



DEVELOPMENT SERVICES COMMITTEE MINUTES

NOVEMBER 6, 2012, 9:00 a.m. to 3:00 p.m.

Council Chamber

Meeting No. 23

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones
Vice-Chair: Councillor Don Hamilton

Economic Development

Chair: Councillor Carolina Moretti
Vice-Chair: Councillor Alex Chiu

Transportation Issues

Chair: Regional Councillor Gord Landon
Vice-Chair: Councillor Alan Ho

PART A & B

Presentations, Major Studies, and Issues Agenda

Report Agenda

9:00 a.m. – Council Chamber

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
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

Regrets

Regional Councillor Gord Landon
Councillor Alan Ho

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community & Fire Services
Catherine Conrad, Town Solicitor
George Duncan, Senior Heritage Planner
Dennis Flaherty, Director Communications and Community Relations
Scott Heaslip, Senior Project Coordinator
Regan Hutcheson, Manager, Heritage Planning
Paul Ingham, Director, Operations
Richard Kendall, Manager, Central District
Brian Lee, Senior Manager, Development Engineering & Transportation
Sepideh Majdi, Senior Development Engineer
Dave Miller, Manager, East District
Tim Moore, Director, Building Standards
Rino Mostacci, Director of Planning and Urban Design
Stacia Muradali, Planner II
Bob Nicholson, Manager, Business & Technical Services
Martha Pettit, Acting Clerk
David Porretta, Supervisor, Traffic Operations
Bill Wiles, Manager of By-law Enforcement and Licensing
Kitty Bavington, Council/Committee Coordinator

The Development Services Committee convened at the hour of 9:05 a.m. in the Council Chamber with Regional Councillor Jim Jones in the Chair.

The Committee recessed between 12:40 p.m. and 1:37 p.m.

DISCLOSURE OF INTEREST - None disclosed

**1. APPEAL OF FENCE BY-LAW DECISION
AT 104 JOHN STREET (2.19)**
[Background Information](#)

Jim Baird, Commissioner of Development Services, provided background information.

James Makaruk explained his reasons for appealing the Fence Variance granted for 104 John Street. Mr. Makaruk discussed the staff report and safety issues, referring to Sections 6.4, 6.5 and 4.3 of the Fence By-law (277-97, as amended) and displayed site plans and photographs.

The Committee considered partial removal or lowering of the fence and discussed the sight triangle, the similarity to lane-based developments, and comments from surrounding residents.

Bill Wiles, Manager of By-law Enforcement and Licensing, confirmed that the fence is located properly on the subject property and the only variance issue is the height. Mr. Wiles discussed the Heritage review process and the variance approval process, including consultation with adjoining property owners.

David Porretta, Supervisor, Traffic Operations, stated that staff have no concerns with traffic and safety issues, and that the fence meets the required standards.

Anthony Battaglia, subject property owner, responded to questions from the Committee advising that the City's rules and processes had been followed, and the height of the fence is required to protect his privacy. Mr. Battaglia confirmed that the first gate in the fence, closest to the corner, is fixed and does not open.

Marion Matthias spoke on behalf of Evelin Ellison, Thornhill resident, with respect to maintaining a consistency in fences and heritage buildings, and supported the request to deny the fence variance.

The Committee consented to deal with Agenda item # 10, the staff report regarding this issue, immediately following the deputation by Mr. Makaruk.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Carolina Moretti

- 1) **That the letter of appeal dated October 12, 2012, from James Makaruk, regarding the Fence Variance granted for 104 John Street be received; and,**
- 2) **That the deputations by James Makaruk and Marion Matthias regarding the Fence Variance granted for 104 John Street be received.**

CARRIED

2. 2013 ANNUAL SERVICE PLAN (5.12)

[Presentation](#)

Moved by: Councillor Colin Campbell

Seconded by: Councillor Logan Kanapathi

That the presentation by Adrian Kawun, York Region Transit, entitled "2013 Annual Service Plan" be **deferred to a future meeting**.

CARRIED

**3. DEVELOPMENT SERVICES COMMITTEE MINUTES
- October 23, 2012, Part A and B (10.0)**

[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Development Services Committee meeting, Part A and B, held October 23, 2012, be confirmed.

