



**TOWN OF WHITCHURCH-STOUFFVILLE
COUNCIL PUBLIC HEARING MINUTES
TUESDAY, FEBRUARY 5, 2002**

**COUNCIL CHAMBERS
37 SANDIFORD DRIVE, 4TH FLOOR
7:00 P.M.**

A Council Public Hearing was held at the municipal offices on the above date and time. All members of Council were present. Mayor Emmerson was in the Chair.

CONFIRMATION OF AGENDA

MOVED by Councillor Dobrich
SECONDED by Councillor Bowes

THAT the agenda be confirmed as circulated.

CARRIED.

DECLARATIONS

There were no declarations from members of Council.

ADOPTION OF MINUTES

MOVED by Councillor Sherban
SECONDED by Councillor Pliakes

THAT the minutes of the Council Public Hearing held on January 22, 2002 be adopted as circulated.

CARRIED.

- 1. ST. JAMES PRESBYTERIAN CHURCH, PROPOSED ZONING BY-LAW
AMENDMENT - Part Lot 26, Plan 70, 6440 Main Street, Stouffville
File No. ZBA02.001, (C10-DV & D14)**

NOTICE GIVEN:

The Clerk advised the procedure by which notice was given.

PURPOSE:

The Planner advised that the purpose of the public hearing is to consider an application for a Zoning By-law Amendment for lands situated in Part Lot 26, Plan 70 (municipally known as 6440 Main Street, Stouffville). The application is to rezone the lands from R2 to Institutional (I). This amendment is to assist in merging in Title the subject lands with the St. James Church

property which is situated to the immediate north and west. The enlargement of the property in concert with one zone classification for the entire property, that being Institutional (I) Zone, would facilitate a future addition to the church. Any addition to the church would be subject to Site Plan Control provisions.

The Planner noted that written comments were received from Mrs. Dorothy Maye advising that she has no objection to the Amendment, providing that it is properly done and in accordance with By-laws. The Toronto Region Conservation Authority advised that they have no objections.

FURTHER NOTICE:

The Mayor advised that any persons wishing further notice must write their name, address and telephone number on the sheets provided in the lobby.

GENERAL QUESTIONS:

Mr. Lawrie Taylor, 11 Hidden Forest Drive, Cedar Valley, LOG 1E0 gave a brief presentation describing the future expectations for the church expansion.

IN SUPPORT:

Mrs. Marie Adams, 6408 Main Street, Stouffville, L4A is in support of the proposed Zoning By-law Amendment.

IN OPPOSITION:

There were no persons present who wished to speak in opposition.

RESPONSE FROM THE APPLICANT:

Mr. Taylor noted that this amendment is necessary for a future addition to the church and the church is in the process of taking the necessary legal steps to merge the two properties on title.

MOVED by Councillor Bowes
SECONDED by Councillor Dunkeld

THAT confirmation be provided to the Town, prior to a decision on the implementing By-law, that the subject lands have been merged in Title with the adjacent church property to the west.

AND THAT all public and agency comments be referred back to staff for a further report regarding the disposition of this matter.

CARRIED.

2. MARTIN MCDOWELL AND CAROL GENIN, PROPOSED ZONING BY-LAW AMENDMENT - Lot 4 and Part Lot 2, Plan 860, 6085 Main Street, Stouffville (Southwest corner of Main and Clarke Streets) File No. ZBA01.016 (C10-DV & D14)

NOTICE GIVEN:

The Clerk advised the procedure by which notice was given.

PURPOSE:

The Planner advised that the purpose of the public hearing is to consider an application for a proposed Zoning By-law amendment for lands situated in Lot 4 and Part Lot 2, Plan 860 (municipally known as 6085 Main Street, Stouffville). The amendment proposes to rezone the lands from R3 to General Commercial (GC) with the ranges of uses narrowed to a medical, business or professional office. The purpose of the amendment is to recognize the existing optometry practice, and, to facilitate a 1500 sq. ft. addition to the building which would provide for an improved display area for eye wear; enlarged reception and filing area; and an enlarged waiting room.

As a component of the redevelopment the Owner proposes to demolish the existing detached garage at the southern end of the property and create 14 off-street parking spaces. This initiative represents a net gain of 11 parking spaces on the property. The proposed addition would be subject to Site Plan Control provisions.

Written comments were received from Wayne Kelly, Chair, Whitchurch-Stouffville Advisory Committee who requested that consideration be given to the potential impact that the rezoning may have upon the heritage characteristics of the area including style, architectural design, selection of materials and colours to compliment the existing heritage structures.

The Fire Department advise that they have no objections.

