

Development Services Public Meeting Minutes

Meeting Number 2
January 22, 2019, 7:00 PM - 9:00 PM
Council Chamber

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Alan Ho	
Staff	Sally Campbell, Manager, East District	Biju Karumanchery, Director, Planning & Urban Design
	Rick Cefaratti, Planner II	
	Stephen Corr, Senior Planner, Planning & Urban Design	David Miller, Manager, West District
		Luis Juarez, Planner I

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- 1. CALL TO ORDER**
- 2. DISCLOSURE OF PECUNIARY INTEREST**
- 3. DEPUTATIONS**
- 4. REPORTS**
 - 4.1 PRELIMINARY REPORT ZONING BY-LAW AMENDMENT
APPLICATION SUBMITTED BY 2522584 ONTARIO INC. TO PERMIT
EIGHT (8) TOWNHOUSE DWELLINGS ON THE EAST SIDE OF
MARYDALE AVENUE WEST OF MARKHAM ROAD AND SOUTH OF
DENISON STREET (WARD 7) FILE ZA 18 229047 (10.5)**

The Public Meeting this date was to consider an application submitted by 2522584 Ontario Inc. for Zoning By-law amendment to permit eight (8) townhouse dwellings on the east side of Marydale Avenue west of Markham Road and south of Denison Street (ZA 18 229047).

The Committee Clerk advised that 249 notices were mailed on December 28, 2018, and a Public Meeting sign was posted on December 21, 2018.

The following written submissions were received regarding this proposal:

1. Xian Zhong Lin - Opposed
2. Dr. Mohammad Rahman - Expressing concerns
3. South Residents' Association - Expressing concerns

Stephen Corr, Senior Planner, Planning & Urban Design gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant provided a presentation regarding the proposal.

The following deputations were received regarding the proposal:

1. Mohammad Rahman, South Markham Residents Association provided the following feedback on the proposal:

- Suggested residents within the 200 m radius were not notified;
- Suggested residents that received notice were not provided with enough notice; and,
- Recommended that the item be deferred.

Staff were satisfied that the legal requirements regarding notification were met.

2. Nabil Alsaydali, resident provided the following feedback on the proposal:

- Suggested the height of the townhomes being proposed is too high;
- Suggested the townhomes do not match the type of housing in the area;
- Suggested the townhomes are being built too close to the neighbouring properties.

3. Tariu Jamal, resident provided the following feedback on the proposal:

- Asked Council to treat the development, as if it was in their backyard;
- Suggested the legislation/policy needs to change so that resident feedback has more impact on new developments.

4. Andrew Walker, Gagnon Walker Domes Ltd. provided the following feedback on the proposal on behalf of the commercial property on the north side of the development:

- Suggested that the townhomes are being built too close to the neighbouring properties;
- Advised that Gagnon Walker Domes Ltd. will be submitting a full written submission to the City on behalf of their client.

Members of Council provided the following feedback regarding the proposal:

- Make the end unit a two storey townhome versus three storey townhomes;
- Increase the side yard setback on the south side of the development;
- Add all season landscaping to help address privacy concerns;
- Reduce the number of properties by one;
- Ensure that the design of townhomes is complementary to the development north of the property;
- Ensure the landscaping along Marydale is Avenue is complementary to existing landscaping on the street;
- Use window treatments on the end units, which support privacy;
- Ensure there is enough space for homeowners to remove their snow and store their lawnmowers;
- Suggested the walkway be more user friendly;
- Asked if the height of the townhomes could be reduced by making the basement underground;
- Asked about the affordability of the townhomes and if they will have purpose-built second suites; and,
- Asked if the townhomes could be built further from the road.

Staff advised there may be an opportunity to increase the side yard setback on the south side of the property. They also noted that the City's Official Plan only permits a minimum height of 3 stories on this property.

The Applicant advised that the design for the proposal was still being completed, but noted that the basement could only be built underground if the driveway was inclined. The townhomes would not include purpose-built second suites.

Although there may be an opportunity to have the front of townhomes set back further from the road. The Applicant was hesitant about being able to increase the side yard setback. Staff also noted that it may be difficult to plant trees in the south side yard.