CARRIED

**4. ROUGE PARK IMPLEMENTATION
REVIEW TASK FORCE MINUTES
- July 4, July 13 and July 27, 2012 (16.0)**

[July 4](#) [July 13](#) [July 27](#)

The Committee requested an update on Milne Dam Conservation Area with respect to the National Rouge Urban Park. Deputy Mayor Jack Heath, Chair of the Task Force, gave a brief update and staff will provide a further presentation at an upcoming Committee meeting.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Rouge Park Implementation Review Task Force meetings held on July 4, July 13 and July 27, 2012, be received for information purposes.

CARRIED

**5. MARKHAM SPORTS, ENTERTAINMENT
AND CULTURAL CENTRE SUB-COMMITTEE MINUTES
- July 12, July 30, August 9, September 10, October 3 and October 26, 2012 (16.0)**
[July 12](#) [July 30](#) [Aug 9](#) [Sept 10](#) [Oct 3](#) [Oct 26](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Markham Sports, Entertainment and Cultural Centre Sub-Committee meetings held July 12, July 30, August 9, September 10, October 3 and October 26, 2012, be received for information purposes.

CARRIED

**6. MARKHAM SPORTS, ENTERTAINMENT
AND CULTURAL CENTRE
PUBLIC INFORMATION MEETING
MINUTES - October 24, 2012 (16.0)**
[Minutes](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

That the minutes of the Markham Sports, Entertainment and Cultural Centre - Public Information Meeting held October 24, 2012, be received for information purposes.

CARRIED

**7. INTENTION TO DESIGNATE A PROPERTY UNDER
PART IV OF THE *ONTARIO HERITAGE ACT*
REESOR-GROVE HOUSE
6330 SIXTEENTH AVENUE (16.11.3)**
[Report](#)

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report dated November 6, 2012, entitled “Intention to Designate a Property under Part IV of the *Ontario Heritage Act*, Reesor-Grove House, 6330 Sixteenth Avenue” be received; and,
- 2) That as recommended by Heritage Markham, the Reesor-Grove House – 6330 Sixteenth Avenue, be approved for designation under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest; and,
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the *Ontario Heritage Act*; and,

- 4) That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk be authorized to place a designation by-law before Council for adoption; and,
- 5) That if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**8. PRELIMINARY REPORT, TBD (PLAN B HOMES INC.),
ZONING AMENDMENT AND DRAFT PLAN OF SUBDIVISION
TO PERMIT THE DEVELOPMENT OF 9 SINGLE DETACHED
DWELLINGS AT 6827 14TH AVENUE
(ZA 12 127915 & SU 12 127915) (10.5 and 10.7)
[Report](#)**

The Committee had brief discussions regarding the provision of services in Box Grove.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the report titled “PRELIMINARY REPORT, TBD (Plan B Homes Inc.), Zoning Amendment and Draft Plan of Subdivision to permit the development of 9 single detached dwellings at 6827 14th Avenue, Files: ZA 12 127915 & SU 12 127915,” dated November 6, 2012 be received; and,
- 2) That a Public Meeting be held to consider the Zoning Amendment & Draft Plan of Subdivision applications submitted by TBD (Plan B Homes Inc.), to permit the development of 9 single detached dwellings on the subject lands; and further,
- 3) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**9. TEMPORARY ROAD CLOSURE
OF A SECTION OF VILLAGE PARKWAY
FROM LANDMARK COURT TO HIGHWAY 7 (5.10)
[Report](#)**

Staff provided clarification of the hours and dates for the proposed road closure, from Friday November 16 to Monday November 26.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Colin Campbell

- 1) That the November 6, 2012 report entitled ‘Temporary Road Closure of a Section of Village Parkway from Landmark Court to Highway 7’ be received; and,
- 2) * That temporary closure of Village Parkway from Landmark Court to Highway 7 be approved to facilitate municipal infrastructure construction, for a forecast period from Friday November 16, 2012 at 8:00 PM to Monday November 26, 2012 at 8:00 AM subject to public notice, signage and scheduling to be confirmed by the Director of Engineering; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

*At Council on November 13, 2012, Clause 2) was amended as follows:

From:

"...Friday November 16, 2012 at 8:00 PM to Monday November 26, 2012 at 8:00 AM..."

To:

"...Friday November 30, 2012 at 8:00 PM to Friday December 7, 2012 at 8:00 AM..."

10. FENCE EXEMPTION APPEAL- 104 JOHN STREET (2.19)

[Report](#)

Moved by: Councillor Valerie Burke

Seconded by: Councillor Carolina Moretti

- 1) That the report entitled “Fence Exemption Appeal- 104 John Street” be received; and,
- 2) That Council confirm the exemption for a 1.8m solid panel fence at 104 John Street for the reasons outlined in this report.

