



MINUTES
DEVELOPMENT SERVICES PUBLIC MEETING
FEBRUARY 1, 2011 - 7:00 p.m.
Council Chamber
Meeting No. 2

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 Gord Landon
Regional Councillor Joe Li
Councillor Valerie Burke
Councillor Howard Shore
Councillor Don Hamilton
Councillor Colin Campbell
Councillor Alan Ho
Councillor Logan Kanapathi
Councillor Alex Chiu

Biju Karumanchery, Senior Development Manager
Scott Heaslip, Senior Project Coordinator
Dave Miller, Senior Project Coordinator
Stacia Muradali, Planner II
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Carolina Moretti

The Development Services Public Meeting convened at 7:20 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST – None declared

**1. KENNISON PROPERTIES INC.
WEST SIDE OF KENNEDY ROAD
NORTH OF 14TH AVENUE
REZONING APPLICATION TO PERMIT
A 4-STOREY OFFICE BUILDING
(ZA 10 129153) (10.5)
[Report](#) [Attachment](#)**

Mr. Biju Karumanchery, Senior Development Manager advised the subject of the Public Meeting this date was to consider an application submitted by Kennison Properties Inc. for a Zoning By-law amendment to permit a 4-storey office building, west side of Kennedy Road north of 14th Avenue (ZA 10 129153).

The Committee Clerk advised that 47 notices were mailed on January 12, 2011, and a Public Meeting sign was posted on December 29, 2010. Two written submissions were received regarding this proposal.

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

The Committee had comments regarding the driveway and public access; potential to block the view of the Tony Wong building; and the provision of signage for the Tony Wong building. In response to questions staff advised that the existing sloped retaining wall at the Tim Horton's building will remain. The Committee requested that the style and height of the fence between this and the Tony Wong building be revisited, and that measures be incorporated to minimize bird strikes, light pollution, and improve storm water management.

Mr. Dave deSylva representing Kennison Properties Inc., was in attendance, and discussed the importance of addressing climate change. The building is designed to be a "net zero" building, meaning that on an annual basis, it generates as much energy as it uses. He noted that shrubs and plants are used instead of grass, due to the negative impacts grass has on the environment.

Staff noted that site plan approval is not usually delegated to staff, but feel confident that minor issues remaining can be resolved and that such delegation would save time for the developer.

Committee expressed concern that often what is constructed does not reflect what was shown to Committee and directed that the finished product be consistent with the model shown unless changes are intended to improve the building.

Mr. Elvis Nurse, resident, supported the proposal and commented on the potential downside of energy production.

The Committee indicated support for the project and acknowledged the applicant's environmental efforts. Correspondence from Mr. Lorne Smith was received.

Moved by: Mayor Frank Scarpitti
Seconded by: Councillor Alex Chiu

- 1) That the Development Services Commission report dated December 13, 2010, entitled "Preliminary Report, Kennison Properties Inc., West side of Kennedy Road, north of 14th Avenue, Rezoning application to permit a 4-storey office building," be received; and,
- 2) That the Record of the Public Meeting held on February 1, 2011 with respect to the proposed zoning by-law amendments, be received; and,
- 3) That the zoning by-law amendment application (ZA 10 129153) be approved and the draft zoning by-law amendments be finalized and enacted; and,
- 4) **That site plan approval be delegated to staff with the provision that the finished product be consistent with the model shown; and further,**
- 5) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. DELPARK HOMES (BONDBROOKE) LTD.
2 HAVELOCK GATE, SOUTH OF 14TH AVENUE
EAST OF MARKHAM ROAD
APPLICATIONS FOR OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT
(OP 09 113033, ZA 09 113040)
(10.3, 10.5 & 10.6)
[Public Meeting Notice](#) [Memo](#)**

Mr. Biju Karumanchery, Senior Development Manager advised the subject of the Public Meeting this date was to consider an application submitted by Delpark Homes (Bondbrooke) Ltd. to amend the Official Plan and Zoning By-law amendment to permit a 29 townhouse development at 2 Havelock Gate, east of Markham, Road, south side of 14th Avenue (OP 09 113033 & ZA 09 113040).

The Committee Clerk advised that 110 notices were mailed on January 12, 2011, and a Public Meeting sign was posted on January 10, 2011. Six written submissions and 56 form letters were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. In 2009, A working group consisting of representatives from the Rouge Fairway Residents Association, members of the community, the local Councillor, Town staff and the applicant, was formed to review concerns. A revised proposal has resulted and is being presented.

In response to questions, staff advised that a traffic study will be submitted. Park space for the residents will not be located on this site, but will be accommodated with a cash-in-lieu payment. As a condominium development the applicant will be responsible for snow removal.

Thomas Tse, President of the Rouge Fairways Residents Association, provided a written submission. He advised that the residents have not changed their opinion and that they do not wish to see high density units on the lot, specifically related to the number of lots, overflow parking, traffic congestion, school overload, setbacks, and depreciation of property values. The Association is willing to continue working with the applicant to resolve issues. Their recommendations include reduction of the units from 29 to 25 or less, and that the developer make a contribution to local school programs and to neighbourhood beautification projects.

The Committee was advised that the Association last met approximately one year ago, and the new revised proposal has only been seen two weeks ago. Concern was also expressed for the short notice of this Public Meeting.

Mohammed Rahman, community organizer, provided a written submission and advised that he has consulted with many of the residents and they all reject the proposal. He discussed neighbourhood character, incompatibility, density, increased garbage and snow removal costs, insufficient parking, traffic gridlock, and busy traffic flow issues.

Debbie Wong, Past President of the Rouge Fairways Residents Association, talked about the provisions of the Official Plan with respect to density and suggested that 19 or 20 units are more appropriate. Ms. Wong noted the precedent that would be set, and urged continued negotiations.

Ken Rahl, Co-Chair of the Legacy Community Ratepayers Association, shares the concerns of the Rouge Fairways Residents Association, with respect to density and traffic congestion, and supported continued discussions.

John Blousfield, consultant for the applicant, thanked the Committee, staff, and the residents for working through the various revisions to the proposal. He discussed the highlights of the development and its compatibility with the neighbourhood.

Paul Kourounis, resident, spoke about the appropriate development of the area.

The Committee explained the provisions of the Official Plan with respect to density, and noted that Markham has a reputation for working with neighbourhoods in achieving responsible growth. Concern was expressed for the number of visitor parking spots, the concept of tandem parking that requires car jockeying, snow removal, reduction of units, traffic congestion, and provision of a landscape feature. It was suggested that once further revisions are made, the working group meet again to view the plans.

Moved by: Councillor Colin Campbell
Seconded by: Councillor Logan Kanapathi

- 1) That the record of the Public Meeting held on February 1, 2011, with respect to “Delpark Homes (Bondbrooke) Ltd. Applications to amend the Official Plan and Zoning By-law to permit a 29-townhouse development at 2 Havelock Gate (east of Markham Road, south side of 14th Avenue), (File Nos. OP 09 113033 & ZA 09 113040),” be received; and
- 2) That the applications to amend the Official Plan and Zoning By-law by Delpark Homes (Bondbrooke) Ltd. (OP 09 113033 & ZA 09 113040) be referred back to staff for a report and a recommendation.

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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