



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING
APRIL 10, 2012 - 7:00 p.m.
Council Chamber
Meeting No. 4

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Deputy Mayor Jack Heath
Regional Councillor Jim Jones
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, East District
Sabrina Bordone, Planner
Geoff Day, Senior Planner
Brian Lee, Senior Manager, Development Engineering &
Transportation
Rino Mostacci, Director of Planning and Urban Design
Rosana Punit, Planner I
Kitty Bavington, Council/Committee Coordinator

Regrets

Mayor Frank Scarpitti

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 GENTHORN DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT APPLICATION TO ADD RESTAURANTS,
COMMERCIAL SCHOOLS AND PRIVATE SCHOOLS TO THE
LIST OF PERMITTED USES AT 5 HILLCROFT DRIVE**

(ZA 11 131295) (10.5)

[Report](#)

The Public Meeting this date was to consider an application submitted by Genthorn Developments Inc. for Zoning By-law amendment to add restaurants, commercial schools and private schools to the list of permitted uses at 5 Hillcroft Drive (ZA 11 131295).

The Committee Clerk advised that 305 notices were mailed on March 21, 2012, and a Public Meeting sign was posted on March 16, 2012. Two written submissions were received regarding this proposal and one was handed in at the Public Meeting.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff advised the maximum size of a restaurant would be 43% of the building space, in accordance with available parking.

Daniel Belli, representing the applicant, provided background information on this property, stating there is a significant vacancy rate in the plaza. The applicant is willing to work with staff and the community to address concerns, such as garbage storage, delivery times, and type and size of restaurant use.

Salman Khan, a local resident, suggested the uses should provide services to the local residents; whereas schools and restaurant uses may draw in non-local customers and increase the traffic. Mr. Khan objected to uses that include serving alcohol.

Hubert D'Mello, a local resident, stated his concern for the garbage containers that are located adjacent to his property, and he suggested that a restaurant that serves alcohol may result in noise and behaviour problems. He questioned what would happen if the property is sold to a new owner who is not as concerned about being a good neighbour. Mr. D'Mello provided a written copy of his statement.

Azam Khan, a local resident, suggested that a restaurant use is not appropriate at this location, as there is only one access point to the property and there are safety concerns for children. A convenience store is the preferred use.

Mohamed Ladha, a local resident, suggested the plaza is not an appropriate location for a restaurant, as the parking lot is often full and there is only one access. He was concerned for traffic congestion and potential illegal street parking.

Zakia Khan, a local resident, objected to restaurant use, particularly one that serves alcohol, as there is not enough parking. A convenience store is needed more.

Feroz Khan (also speaking for Heramany Khan), local residents, spoke in objection to the proposed restaurant use, stating concerns for parking and increased traffic. A bank or convenience store would be preferable.

The Committee noted the importance of identifying amenity spaces, and discussed the parking calculations. Staff will request the applicant to delineate the parking spaces at the rear of the building to clearly identify the spaces.

Mr. Belli questioned that the plaza parking lot is often full, as there is a 40% vacancy rate, and he will investigate this issue further. A concern regarding the inadequate snowplowing will also be investigated during the coming winter. Mr. Belli agreed to provide a traffic study.

The Ward Councillor requested a community meeting be held on this proposal, and that Police representatives be invited to address issues associated with serving alcohol and other concerns of the residents.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Don Hamilton

- 1) **That correspondence from Gerard Pinto, Hubert D'Mello, and a petition with 25 signatures, in opposition to the proposal by Genthorn Developments Inc., be received; and,**
- 2) **That the depositions by Salman Khan, Hubert D'Mello, Azam Khan, Mohamed Ladha, Zakia Khan, and Feroz Khan (also speaking for Heramany Khan), in opposition to the proposal by Genthorn Developments Inc., be received; and,**
- 3) That the Development Services Commission report dated March 6, 2012, entitled "Preliminary Report, Genthorn Developments Inc., Zoning By-law Amendment application to add restaurants, commercial schools and private schools to the list of permitted uses at 5 Hillcroft Drive," be received; and,
- 4) That the Record of the Public Meeting held on April 10, 2012 with respect to the proposed Zoning By-law amendment, be received; and,
- 5) That the application by Genthorn Developments Inc. for a proposed Zoning By-law amendment (ZA 11 131295), be referred back to staff for a report and a recommendation; and
- 6) **That the Ward Councillor hold a Community Meeting regarding the proposal by Genthorn Development Inc., and that Police representatives be invited to attend; and further,**
- 7) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. FRANGIAN HOLDINGS LTD.
APPLICATIONS FOR OFFICIAL PLAN
AND ZONING BY-LAW AMENDMENTS TO
PERMIT A HIGH DENSITY MIXED USE RESIDENTIAL
AND COMMERCIAL DEVELOPMENT AT
7089 YONGE STREET AND
11 & 15 GRANDVIEW AVENUE, THORNHILL
(OP 10-131003 ZA 10-131004) (10.3, 10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Frangian Holdings Ltd. for Official Plan and Zoning By-law Amendments to permit a high density mixed use residential and commercial development at 7089 Yonge Street and 11 & 15 Grandview Avenue, Thornhill (OP 10-131003 & ZA 10-131004).