CARRIED

**11. RECOMMENDATION REPORT
STARGRANDE CUSTOM HOMES
REZONING AND SITE PLAN APPLICATIONS
TO PERMIT A TOWNHOUSE DEVELOPMENT
AT 6330 16TH AVENUE (NORTH-EAST CORNER OF
WILLIAMSON ROAD AND 16TH AVENUE)
(ZA 11 119446 & SC 11 119447) (10.6)**

[Report](#)

At the Development Services Committee meeting on October 9, 2012, the Ward Councillor requested deferral of this matter to allow the residents an opportunity to review the application.

Jim Baird, Commissioner of Development Services, provided an update on the public consultation and gave a brief overview of the proposal.

Anthony Martelli of Greenpark Homes, representing the applicant, made a presentation regarding the proposal and discussed the density and features of the development.

The Committee discussed the Heritage building and the walkways between the buildings. Staff will review the potential for an additional walkway and provide an update. The Committee referred to written submissions from the residents.

Concern was expressed for environmental issues with respect to the impacts to Swan Lake, including how the bird nesting season would be monitored. A peer review of the Environmental Impact Study submitted by the applicant was requested by the Committee. Mr. Martelli and Caroline Baskin, Environmental Consultant, discussed the findings of the EIS, and the buffer and other measures to protect Swan Lake. They advised that there are no other significant natural heritage features on the property, and the EIS was in relation to Swan Lake. Staff advised that TRCA has indicated no comment on the application as Swan Lake is a former gravel pit, not a natural lake feature.

Mr. Martelli reviewed the greenspace and parkland being provided. Staff advised that a slight shortfall in parkland dedication will be covered by a cash-in-lieu payment. Parkland is being provided in the area through the Developers Group Agreement.

The Committee considered the amount of intensification in the area and the impacts on the residents. The Ward Councillor indicated that the applicant had been requested to consider a long-term deferral or to reduce the number of units. Mr. Martelli responded that the proposal is at the low range of permitted density and that a long-term deferral would not be supported by the applicant.

Donna Bush expressed appreciation to Council for recognizing the importance of this area, and commented on the public consultation process, and the need for parkland and wider roads. Concerns included the traffic study findings, parking, and protection of the lake.

Karen Rea noted concerns for parking, traffic congestion, and density, and suggested that the Secondary Plan be reviewed.

William Lam referred to a petition from the residents on his street, Forest Valley Road (forming part of a petition submitted by Alex Hardy) in opposition to the proposal. Mr. Lam displayed photos of the Swan Lake area and expressed concern for the density, parkland, traffic, and the impacts of development on the lake.

Alex Hardy, representing the Markham Residents for Responsible Community Planning thanked staff and the developer for their cooperation, and noted concerns for the high density and traffic demands, and the need for public hearings, additional studies, and revisions to the Official plan and Secondary Plan. Mr. Hardy presented a petition in opposition, outlining their demands.

Annette Cacorovski questioned the findings of the EIS. The Committee indicated a peer review should be required, and the results would be shared with the residents.

The applicant's Traffic Consultant responded to comments regarding the trumpet-throat island, and confirmed that surrounding development sites, including the proposed mosque, were incorporated into the study. In response to questions, staff confirmed that the density had been approved in 1995.

Mr. Martelli responded to comments made by residents and stated that the applicant does not intent to impact or impede the lake, and will provide a pathway around the lake. Grading and servicing will ensure there is no drainage into the lake. Mr. Martelli indicated agreement to the peer review of the EIS.

The Committee considered options going forward and suggested a further deferral to work on solutions. Mr. Martelli agreed to a short deferral to define the parameters and objectives for working out solutions within a reasonable time. The residents indicated agreement.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Carolina Moretti

That a peer review be performed on the Environmental Impact Study submitted by the applicant, prior to final site plan agreement and approval for Stargrande Custom Homes at 6330 16th Avenue.

