



**MINUTES**  
***DEVELOPMENT SERVICES PUBLIC MEETING***  
**September 13, 2011 - 7:00 p.m.**  
**Council Chamber**  
**Meeting No. 8**

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**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  
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

Rino Mostacci, Director of Planning and Urban Design  
Sabrina Bordone, Planner  
Michael Fry, Planner  
Richard Kendall, Manager, Central District  
Kitty Bavington, Council/Committee Coordinator

**Regrets**

Regional Councillor Gord Landon

The Development Services Public Meeting convened at 7:05 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

**DISCLOSURE OF PECUNIARY INTEREST – None Declared**

- 1. DAVID A. ROBERTSON ENTERPRISES LTD.  
REZONING AND SITE PLAN APPLICATIONS  
TO PERMIT A COMMERCIAL BUILDING CONTAINING  
A BANK AND RETAIL STORE AT 4630 HIGHWAY 7  
(ZA 11 116051 & SC 11 117830) (10.5, 10.6)**  
[Report](#) [Attachments](#)

The Public Meeting this date was to consider an application submitted by David A. Robertson enterprises Ltd. for rezoning and site plan applications to permit a commercial building containing a bank and retail store at 4630 Highway 7 (ZA 11 116051).

The Committee Clerk advised that 96 notices were mailed on August 24, 2011, and a Public Meeting sign was posted on August 24, 2011. No written submissions were received regarding this proposal.

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

Oz Kemal from MHBC Planning and Chris Stoyanovich from Shoppers Drug Mart were in attendance to represent the applicant. They responded to questions from the Committee with respect to the right-in/right-out access; expansion of the median; providing additional signage for the access; loading space location; buffering and landscaping; and accessibility issues. Staff and the representatives confirmed: there will be limited deliveries at this site; the noisy air conditioning units will be replaced and relocated farther away from the residences; the garbage storage site will be fully enclosed and air conditioned; the noise attenuation fence will be installed at the beginning of the construction phase; the lighting will be dark-sky friendly; TRCA has no concerns regarding the small portion of lands within the TRCA's regulated area; and the Region has indicated support for the traffic study.

The Ward Councillor thanked the applicants for their cooperation in developing this property.

Mohamad Jaffer thanked the Town and applicant for their assistance. Mr. Jaffer's concerns involved the increased traffic on Denby Court as a result of continuing development on Kennedy Road.

Dave Carruthers discussed lighting impacts, particularly with respect to the bank area. Mr. Kemal outlined the lighting impact mitigation measures and confirmed that the existing high light standards will be removed.

Chiara Aiello requested a full fence along the property adjacent to Denby Court, and questioned the construction and dust impacts. The applicants outlined mitigation practices and gave assurances that every effort will be made to minimize the impacts.

Mohamed Jaffer spoke on behalf of Rongdong (Victor) Guo, regarding traffic using Denby Court driveways to turn around, and new development in the area that will increase traffic congestion.

Sophia Kong, adjacent to the subject property, questioned the length of the construction phase and requested coverage for any damage caused by the construction. Ms. Kong requested an enhanced landscape buffer. The representatives anticipate construction will take approximately six months, starting in early 2012, and provided assurances that Ms. Kong's concerns will be addressed.

Peter Carasi questioned the location and extent of the fence along Denby Court.

Aldo Blasetti expressed concern for the landscape plan and the maturity/height of trees. The representatives committed to installing larger trees, 7 or 8 feet in height, as will be defined in the site plan. The Committee cautioned against planting the trees too closely together to avoid having to thin them out in the future.

It was suggested that the fence be extended along the full length of the Denby Avenue boundary, pending the cooperation of other property owners, and staff was directed to pursue this opportunity, and to report back to the Committee on this issue. A coordinated architectural design along the fascade was also requested. Staff will continue to work on site plan issues identified.

The Committee congratulated staff and the applicant on the expeditious way this application was processed.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Carolina Moretti

- 1) That the depositions regarding the application by David A. Robertson Enterprises Ltd. at 4630 Highway 7, be received; and
- 2) That the Development Services Commission report dated June 28, 2011, entitled "Preliminary Report, David A. Robertson Enterprises Ltd., Rezoning and site plan applications to permit a commercial building containing a bank and retail store at 4630 Highway 7," be received; and,
- 3) That the Record of the Public Meeting held on September 13, 2011 with respect to the proposed Zoning By-law amendment, be received; and,
- 4) That the application by David A. Robertson Enterprises Ltd. for a proposed Zoning By-law amendment (ZA 11 116051), be approved and the draft implementing Zoning By-law amendment be finalized and enacted; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. MARKHAM FREE METHODIST CHURCH  
22 ESNA PARK DRIVE  
APPLICATION FOR ZONING BY-LAW AMENDMENT  
TO PERMIT A PLACE OF WORSHIP  
IN AN EXISTING INDUSTRIAL BUILDING  
(ZA 11 117540) (10.5)**

[Memo](#)

The Public Meeting this date was to consider an application submitted by Markham Free Methodist Church for zoning by-law amendment to permit a place of worship in an existing industrial building at 22 Esna Park Drive (ZA 11 117540).

The Committee Clerk advised that 28 notices were mailed on August 24, 2011, and a Public Meeting sign was posted on August 23, 2011. One written submission was received regarding this proposal.

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

The Committee noted the concerns identified in the correspondence from Holcim (Canada) Inc. to ensure the applicant is aware of the potential impacts from the existing industry in the area.

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

Moved by: Councillor Alex Chiu

Seconded by: Mayor Frank Scarpitti

- 1) That correspondence from John Bayliss, Holcim (Canada) Inc., with comments regarding the application by Markham Free Methodist Church, be received; and
- 2) That the Development Services Commission report dated September 13, 2011, titled "Information Report, Markham Free Methodist Church, 22 Esna Park Drive, Application for zoning by-law amendment to permit a place of worship in an existing industrial building" be received; and,
- 3) That the Record of the Public Meeting held on September 13, 2011 with respect to the proposed draft Zoning By-law amendment be received; and,
- 4) That the application by Markham Free Methodist Church for Zoning By-law Amendment be approved and the draft Zoning By-law amendment be finalized and enacted; and further,
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

## **ADJOURNMENT**

The Development Services Public Meeting adjourned at 8:30 PM.

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