FURTHER NOTICE:

The Mayor advised that any persons wishing further notice must write their name, address and telephone number on the sheets provided in the lobby.

GENERAL QUESTIONS:

Dean Mackie, 6077 Main Street, Stouffville, L4A 1G3 inquired about the fencing provisions for the property boundaries. His property shares the property line on the west side and Mr. Mackie is concerned that the fencing issue is dealt with prior to construction to ensure privacy and also to create a barrier to prevent people crossing through his yard.

Marie Adams, 6408 Main Street, Stouffville L4A 1G3 questioned whether an expansion to the eye glass display area was meant to promote retail sales.

IN SUPPORT:

Marie Adams, 6408 Main Street, Stouffville L4A 1G3 supports the proposed addition which will be a compliment to Main Street and enhance the Town.

IN OPPOSITION:

Gary Baston, 47 Clarke Street, Stouffville L4A 3R4, is very concerned with parking problems on Clarke Street now and questions whether the addition would create even more congestion on the street. The street is narrow and when cars park on both sides it is almost impossible to get through and becomes one lane only. Cars park too close to Main Street and make it very difficult to manoeuver either off or onto Clarke Street from Main Street. It was also questioned whether there would be additional staff and customers which would exceed the parking spaces available. Mr. Baston is against the zoning by-law amendment until a traffic/parking study is conducted to determine workable solutions to the problems.

Dale Carter, 31 Clarke Street, Stouffville L4A 3R4 was in attendance and also submitted a letter to Council expressing concerns with parking. It was noted that there are dangerous traffic conditions caused by the lack of parking at the Optometrists building, and that the "no parking" signs are not obeyed or enforced. Mr. Carter also noted the problem with parking on both sides of the road and the extreme difficulty for traffic turning either onto Clarke Street or from Clarke Street onto Main Street. Most business days there are upwards to a dozen cars belonging to staff members and patients attending the practice and it is questioned whether the proposed 14-space parking lot will result in an effective solution to this dangerous situation.

James Dubkowski, 38 Clarke Street, Stouffville L4A 3R3 is concerned that emergency vehicles would not be able to get down the street due to the parking problems.

Dean Mackie, 6077 Main Street, Stouffville, L4A 3R4 is opposed to the expansion beginning prior to fencing being in place that adequately separates the properties and ensures privacy.

RESPONSE FROM THE APPLICANT:

Bruce Arrowsmith, Arrowsmith and Associates, representative for Dr. McDowell and Dr. Genin addressed concerns from the public. It was noted that the west boundary must have separation and that fencing would be included in the plans. The south portion will have landscaping and consideration given to fencing also. The parking lot boundary will have curbs and the spaces will meet size standards. Pedestrian traffic paths from the parking area to the building will be created on the East side of the building adjacent to the road.

The parking on Clarke Street has been considered and it was determined that a 14-space parking area is ample in accordance with current zoning by-laws. Staff are on a rotation basis and do not all require parking at the same time. The owners do not object to no parking signs being posted on the east side of Clarke Street.

The dispensary for purchasing glasses is a service for patients and it is not anticipated that this would change in the future to attract walk-in customers.

The Owners are very aware of the heritage importance in this area and have incorporated the architectural characteristics in the housing design to keep the heritage features.

MOVED by Councillor Bowes
SECONDED by Councillor Dobrich

THAT all public, staff and agency comments be referred back to staff for a further report regarding the disposition of this matter.

CARRIED.

**3. VARKIM DEVELOPMENTS ET AL
PROPOSED OFFICIAL PLAN AMENDMENT - STOUFFVILLE SECONDARY PLAN
Part of Lots 32, 33 & 34, Concession 8 (M) Southwest Quadrant
Community of Stouffville, Planning File No. OPA01.002 (C10-DV & D09)**

NOTICE GIVEN:

The Clerk advised the procedure by which notice was given.

PURPOSE:

The Planner advised that the purpose of the public hearing is to obtain public and agency comments with respect to an amendment to the Stouffville Secondary Plan. The subject lands are located in Part of Lots 32, 33 and 34, Concession 8 within the former Township of Markham. The proposed amendment has been advanced to accommodate a concurrent residential plan of subdivision and zoning by-law amendment for a portion of these lands. The amendment proposes to redesignate certain lands within this quadrant from Activity Node Area, Greenlands Area and Prestige Work-Live Area to Business Park Area, Activity Node Area and Residential Area.

The Activity Node Area recognizes existing or future focal points within the community where clusters of community uses or activities may be located. This designation includes institutional uses, residential uses, offices, convenience and service commercial uses. The proposed reclassification accounts for a shift to an interior location for a new secondary school site and a location for an elementary school/neighbourhood park node.