CARRIED

Moved by: Councillor Colin Campbell

Seconded by: Mayor Frank Scarpitti

- 1) **That the deputations by Donna Bush, Karen Rea, William Lam, Alex Hardy representing the Markham Residents for Responsible Community Planning, and Annette Cacorovski, regarding the proposal by Stargrande Custom Homes, be received; and,**
- 2) **That the written submissions from Phil Richardson and Alex Hardy representing the Markham Residents for Responsible Community Planning and the electronic petition with 230 names, and from Kim Narduzzi and family, regarding the proposal by Stargrande Custom Homes, be received; and further,**
- 3) **That the following recommendation be deferred to the Development Services Committee meeting on November 20, 2012, to allow Mayor Frank Scarpitti, Committee Chair Regional Councillor Jim Jones, Ward Councillor Colin Campbell, the applicant's representatives, ratepayer representatives, and residents, to meet and determine the parameters and objectives for the development of the site and that an update be provided to Development Services Committee on November 20:**

- a) *That the report dated October 9th, 2012 titled “RECOMMENDATION REPORT, Stargrande Custom Homes, Rezoning and Site Plan applications to permit a townhouse development at 6330 16th Avenue (north-east corner of Williamson Road and 16th Avenue), File Nos: ZA 11 119446 & SC 11 119447”, be received; and,*
- b) *That the record of the Public Meeting held on October 11th, 2011 regarding the application submitted by Stargrande Custom Homes (ZA 11 119446) to amend Zoning By-law 304-87, as amended, be received; and,*
- c) *That the application (ZA 11 119446) submitted by Stargrande Custom Homes to amend Zoning By-law 304-87, as amended, to permit a townhouse development at 6330 16th Avenue, be approved, and the draft By-law attached as Appendix ‘C’ be finalized and enacted without further notice; and,*
- d) *That the Site Plan application (SC 11 119447) submitted by Stargrande Custom Homes to facilitate a townhouse development at 6330 16th Avenue be endorsed in principle, subject to the conditions attached as Appendix ‘A’; and,*
- e) *That Site Plan Approval (SC 11 119447) be delegated to the Director of Planning and Urban Design or his designate, to be issued following execution of a site plan agreement. Site Plan Approval is issued only when the Director has signed the site plan; and,*
- f) *That the acceptance of any lands to be conveyed to the City for walkways, parks and open space areas be to the satisfaction of the CAO and City Solicitor, and free of any environmental liabilities, cost or encumbrances; and,*
- g) *That 2011/2012 servicing allocation for 160 townhouses be assigned to the proposed development, subject to written confirmation from the Landowners Group that servicing allocation is available from the 2011/2012 sewer and water allocation previously assigned to Swan Lake; and,*
- h) *That the Town reserves the right to revoke or reallocate the servicing allocation should development not proceed in a timely manner; and further,*
- i) *That Staff be authorized and directed to do all things necessary to give effect to this resolution.*

CARRIED

**12. LOSS OF A SIGNIFICANT CULTURAL HERITAGE RESOURCE
NIGHSWANDER BROTHERS TEMPERANCE HOTEL AND STORE
7877 HIGHWAY 7 EAST
LOCUST HILL COMMUNITY (16.11)**

[Report](#)

Deputy Mayor Jack Heath introduced this matter and explained the circumstances of the loss.

George Duncan, Senior Heritage Planner briefly addressed this issue and discussed the difficulty in preserving these buildings due to the municipality's lack of authority.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Logan Kanapathi

- 1) That the report dated November 6, 2012, entitled "Nighswander Brothers Temperance Hotel and Store, 7877 Highway 7 East, Locust Hill Community", be received; and
- 2) That the City of Markham Council regrets the loss of the Nighswander Brothers Temperance Hotel and Store, a landmark building in the community of Locust Hill which had been recommended for designation under the *Ontario Heritage Act* in 2003; and,
- 3) That the loss of this significant heritage building due to an extreme example of poor stewardship and demolition by neglect is a regrettable outcome for a government agency, and sets a poor example for the private sector; and,
- 4) That Council advise the Minister of Tourism, Culture and Sport and the Minister of Infrastructure of the City of Markham's disappointment in the lack of action on the Nighswander Brothers Temperance Hotel and Store and the poor communication from Infrastructure Ontario on its intentions for the building and property, and the loss of the structure from Locust Hill due to demolition by neglect; and,
- 5) That with the support of the Minister of Tourism, Culture and Sport, Infrastructure Ontario be requested to reconstruct the building on its original site due to its significance as a cultural heritage landmark within Locust Hill and the future Rouge National Urban Park; and,
- 6) That the City express its interest in meeting with provincial and federal representatives to discuss the preservation and enhancement of heritage buildings as a key component of the Rouge National Urban Park plan and its implementation; and,
- 7) **That this resolution be forwarded to the Ministry of Environment in Ottawa, Parks Canada, and the TRCA; and further,**
- 8) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

