

Electronic Development Services Public Meeting Minutes

Meeting Number 5
April 13, 2021, 7:00 PM - 9:00 PM
Electronic Meeting

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	Ron Blake, Senior Development Manager, Planning & Urban Design	Laura Gold, Council/Committee Coordinator
	Sabrina Bordone, Senior Planner, Central District	Grace Lombardi, Election & Committee Coordinator
	Stephen Lue, Manager of Development, Central	

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:05 PM in the Council Chamber with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

4. REPORTS

4.1 PRELIMINARY REPORT DIGRAM DEVELOPMENTS HELEN INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT AN EIGHT-STOREY RESIDENTIAL BUILDING AT 55, 63 & 83 HELEN AVENUE (WARD 3) FILE NOS. PLAN 19 137397 AND SU/ZA 17 135415 (10.3, 10.5)

The Public Meeting this date was to consider applications submitted by Digram Developments (Helen) Inc. for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit an eight-storey residential building at 55, 63 and 83 Helen Avenue (PLAN 19 137397).

The Committee Clerk advised that 708 notices were mailed on March 24, 2021, and a Public Meeting sign was posted on March 22, 2021. Six written submissions were received either expressing concern or in opposition of this proposed development.

Sabrina Bordone, Senior Planner, Central District, provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Mark Yarranton (KLM Planning Partners Inc.) and Greg Raspin (SRN Architects Inc.), representing the Applicant, provided a presentation on the proposed development.

Staff clarified that the Applicant is now requesting an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to permit a ten-storey residential building at 55, 63 and 83 Helen Avenue, rather than an eight-storey building. This change occurred after the preliminary staff report for the proposed development was published.

The following deputations were made on the proposed development:

- Alick Sui, Representing the Unionville Residents Association
- Expressed concern regarding the height and density of the proposed development;
- Supported a reduction in number of parking spots;
- Suggested that the proposed development should include more amenities;
- Suggested the proposed development should be designed to be more pedestrian friendly;

- Requested a meeting with the developer to discuss the proposal.
- Alan Kan, resident living on Caboto Trail
- Suggested the public meeting notice sign posted needs to be improved to ensure the public is aware of the proposed development.
- Naline Ya, Member of the South Unionville Residents Association
- Expressed concern regarding the height and density of the proposed development;
- Supported having a meeting with the developer to discuss the proposed development;
- Expressed concern regarding the impact the proposed development would have on crime, traffic, and safety.

Committee advised that the Development Services Committee just approved a new public meeting notice sign, which will improve the public's awareness of future proposed developments. The City will start to use the new public meeting notice sign in the near future.

Committee provided the following feedback on the proposed development:

- Suggested that a shadow study be required;
- Inquired if there was any discussion with Infrastructure Ontario regarding the lands to the South of the proposed development;
- Noted that the proposed development should be considered in context of what is being proposed in the area (i.e. on the BMW Site);
- Suggested the Committee should not stray too far away from what was presented in the Preliminary Concept for the Markham Centre Secondary Plan Update Study;
- Inquired why so many notices were sent out;
- Inquired what the proposed side yard setback was from the existing houses to the east side of the proposed development;
- Expressed concern regarding the height and density of the proposed development;
- Suggested the transition from low-rise residential to high density needs to be improved;

- Suggested possibly replacing the three storey portion of the building with townhomes to make it more compatible with the adjacent dwellings;

In response to inquiries from the Committee and the public, staff advised that the side setback from the low-rise building to the adjacent residential homes on eastern side of the property is approximately 10.6 m (35 ft). The transition from low-rise to high-rise occurs at a 45 degree angular plane, which is standard and will ensure the neighbouring residential homes to east have sufficient sunlight. Notice in this area is to be provided within a 200 metre radius; however, additional notices were sent out by the local ward Councillor. Staff have received a copy of the shadow study, but it is currently under review and will need to be updated now that the height of the building has changed from eight to ten storeys. There has been discussion with Infrastructure Ontario, the Ministry of Municipal Affairs and Housing, and York Region regarding acquiring the lands south of the proposed development from Infrastructure Ontario and using it for affordable housing, but no decision has been made at this time.

Mr. Yarranton responded to inquiries from the Committee and the public, advising that the design of the proposed development address comments provided by staff. The low-rise section of the building is of a similar height to townhomes, and the height of the building increases gradually at a 45 degree angle. A view from the south side of the development is not available at this time.

Moved by Councillor Reid McAlpine

Seconded by Regional Councillor Jack Heath

1. That the depositions by Alick Sui, Alan Kan, and Naline Ya regarding the “PRELIMINARY REPORT, Digram Developments (Helen) Inc., Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit an ten-storey residential building at 55, 63, and 83 Helen Avenue (PLAN 19 137397)”, be received; and,
2. That the written submissions by Yang Jim, Kevin Wu, Hua Ping, Guihua (Claudia) Shen, Zhuohua (Carlos) Su, and Jennie Ho regarding the “PRELIMINARY REPORT, Digram Developments (Helen) Inc., Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit an ten-storey residential building at 55, 63, and 83 Helen Avenue (PLAN 19 137397)”, be received; and further,
3. That the Development Services Commission report dated April 21, 2020, entitled “PRELIMINARY REPORT, Digram Developments (Helen) Inc., Applications for Official Plan Amendment, Zoning By-law Amendment, and

Draft Plan of Subdivision to permit an ten-storey residential building at 55, 63, and 83 Helen Avenue (PLAN 19 137397)”, be received; and,

4. That the Record of the Public Meeting held on April 13, 2021 with respect to the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications, be received; and,
5. That the applications by Digram Developments (Helen) Inc., for a proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision (PLAN 19 137397), be referred back to staff for a report and a recommendation; and further.
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

The Development Service Committee adjourned at 8:37 PM.