It was noted that the city does not permit inclined driveways.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Khalid Usman

- 1) That the presentations by staff and the applicant on the proposal be received; and,
- 2) That the written submissions on the proposal be received; and,
- 3) That the depositions on the proposal be received; and,
- 4) That the record of the Public Meeting held on January 22, 2019, with respect to the proposed Zoning By-law Amendment application for the lands located on the east side of Marydale Avenue, submitted by 2522584 Ontario Inc., File ZA 18 229047, be received; and,
- 5) That the proposed the proposed Zoning By-law Amendment application for the lands located on the east side of Marydale Avenue, submitted by 2522584 Ontario Inc., File ZA 18 229047, be referred back to staff for a report and recommendation; and further,
- 6) That Staff investigate the possibility of permitting the two end units of the townhomes to be two stories in height.

Carried

4.2 THE LADIES GOLF CLUB OF TORONTO, C/O BOUSFIELDS INC., APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW TO PERMIT A TWELVE (12) STOREY RESIDENTIAL BUILDING AND A FOURTEEN (14) STOREY RESIDENTIAL BUILDING ON THE EASTERN PORTION OF LANDS

MUNICIPALLY KNOWN AS 7859 YONGE STREET (WARD 1) FILE NOS. OP 18 171600 AND ZA 18 171600 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by The Ladies Golf Club of Toronto c/o Bousfields Inc. to amend the Official Plan and Zoning By-law to permit a twelve (12) storey residential building and a fourteen (14) storey residential building on the eastern portion of lands municipally known as 7859 Yonge Street (OP/ZA 18 171600).

The Committee Clerk advised that 1874 notices were mailed on December 28, 2018, and a Public Meeting sign was posted on December 17, 2018.

The following written submissions were received regarding this proposal:

1. Kanizehn Patel – in objection
2. Madeline Galarneau – expressing concerns
3. Marilyn and Peter Talbot, – expressing concerns
4. Board of Directors for YRCC No. 798 (Landmark III) – in objection
5. Nancy Purcell – expressing concerns
6. Allen Lam – in objection
7. Peggie Lam – in objection
8. Richard and Shirley Wlodarczyk – expressing concerns
9. Board of Directors for YRCC No. 784 – in objection
10. Tim Jessop, 40 Shady Lane Cres – expressing concerns and comments
11. Asoudeh Novin – in objection
12. Gary Crangle - in objection
13. Sheldon Wayne - expressing concerns
14. Board of Directors for YRCC No. 798 (letter of May 14, 2018, sent again Jan 3, 2019) – in objection
15. Randee Korman – in objection
16. Simon and Catharine– in objection
17. Jay Trinh – in objection
18. Mitra Molavi – expressing concerns
19. Soraya Ardebli – in objection
20. Fei Fei Cai – expressing concerns
21. Yao Rong Liang– in objection
22. Maryam Fotory – expressing concerns
23. Eli Gembom, 23 Banquo Road – expressing concerns
24. Barbe and Jim Carruthers – in objection

- 25. Shohreh E. Manouchehri – in objection
- 26. Beibei Zhang – in objection
- 27. Kanizehn Patel – in objection
- 28. Carrie Chan – in objection
- 29. Kyle Kowalchuk – submitting comments
- 30. Sima Sadooghi – submitting comments
- 31. Beth and Tom Demody – submitting comments

Rick Cefaratti, Planner II gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant provided a presentation regarding the proposal.

The following deputations were received regarding the proposal:

1. Phillip Polster, resident provided the following feedback on the proposal:

- Concerned about traffic congestion in the area;
- Suggested linking Royal Orchard Drive with Green Lane with traffic signals; and,
- Concerned with adding density to the area without improving the intersection at Bayview Avenue and Royal Orchard Drive.

2. Stephen Kuzoff, resident provided the following feedback on the proposal:

- Suggested the development being proposed is too dense for the area;
- Suggested developments along Bayview Avenue should not be more than 7 stories in height to fit with the character of the area;
- Suggested the Ladies Golf Course financial status should not be considered as part of this decision; and,
- Suggested any road improvements/widening required to alleviate traffic to support the proposal should be made at the developer's expense.

