



**MINUTES**  
***DEVELOPMENT SERVICES PUBLIC MEETING***  
**NOVEMBER 15, 2011 - 7:00 p.m.**  
**Council Chamber**  
**Meeting No. 11**

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**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 Alan Ho  
Councillor Logan Kanapathi

Biju Karumanchery, Senior Development Manager  
Sabrina Bordone, Planner  
Geoff Day, Senior Planner  
Scott Heaslip, Senior Project Coordinator  
Gary Sellars, Senior Planner  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Mayor Frank Scarpitti  
Councillor Colin Campbell  
Councillor Alex Chiu

The Development Services Public Meeting convened at 7:00 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST – None Declared**

**1. IBM CANADA LIMITED  
8200 WARDEN AVENUE  
APPLICATION TO EXTEND A TEMPORARY  
USE BY-LAW PERMITTING A  
TEMPORARY PARKING LOT  
(ZA 11 116660) (10.5)  
[Report](#) [Attachment](#)**

The Public Meeting this date was to consider an application submitted by IBM Canada Limited for a Zoning By-law Amendment to extend a temporary use by-law permitting a temporary parking lot at 8200 Warden Avenue for an additional three years (ZA 11 116660).

The Committee Clerk advised that 18 notices were mailed on October 26, 2011, and a Public Meeting sign was posted on October 14, 2011. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee questioned the amount of use of the parking lot, and restoration work that has been done for the adjacent river. A representative of IBM was in attendance to respond to the questions.

Discussions involved the original intention to use the land as a community park, and the future use of the land. Staff will review parkland issues and provide information to the Ward 7 Councillor.

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

Moved by: Regional Councillor Gord Landon  
Seconded by: Councillor Alan Ho

- 1) That the Development Services Commission report dated September 13, 2011, entitled "IBM Canada Limited, 8200 Warden Avenue, Application to extend a temporary use by-law permitting a temporary parking lot," be received; and,
- 2) That the Record of the Public Meeting held on November 15, 2011 with respect to the proposed zoning by-law amendment, be received; and,
- 3) That the zoning by-law amendment application (ZA 11 116660) be approved and the draft zoning by-law amendment be finalized and enacted; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. ROBERT AND DEBORAH TIBERIO  
196 AND 198 LANGSTAFF ROAD EAST  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
TO EXTEND PERMISSIONS FOR TEMPORARY USES  
FOR AN ADDITIONAL THREE YEARS  
(ZA 11 119729) (10.5)**  
[Memo](#)

The Public Meeting this date was to consider an application submitted by Robert and Deborah Tiberio for Zoning By-law Amendments to extend permissions for temporary uses for an additional three years at 196 and 198 Langstaff Road East (ZA 11 119729)

The Committee Clerk advised that 27 notices were mailed on October 26, 2011, and a Public Meeting sign was posted on October 26, 2011. No 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.

Moved by: Councillor Valerie Burke

Seconded by: Councillor Alan Ho

- 1) That the report entitled "Information Report, AGS Consultants Ltd., 139, 195 201, 203, and 205 Langstaff Road East, 3, 5, and 21 Essex Avenue, Robert and Deborah Tiberio, 196 and 198 Langstaff Road East, Applications for Zoning By-law Amendments to extend permissions for temporary uses for an additional three years, File No's.: ZA 11 114963, ZA 11 114979, ZA 11 114988, ZA 11 114990 and ZA 11 119729", dated November 15, 2011 be received; and,
- 2) That the Record of the Public Meeting held on November 15, 2011, with respect to the proposed amendments to Zoning By-law 2551, as amended, be received; and,
- 3) That the application by Robert and Deborah Tiberio (ZA 11 119729) to amend Zoning By-law 2551, as amended, be approved; and further,
- 4) That the proposed amendment to Zoning By-law 2551, as amended, be finalized and enacted without further notice.

CARRIED

**3. AGS CONSULTANTS LTD.  
139, 195, 201, 203 AND 205 LANGSTAFF ROAD EAST  
3, 5 AND 21 ESSEX AVENUE  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
TO EXTEND PERMISSIONS FOR TEMPORARY USES  
FOR AN ADDITIONAL THREE YEARS  
(ZA 11 114990, ZA11 114963, ZA 11 114979 AND ZA 11 114988) (10.5)**  
[Memo](#)

The Public Meeting this date was to consider applications submitted by AGS Consultants Ltd. for Zoning By-law Amendments to extend permissions for temporary uses for an additional three years at 139, 195, 201, 203 and 205 Langstaff Road East, 3, 5 and 21 Essex Avenue (ZA 11 114990, ZA 11 114963, ZA 11 114979, ZA 11 114988).