The Committee Clerk advised that 122 notices were mailed on March 21, 2012, and a Public Meeting sign was posted on March 19, 2012. No written submissions were received regarding this proposal.

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

Eldon Theodore of MHBC Planning, representing the applicant, made a presentation and explained the mixed use proposal for a 21-storey development including ground floor retail, 136 apartment units, and townhouse and office components. Mr. Eldon described the amenity spaces and the provision of 368 parking spaces, including 348 underground spaces, and advised that the applicant is working with staff to address on-street parking concerns. Mr. Eldon considers that the proposal meets the provincial objectives for intensification along major corridors and complies with the Yonge Street Corridor Study. The Project Architect, Traffic Consultant, and other representatives of the applicant were also in attendance.

Marilyn Ginsburg, representing the Grandview Area Residents Association (GARA) and Ward One South Thornhill Residents Inc., noted the proximity of this proposal to the new Liberty development, for a combined total of 1,650 new households in this area. Although it is an acknowledged major development corridor, Ms. Ginsburg suggested the proposal is premature and that a Holding symbol be used to ensure an orderly sequence of development, pending the completion of the Thornhill Secondary Plan. Specific concerns were identified as: lack of transit system and transportation solutions; the provision of adequate parklands; floor space index (FSI) bonusing calculations; too many point towers being built; and, continuing to apply the maximum intensification will impact traffic, storm sewers, schools, and the social fabric and sense of community. Ms. Ginsberg will provide a written copy of her statement to staff.

Marion Matthias, a local resident, referred to the three developments already in progress in the area, and acknowledged that although intensification is required, transit solutions are also required, and it is essential to obtain parkland instead of cash-in-lieu payments.

Ernie Celsie, a local resident, urged the Committee to remember the home owners in the area and to ensure a smooth transition is facilitated between the new and existing developments with respect to the impacts on property values and the lives of the residents. Mr. Celsie suggested a comprehensive plan for the whole block is needed, and that an increase in density should be implemented for existing homes as well so that impacts to property values are mitigated.

Farhad Riazi, owner of the adjacent commercial property to the south, stated that he has discussed joint development with the applicant in the past. He is concerned about the impacts of the proposal with respect to limitations that may be put on the future development of his own property.

Larry Joffe, a local resident, stated that this development is in the heart of the residential neighbourhood, and will have a big impact on it. Mr. Joffe discussed traffic congestion and the need for transit improvements, and suggested the Town approach the province to find a solution.

The Committee discussed the need for transit and indicated a preference for the expansion of the Yonge Street subway. The advantage of a comprehensive plan for development of the entire block was also discussed. Staff was directed to investigate the possibility of traffic signals at Grandview Avenue.

The Traffic Consultant for the applicant discussed Transportation Demand Management (TDM) measures in relation to the advantages of a live/work/play environment, and noted that the Yonge Street corridor has the highest modal split in York Region. The traffic study is currently being reviewed by the Town. Eldon Theodore confirmed that the applicant is considering providing free transit passes to the residents in the new development.

The Committee thanked the residents for their input, and thanked the applicant for cooperating with the Town.

Moved by: Councillor Valerie Burke
Seconded by: Councillor Howard Shore

- 1) **That the deputations by Marilyn Ginsburg, representing the Grandview Area Residents Association (GARA) and Ward One South Thornhill Residents Inc., Marion Matthias, Ernie Celsie, Farhad Riazi, and Larry Joffe, with concerns regarding the proposed development by Frangian Holdings Ltd., be received; and,**
- 2) That the report dated October 25, 2011, entitled "PRELIMINARY REPORT Frangian Holdings Ltd. Applications for Official Plan and Zoning By-law Amendments to permit a high density mixed use residential and commercial development at 7089 Yonge Street and 11 & 15 Grandview Boulevard, Thornhill, File No's: OP 10-131003 ZA 10-131004" be received; and,
- 3) That the Record of the Public Meeting held on April 10, 2012, with respect to the applications by Frangian Holdings Ltd. for Official Plan and Zoning By-law Amendments at 7089 Yonge Street and 11 & 15 Grandview Boulevard, Thornhill, be received; and further,

- 4) That the applications by Frangian Holdings Ltd. for Official Plan and Zoning By-law Amendments at 7089 Yonge Street and 11 & 15 Grandview Boulevard, be referred back to staff for a final report and recommendations.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 9:30 PM.

Alternate formats for this document are available upon request.
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