3. Evelin Ellison, Ward South Residents Association provided the following feedback on the proposal:

- Suggested development being proposed is too dense for the area;

- Suggested development does not fit the character of the neighbourhood;
- Concerned about light pollution; and,
- Concerned about traffic congestion.

4. Eric Lakien, Landmark III provided the following feedback on the proposal:

- Suggested development would increase the density in the area beyond its current capacity; and,
- Suggested the intersection at Bayview Avenue and Royal Orchard/ access to Bayview Avenue needs to be addressed prior to approving any new large development in the area.

5. Sunil Srinwasan, resident provided the following feedback on the proposal:

- Concerned about traffic congestion and the access to Bayview Avenue;
- Concerned about the impact to wildlife and natural habitat; and,
- Concerned about the impact to his view.

6. Jane Kirkpatrick, resident provided the following feedback on the proposal:

- Need to address the intersection at Bayview and Elgin Mills prior to approving the development.

7. Mary Hemphill, School Bus Driver provided the following feedback on the proposal:

- Had safety concerns due to the configuration of the neighbourhood and access to Bayview Avenue; and,
- Suggested that the density of the development could make the existing safety concerns worse.

8. Tim Jessop, Resident provided the following feedback on the proposal:

- Suggested creating a cycling trail that connects to Pomona Park; and,
- Suggested eliminating the playground and using the space for a cycling trail, as the playground being proposed is in close proximity to the existing local playground.

9. Kathleen Bisgaard, resident provided the following feedback on the proposal:

- Supported the suggestion of creating a cycling trail;
- Concerned about the loss of mature trees; and
- Opposed the proposed development.

The architect representing the applicant advised that 36 trees would need to be removed to accommodate the construction of the condominium and that 50 trees would need be replanted.

10. Alena Gotz, Alieen Willowbrook Residents Association provided the following feedback on the proposal:

- Supported the widening of Bayview Avenue;
- Suggested that the City needs to improve the Bayview Avenue and Royal Orchard Drive intersection prior to approving the development;
- Suggested that the City needs to consult York Region regarding improving the intersection; and,
- Suggested that approving the development would place a burden on existing residents if issues with the intersection are not addressed.

11. Cheryl Altman, resident provided the following feedback on the proposal:

- Concerned about the Bayview Avenue and Royal Orchard Drive intersection/residents access to Bayview Avenue;
- Suggested the development will make current traffic issues worse.

Members of Council provided the following feedback:

- Suggested that York Region look at the improvement of the intersection at Bayview Avenue and Royal Orchard Drive;
- Expressed concern regarding adding density to the area without resolving traffic issues;
- Suggested that the intersection at Bayview Avenue and John Street may also need to be improved to support increased density in the area;
- Asked if the Ladies Golf Course had attentions to sell off more of its land in the future;

- Suggested waiting to see if the Yonge subway extension to Langstaff is funded prior to approving more density in the area;
- Wanted to better understand the connection between the existing park and the proposed park;
- Requested staff investigate the possibility of creating a cycling trail linking the neighbourhood to Pomona Park;
- Suggested the condominium be specifically for seniors;
- Suggested the Ward Councillor hold another community meeting with residents on the project.

Staff were unaware of the Ladies Golf Course's intentions with respect to selling off more of its land in the future.

The Applicants transportation engineer advised that he was discussing with York Region the possibility of installing a half signal at Bayview Avenue and Royal Orchard Drive on the south side, as interim solution to improve traffic flow in the area.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Keith Irish

- 1) That the Staff and Applicant presentations on the proposal be received; and,
- 2) That the written submission on the proposal be received; and,
- 3) That the deputations on the proposal be received; and,
- 4) That the report entitled "PRELIMINARY REPORT, The Ladies Golf Club of Toronto, C/O Bousfields Inc., Applications to amend the Official Plan and Zoning By-law to permit a twelve (12) storey residential building and a fourteen (14) storey residential building on the eastern portion of lands municipally known as 7859 Yonge Street, (Ward 1), File Nos. OP 18 171600 and ZA 18 171600" be received; and,
- 5) That the Record of the Public Meeting held on January 22, 2019, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment, at 7859 Yonge Street, (Ward 1), File Nos OP 18 171600 and ZA 18 171600" be received; and further,
- 6) That the Applications for an Official Plan Amendment and a Zoning By-law Amendment, be referred back to staff for a report and recommendation to evaluate the proposal.