The Committee Clerk advised that 55 notices were mailed on October 26, 2011, and four Public Meeting signs were posted on October 25, 2011. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Staff responded to questions relating to regulations for enactment of temporary use by-laws. It was noted that the cat rescue shelter is an urgent aspect to this proposal. Appreciation was expressed to Patrick O'Hanlon for his assistance in this matter.

Michael Montgomery, representing the applicant, questioned the status of the Letter of Credit. Staff will follow up on this matter.

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

Moved by: Councillor Valerie Burke  
Seconded by: Councillor Alan Ho

- 1) That the report entitled "Information Report, AGS Consultants Ltd., 139, 195 201, 203, and 205 Langstaff Road East, 3, 5, and 21 Essex Avenue, Robert and Deborah Tiberio, 196 and 198 Langstaff Road East, Applications for Zoning By-law Amendments to extend permissions for temporary uses for an additional three years, File No's.: ZA 11 114963, ZA 11 114979, ZA 11 114988, ZA 11 114990 and ZA 11 119729", dated November 15, 2011 be received; and,
- 2) That the Record of the Public Meeting held on November 15, 2011, with respect to the proposed amendments to Zoning By-law 2551, as amended, be received; and,

- 3) That the applications by AGS Consultants Ltd. (ZA 11 114963, ZA 11 114979, ZA 11 114988 and ZA 11 114990) to amend Zoning By-law 2551, as amended, be approved; and further,
- 4) That the proposed amendments to Zoning By-law 2551, as amended, be finalized and enacted without further notice.

CARRIED

**4. E. MANSON INVESTMENTS LTD.  
CRESTGLADE INVESTMENTS, AND  
ZUREIT HOLDINGS LTD.  
ZONING BY-LAW AMENDMENT APPLICATION  
TO PERMIT COMMERCIAL USES AT  
100 STEELCASE ROAD EAST  
(ZA 10 132126) (10.5)  
[Report](#) [Attachment](#)**

The Public Meeting this date was to consider an application submitted by E. Manson Investments Ltd., Crestglade Investments and Zureit Holdings Ltd. for a Zoning By-law Amendment to permit commercial uses at 100 Steelcase Road East (ZA 10 132126).

The Committee Clerk advised that 30 notices were mailed on October 26, 2011, and a Public Meeting sign was posted on October 24, 2011. No 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.

Moved by: Councillor Alan Ho

Seconded by: Councillor Logan Kanapathi

- 1) That the Development Services Commission report dated September 13, 2011, entitled "Preliminary Report, E. Manson Investments Ltd., Crestglade Investments, and Zureit Holdings Ltd., Zoning By-law Amendment application to permit commercial uses at 100 Steelcase Road East," be received; and,
- 2) That the Record of the Public Meeting held on November 15, 2011 with respect to the proposed Zoning By-law amendment, be received; and,

- 3) That the application by E. Manson Investments Ltd., Crestglade Investments, and Zureit Holdings Ltd. for a proposed Zoning By-law amendment (ZA 10 132126), be approved and the draft implementing Zoning By-law amendment be finalized and enacted; and further,
- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**5. VALENTINA MANAGEMENT CORPORATION  
FOR A ZONING BY-LAW AMENDMENT TO PERMIT ADDITIONAL  
USES AT 9255 WOODBINE AVENUE  
(ZA 11-114801) (10.5)**  
[Report](#)

The Public Meeting this date was to consider an application submitted by Valentina Management Corporation for a Zoning By-law Amendment to permit additional uses at 9255 Woodbine Avenue (ZA 11 114801).

The Committee Clerk advised that 78 notices were mailed on October 26, 2011, and a Public Meeting sign was posted on October 25, 2011. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. The Committee discussed parking requirements relating to the grocery store in the plaza, and traffic circulation issues. The applicant was in attendance to answer questions. The definition for “private community centres” was clarified. A “commercial school” does not include daycare. The Committee commented on the quality of the maps being displayed by staff.

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

Moved by: Councillor Alan Ho  
Seconded by: Regional Councillor Joe Li

- 1) That the Development Services Commission report dated October 25, 2011, entitled “PRELIMINARY REPORT, Application by Valentina Management Corporation for a Zoning By-law Amendment to permit additional uses at 9255 Woodbine Avenue, ZA 11-114801” be received; and,
- 2) That the Record of the Public Meeting held on November 15, 2011, with respect to the proposed amendment to Zoning By-law 118-79, be received; and,

- 3) That the application by Valentina Management Corporation to amend Zoning By-law 118-79, to permit Private Community Centres, Commercial Schools, Commercial Fitness Centres and Veterinary Clinics on the subject lands, be approved; and further,
- 4) That the proposed amendment to Zoning By-law 118-79 as amended, to permit Private Community Centres, Commercial Schools, Commercial Fitness Centres and Veterinary Clinics on the subject lands, be finalized and enacted without further notice.

### **ADJOURNMENT**

The Development Services Public Meeting adjourned at 7:50 PM.

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