- 13. RECOMMENDATION REPORT
APPLICATION FOR SITE PLAN CONTROL APPROVAL
GTA CENTRE L.P. ON BEHALF OF THE REMINGTON GROUP
PROPOSED MARKHAM SPORTS, ENTERTAINMENT
AND CULTURAL CENTRE
EAST SIDE OF TRIBUTARY 4, SOUTH OF ENTERPRISE BOULEVARD
311 ENTERPRISE BOULEVARD,
MARKHAM CENTRE
(SC 12 124727) (10.6)
[Report](#)**

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

That the Application for Site Plan Control Approval, GTA Centre L.P. on behalf of the Remington Group, Proposed Markham Sports, Entertainment and Cultural Centre, be deferred to the Development Services Committee on November 20, 2012.

CARRIED

- 14. DEVELOPMENT FEE AND BUILDING FEE BY-LAWS UPDATE (2013) (10.0)
[Report](#)**

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

That the Development Fee and Building Fee By-laws Update be deferred to the Development Services Committee on November 20, 2012.

CARRIED

**15. STARGRANDE CUSTOM HOMES
REZONING AND SITE PLAN APPLICATIONS
TO PERMIT A TOWNHOUSE DEVELOPMENT
AT 6330 16TH AVENUE (NORTH-EAST CORNER OF
WILLIAMSON ROAD AND 16TH AVENUE)
(ZA 11 119446 & SC 11 119447) (10.6)**
[Communications](#)

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alex Chiu

- 1) That the communication received from Ms. Annette Cacorovski providing comments with respect to the above subject matter be received; and,
- 2) That the communication received from Ms. Brenda Di Nallo providing comments with respect to the above subject matter be received.

CARRIED

16. IN-CAMERA MATTER (8.0)

**DEPUTATIONS - DEVELOPMENT ON HIGHWAY 7/VILLAGE PARKWAY
(10.3, 10.5, 10.7)**

The following people made deputations regarding Agenda Item # 16 (3), applications by Times Group, Lee Developments, and Alex Shaw at Village Parkway and Highway 7 area:

Ken Wightman spoke in opposition to the applications with respect to flooding problems in the area and the resulting basement damage, mosquito problems and potential West Nile issues, and suggested that the tree preservation plan had not been adhered to.

Michelle Tidball commented on the lack of a Public Meeting and spoke in opposition with respect to the small size of the condos and ensuring the units are purchased as homes, not short-term investments.

Peter Miasek, representing the Unionville Ratepayers Association, expressed concern for the Public Meeting process. Mr. Miasek spoke in opposition, stating concerns with the unit count which is twice the amount approved by the OMB in 1994.

William Leung's statement in opposition was read by Tom Zigomanis, expressing concern for the potential increase in traffic congestion caused by the increase in density.

Phillip Lau spoke in opposition and stated concern for the impact of the increased population on schools and children in the neighbourhood.

Randy Thummel spoke in opposition with respect to the lack of public transit for students and residents. He referred to newspaper articles quoting Council members regarding transit priorities.

Zina Maher spoke in opposition with respect to the high density, lack of due process and previous OMB decisions. Ms. Maher discussed the determination that the application was deemed complete in 2011, the deferral of the Public Meeting until the traffic study was updated, and the lack of notice for the OMB pre-hearing.

Karen Gullason spoke in opposition and expressed concern for the involvement of the Ward Councillor with respect to holding Public Meetings and ensuring the residents were kept informed.

Tom Zigomanis spoke in opposition with respect to the density and traffic congestion. Mr. Zigomanis discussed the previous OMB decision regarding mix of housing and density, and the need for single family units. He displayed a photo of the Ellington Place condos, intended to be the model for the height and density in the area.

Mohamed Maherali spoke in opposition, with respect to density, traffic congestion, the lack of public transit and increased unit counts, including commercial units. Mr. Maherali suggested improvements to the approval process, and requested a thorough traffic study be submitted and made available to the residents.

Goran Mihajlovic spoke in opposition and displayed area plans of the road network, and photos illustrating backed-up traffic along Highway 7 and on-street parking. Mr. Mihajlovic questioned the traffic study conclusions with respect to the anticipated congestion. Staff clarified that the internal roads are intended to connect to Village Parkway and the Committee noted the completion of Birchmount Drive will help to alleviate traffic.