Carried

4.3 PRELIMINARY REPORT UPTOWN GREEN GARDEN INC. C/O WESTON CONSULTING OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT A TEN (10) STOREY MIXED USE BUILDING AT 9332 TO 9346 KENNEDY ROAD FILE NOS. OP 18 182671 AND ZA 18 182671 (WARD 6) (10.3, 10.5)

The Public Meeting this date was to consider an application by Uptown Green Garden Inc., c/o Weston Consulting for Official Plan and Zoning By-law Amendments to permit a ten (10) storey mixed use buildings at 9332 to 9346 Kennedy Road (OP/ZA 18 182671).

The Committee Clerk advised that 207 notices were mailed on December 28, 2018, and a Public Meeting sign was posted on December 20, 2018. No written submissions were received regarding this proposal.

Rick Cefaratti, Planner II gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant provided a presentation on the proposal for (10) mixed use buildings at 9332 and 9346 Kennedy Road (OP/ZA 18 182671).

The following written submissions on the proposal were received:

1. Paul G. Oliver - in objection
2. Areez Remtulla - expressing concerns
3. Valerie J. Seale - expressing concerns
4. Unionville Montessori School Administration - expressing their concerns
5. Ralvo Uukkivi, Cassel Brock Lawyers - expressing their concerns

The following deputations on the proposal were received:

1. Hayden Chun Hei Poon, resident provided the following feedback on the proposed development:
 - Inquired if there will be bicycle parking;
 - Concerned about the high automobile usage in the area;
 - Concerned about the schools being overcrowded.
2. Steven Wong, resident provided the following feedback on the proposed development:

- Concerned about the impact the development would have on traffic congestion;
 - Concerned about access to the property;
 - Suggested the roads in the area could not support the density;
 - Concerned about a loss of privacy;
 - Concerned about loss of mature trees.
3. Ian Anderson, resident provided the following feedback on the proposed development:
- Concerned about the impact the development would have on traffic congestion.
4. Ada Chung, Unionville Montessori School Parent provided the following feedback on the proposed development:
- Concerned about the impact the development would have on traffic;
 - Concerned that the roads in the area could not support the density of the project;
 - Concerned about the overflow parking;
 - Suggested the building should be less than 8 stories in height.

Members of Council provided the following feedback:

- Concerned about the traffic congestion in the area;
- Suggested that upgrades to the roadways need to occur before more density is permitted to the area;
- Concerned with having townhomes next to a 10 storey building;
- Concerned about the access to the proposed development;
- Inquired if an agreement could be made so that the development could be accessed through the private road; and,
- Asked for York Region and other key agencies comments on the development;
- Asked about the affordability of the townhomes; and,

- Asked if there was a heritage property on the property.

Staff advised that there are plans to widen Kennedy and add slip lanes to improve the traffic flow on Kennedy Road. These road improvements will happen prior to the York Downs development. It was also advised that there is no heritage property located on the property.

Moved by Councillor Amanda Collucci

Seconded by Councillor Alan Ho

That the Development Services Public Meeting be permitted to continue after midnight.

Carried

Moved by Councillor Amanda Collucci

Seconded by Councillor Karen Rea

- 1) That the Staff and Applicant presentations on the proposal be received; and,
- 2) That the written submissions on the proposal be received; and,
- 3) That the deputations on the proposal be received; and,
- 4) That the report titled “PRELIMINARY REPORT, Uptown Green Garden Inc., C/O Weston Consulting, Official Plan and Zoning By-law Amendments to permit a ten (10) storey mixed use building at 9332 to 9346 Kennedy Road, File Nos. OP 18 182671 and ZA 18 182671 (Ward 6)” be received; and,
- 5) That the Record of the Public Meeting held on January 22, 2019, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment at 9332 to 9346 Kennedy Road, File Nos. OP 18 182671 and ZA 18 182671 (Ward 6)” be received; and further,
- 6) That the Applications for an Official Plan Amendment and a Zoning By-law Amendment, be referred back to staff for a report and recommendation to evaluate the proposal.

Carried

5. ADJOURNMENT

The Development Services Public Meeting adjourned at 12:21 PM.