The Planner noted that Enbridge Consumer Gas had advised that the Owner would be responsible to co-ordinate the preparation of an overall utility distribution plan to the satisfaction

of the affected authorities, and to provide necessary field survey information and road profiles to the Company to assist in the installation of gas lines.

The Toronto Region Conservation Authority staff will be promoting the establishment of development limits adjacent the watercourse features prior to making any recommendation of the amendment. The development limits will be established in accordance with the Authority's Valley and Stream Corridor Management Program, the Rouge North Management Plan, and the Oak Ridges Moraine Conservation Plan.

FURTHER NOTICE:

The Mayor advised that any persons wishing further notice must write their name, address and telephone number on the sheets provided in the lobby.

GENERAL QUESTIONS:

Representatives from the firm of Sorensen Gravely Lowes Planning Associates Inc. gave a presentation defining the lands subject to the amendment, site characteristics, surrounding land use activities and the assessments that have been conducted to ensure that all agencies, public and the Town interests have been addressed.

Ian Batt, 34 Victoria Street, Stouffville L4A 3R7 questioned whether Town subsidy for this development would be necessary in the future as it relates to taxes. Linkage to greenland areas was mentioned as it relates to environmental issues and it was also noted that walking trail systems would benefit the community.

Gerri Robertson, 12221 Tenth Line, Stouffville, L4A 6B6 mentioned concerns with the environmental impact the development would cause in small wetlands and forested areas that are habitats for many wild life such as rabbits, foxes and coyotes. It was requested that due consideration be given to the extension of existing streets and land features with wildlife in mind. There is also a concern with the number of trees that would be cut down in these areas.

Maureen Wood, 13681 Ninth Line, Stouffville, L4A 7X3 questioned the area that was being developed and stressed the importance of preserving the rural area free from large growth.

Brian Knuff, 2 Albert Street, Stouffville, L4A 4H1 inquired about the walking trails, where they would be constructed and the surface types of materials.

Norma Roy, 11801 Highway #48, Stouffville, L4A 7X5 questioned the time frame for development and how it would impact the area beside her property.

Ken Edwards, 10638 Ninth Line, Stouffville, L6B 1A8 inquired about the big pipe and the sewer lines and where the new ones will be installed.

IN SUPPORT:

Ken Edwards, 10638 Ninth Line, Stouffville, L6B 1A8 is in support of the development.

IN OPPOSITION:

Gerri Robertson, 12221 Tenth Line, Stouffville, L4A 6B6 is opposed to the natural habitats for animals being taken away and the possible forest areas that would be disturbed.

RESPONSE FROM THE APPLICANT:

Representatives for the Owners provided information for the concerns that were raised. Studies and assessments have been conducted relating to: Land Use Planning, Employment Lands Needs, Residential Growth Outlook for York Region and Whitchurch-Stouffville and Southwest Functional Servicing. The expanded areas will have comprehensive reviews for all planning issues relating to traffic, land use compatibility and integrated neighbourhood development. The new designation will allow institutional uses, residential, offices, convenience and service commercial uses. The proposed reclassification accounts for a new secondary school site and location for an elementary school and neighbourhood park node. Extensive research has been done to ensure that greenland areas are preserved and environmental areas protected. Road network improvements will involve Mostar, Sandiford and Ringwood Drive.

Trail systems will be incorporated within the development and different types of material would be used depending on the area (natural rustic, woodchip, limestone screening or pavement). Natural habitats and trees will be preserved wherever possible.

Each new proposed plan will require the holding of a public meeting for comments and concerns prior to executing agreements. Time frames will vary over the next few years. When the new sewage pipe is installed from the Ninth Line the existing pumping station will be de-commissioned.

MOVED by Councillor Sherban
SECONDED by Councillor Carroll

THAT all public, agency and consultant comments be referred back to Staff for a further report regarding the disposition of this matter when the Oak Ridges Moraine Conservation Plan is approved by Cabinet.

CARRIED.

CONFIRMATORY BY-LAW

MOVED by Councillor Bowes
SECONDED by Councillor Dobrich

THAT Confirmatory By-law 2002-17-MS read a first, second and third time.

CARRIED.

ADJOURNMENT

MOVED by Councillor Dunkeld
SECONDED by Councillor Bowes

THAT there being no further business, the Council Public Hearing be adjourned
at 9:15 p.m.

CARRIED.

DATED at the Town of Whitchurch-Stouffville this day of , 2002.

Mayor

Clerk