Al Shaver spoke in opposition and discussed growth policies and with respect to increased density. Mr. Shaver suggested that adhering to the approved plans would ease traffic problems.

The Committee acknowledged the comments regarding the process and community meetings, and advised that it was the applicant's decision to go directly to the OMB. With respect to the notice to the residents for the OMB hearing, the City Solicitor read from the OMB statement that no discrepancy had been found in the affidavit of service.

Staff provided clarification on issues relating to the determination of the complete application, the submission of required studies and delays caused by re-submission and peer review, and the timing for appeal to the OMB. It was noted that the City can recommend the OMB hold an evening session to receive public input.

The Committee discussed the need for family-sized units, transit service, and a coordinated architectural theme for Highway 7, including transitions from single to high-rise buildings. It was suggested that a meeting be held with the parties to attempt to negotiate a solution.

The Committee directed staff to investigate tree preservation and flooding concerns, and any liabilities regarding basement damage.

Moved by: Councillor Colin Campbell

Seconded by: Councillor Howard Shore

- 1) **That the depositions by Ken Wightman, Michelle Tidball, Peter Miasek, Phillip Lau, Randy Thummel, Zina Maher, Karen Gullason, Tom Zigomanis, Mohamed Maherali, Goran Mihajlovic, and Al Shaver regarding applications by Times Group, Lee Developments, and Alex Shaw at Village Parkway and Highway 7 area, be received; and,**
- 2) **That the written submissions from William Leung, Goran Mihajlovic, Tom Zigomanis, Kenneth Wightman, Phillip Lau, Karen Gullason, and Randy Thummel, in opposition to applications by Times Group, Lee Developments, and Alex Shaw at Village Parkway and Highway 7 area, be received.**

CARRIED

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Valerie Burke

That the Development Services Committee consents to New Business in-camera brought forward by Deputy Mayor Jack Heath relating to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and,

That, in accordance with Section 239 (2) (e) of the *Municipal Act*, Development Services Committee resolve into an in-camera session to discuss the following confidential matter:

- 1) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
- 2) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
- 3) **Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board**

CARRIED

Moved by: Councillor Howard Shore

Seconded by: Councillor Carolina Moretti

That the Committee resolve from in-camera and report out at 3:25 p.m.

CARRIED

**17. CONSENT AND MINOR VARIANCE APPEAL
42 NOBLE STREET
B/16/12, A/119/12 AND A/120/12 (8.0)**

Moved by: Howard Shore

Seconded by: Councillor Logan Kanapathi

- 1) That the report titled "CONFIDENTIAL REPORT, Consent and Minor Variance Appeal, 42 Nobel Street, B/16/12, A/119/12 and A/120/12" be received; and,
- 2) That Council direct Staff to attend the Ontario Municipal Board (OMB) Hearing to support the decision of the Committee of Adjustment to deny the requested consent and zoning by-law variances; and further,
- 3) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**18. RECOMMENDATION REPORT
STARGRANDE CUSTOM HOMES
REZONING AND SITE PLAN APPLICATIONS
TO PERMIT A TOWNHOUSE DEVELOPMENT
AT 6330 16TH AVENUE (NORTH-EAST CORNER OF
WILLIAMSON ROAD AND 16TH AVENUE)
(ZA 11 119446 & SC 11 119447) (10.6)
[Correspondence](#)**

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alex Chiu

- 1) That the communication received from Ms. Anne Cairns providing comments with respect to the above subject matter be received.

CARRIED

**19. COMMUNICATIONS REGARDING VILLAGE PARKWAY
AND HIGHWAY 7 PROPOSED AREA DEVELOPMENT (8.0)**

[Communications](#)

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alex Chiu

That the following communications regarding a proposed development at Village Parkway and Highway 7 area be received:

1. Micheline Ng
2. Mohamed Maherali
3. Tom Zigomanis

CARRIED

**20. COMMUNICATIONS REGARDING
CONSENT AND MINOR VARIANCE APPEAL (8.0)**

[Communications](#)

Moved by: Councillor Carolina Moretti

Seconded by: Councillor Alex Chiu

That the following communications regarding a consent and minor variance appeal be received:

1. Kam Lun Lei
2. Kim Nguyen
3. Aleksander Malkin
4. P. Kayliasanathan
5. Joseph Garritano

CARRIED

ADJOURNMENT

The Development Services Committee meeting adjourned at 6:30 PM.

Alternate formats for this document are available upon request.
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