numbers: SU.12-130894 and ZA.12-130894, be referred back to staff for a report and recommendation.

CARRIED

**3. PRELIMINARY REPORT
FOREST HILL HOMES (CORNELL ROUGE) LTD.
ZONING BY-LAW AMENDMENT AND
SITE PLAN APPLICATIONS TO PERMIT
MEDIUM DENSITY HOUSING AND OPEN SPACE
SOUTH OF RUSTLE WOODS AVE.
WEST OF CORNELL ROUGE BLVD.
(ZA.12-111705 AND SC.12-111705) (10.5, 10.6)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Forest Hill Homes (Cornell Rouge) Ltd. for Zoning By-law Amendment and Site Plan Approval to permit medium density housing and open space, South of Rustle Woods Avenue, West of Cornell Rouge Blvd. (ZA 12-111705 and SC 12-111705).

The Committee Clerk advised that 59 notices were mailed on November 21, 2012, and three Public Meeting signs were posted on November 16, 2012. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Representatives of Forest Bay Homes, representing the applicant, provided details of the proposal and elevations. The Committee discussed the floor plans, underground parking, unit size and price, and the buffer to the woodlot.

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

Moved by: Councillor Colin Campbell
Seconded by: Deputy Mayor Jack Heath

- 1) That the report dated October 23, 2012, entitled "Preliminary Report, Forest Hill Homes (Cornell Rouge) Ltd., Zoning By-law Amendment and Site Plan Approval to permit Medium Density Housing and Open Space, South of Rustle Woods Ave., west of Cornell Rouge Blvd., File Numbers: ZA.12-111705 and SC.12-111705", be received; and,
- 2) That the Record of the Public Meeting held on December 11, 2012, with respect to the applications for Zoning By-law Amendment and Site Plan Approval, be received; and further,

- 3) That the applications by Forest Hill Homes (Cornell Rouge) Ltd., Zoning By-law Amendment and Site Plan Approval to permit Medium Density Housing and Open Space, South of Rustle Woods Ave., west of Cornell Rouge Blvd., File Numbers: ZA.12-111705 and SC.12-111705, be referred back to staff for a report and recommendation.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 8:45 PM.

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