

## Development Services Public Meeting Minutes

Meeting Number 8  
June 18, 2019, 7:00 PM - 10:00 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     | Brian Lee, Director, Engineering        | Carlson Tsang, Planner II, Planning & |
|           | Biju Karumanchery, Director, Planning   | Urban Design                          |
|           | & Urban Design                          | Laura Gold, Council/Committee         |
|           | David Miller, Manager, West District    | Coordinator                           |
|           | Sean Hertel, Project Manager, Langstaff | Scott Chapman, Election &             |
|           | Gateway, Planning & Urban Design        | Council/Committee Coordinator         |

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### **1. CALL TO ORDER**

The Development Services Public Meeting convened at 7:03 PM in the Council Chamber with Councillor Keith Irish in the Chair.

### **2. DISCLOSURE OF PECUNIARY INTEREST**

None.

### **3. REPORTS**

#### **3.1 PRELIMINARY REPORT NEST (VS) GP INC. APPLICATIONS FOR ZONING BY-LAW AMENDMENT, DRAFT PLAN OF SUBDIVISION AND SITE PLAN CONTROL TO PERMIT**

**12 TOWNHOUSES AT 10165 VICTORIA SQUARE BLVD, AND ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT 4 STREET TOWNHOUSES AT 10197 VICTORIA SQUARE BLVD (WARD 2) FILE NOS. ZA 19 179145, SU 19 179147, SU 19 179146 & SPC 19 179145 (10.5, 10.7, 10.6)**

The Public Meeting this date was to consider an application submitted by Nest (VS) GP Inc. for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Control to permit 12 townhouses at 10165 Victoria Square Blvd, and Zoning By-law Amendment and Draft Plan of Subdivision to permit 4 street townhouses at 10197 Victoria Square Blvd (Ward 2) (File Nos. ZA 19 179145, SU 19 179147, SU 19 179146 & SPC 19 179145).

The Committee Clerk advised that 246 notices were mailed on May 29, 2019, and a Public Meeting sign was posted on May 29, 2019. Four written submissions were received regarding this proposal.

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

The Applicant provided a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The following deputations were made on the development proposal:

Raymond Quan, resident provided the following feedback on the development proposal:

- Architecture does not match the character of the community.

Bal Rampersad provided the following feedback on the development proposal:

- Architecture does not match the character of the community;
- Demonstrated an interest in the City's surplus land located in this location.

Committee provided the following feedback on the development proposal:

- Asked that staff work with the applicant to improve the design of the development proposal (including the back of the development) so that it better fits with the character of the area and looks more like an entrance feature;

- Asked Brian Lee, Director of Engineering to confirm if a hammer head is still required in this location, considering recent traffic improvements made to the area;
- Suggested the Applicant look at adding landscaping to the hammer head to reduce the amount of pavement in front of the townhomes;
- Suggested that staff investigate whether the City still needs all of its surplus land located in this location;
- Asked that staff ensure the driveways are long enough to fit most cars;
- Requested that the planting in the valley be spread out across both sides of the watercourse.

The Applicant provided the following responses to Committee and resident inquires:

- The townhomes range from just under 1400 square feet to approximately 2400 square feet in size;
- The buildings being demolished are not heritage properties;
- Each unit has two parking spots (one in the garage and one outside), and there will be six visitor parking spots for the complex, which is two more spots than required;
- Deciduous trees that are native to the area will be re-planted on the site.

Moved by Councillor Alan Ho

Seconded by Councillor Reid McAlpine

1. **That the presentations on the development proposal by Staff and the Applicant be received; and,**
2. **That the written submissions submitted by Amy Tong Zee, Derek Ho, Heidi Ho, and Joan Smith to the June 18, 2019 Development Services Public Meeting regarding the application from Nest (VS) GP Inc. to permit four street townhouses at 10197 Victoria Square Boulevard and twelve block townhouses at 10165 Victoria Square Boulevard be received; and,**
3. **That the deputations by Raymond Quan, and Bal Rampersad, made at the June 19, 2019 Development Services Public Meeting, regarding the application by Nest (VS) GP Inc to permit four street townhouses at 10197 Victoria Square Boulevard and twelve block townhouses at 10165 Victoria Square Boulevard , be received; and,**

4. That the report dated June 10<sup>th</sup>, 2019, titled “Preliminary Report, Nest (Vs) GP Inc., Applications for Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Control to permit 12 townhouses at 10165 Victoria Square Blvd, and Zoning By-law Amendment and Draft Plan of Subdivision to permit 4 street townhouses at 10197 Victoria Square Blvd (Ward 2), File Nos. ZA 19 179145, SU 19 179147, SU 19 179146 & SPC 19 179145” be received; and,
5. That the Record of the Public Meeting held on June 18<sup>th</sup>, 2019 with respect to the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications, be received; and,
6. That the applications submitted by Nest (VS) GP Inc. to permit four street townhouses at 10197 Victoria Square Boulevard and twelve block townhouses at 10165 Victoria Square Boulevard, be referred back to staff for a report and a recommendation; and further,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**3.2 PRELIMINARY REPORT CONDOR PROPERTIES LTD. LANGSTAFF PHASE 1A DEVELOPMENT ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT A MIXED-USE HIGH RISE DEVELOPMENT FOR 910 UNITS AT 25, 11, 9 AND 5 LANGSTAFF ROAD, SOUTHWEST OF YONGE STREET AND HIGHWAY 407 FILE NOS: ZA/SU 18 162178, WARD 1 (10.5, 10.7)**

The Public Meeting this date was to consider an application submitted by Condor Properties Ltd. for Zoning By-law Amendment and Draft Plan of Subdivision to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstaff Road, south west of Yonge Street and Highway 407 (File Nos. ZA/SU 18 162178).

The Committee Clerk advised that 63 notices were mailed on May 29, 2019, and a Public Meeting sign was posted on May 27, 2019. There were 2 written submissions received regarding this proposal.

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

The following deputations were made on the development proposal:

Bijan Pardis, P.A.R.C.E.L Inc. and landowner provided the following feedback on the development proposal:

- Supported the development proposal;
- Concerned that his parcel of land is not large enough to develop with the new density requirements for the area;
- Demonstrated an interest to purchase surplus land to develop his land;
- Asked for the opportunity to be able to develop his land if it is not possible to purchase additional lands to meet the density requirements;
- Requested to have input on the landscaping design at Yonge and Langstaff if redesigned.

Mike Everard, Augusta National Inc. provided feedback on the development proposal on behalf of Holly Cross Catholic Cemetery:

- Concerned about the loss of privacy;
- Had issues with the traffic study;
- Asked that revised landscaping and elevations be created and shared with the cemetery;
- Concerned with the grading of the road;
- Concerned about parking;
- Supported an underpass versus an overpass.

Jake Brunott, small business owner provided the following feedback on the development proposal:

- Asked for clarification with respect to the development phasing and when the future Kylemore development would impact his small business located on the east side of the CN tracks.

Roman Camarov, provided the following feedback on the development proposal on behalf of the Aliene Willowbrook Residents Association:

- Supported the development proposal;
- Concerned about the impact the development will have on local traffic;
- Requested phase 2 of the development be built after the subway is built;
- Suggested that more than two public schools may be required to serve this development.

Jodi Cole, Resident provided the following feedback on the development proposal:

- Asked if the trees located at Bayview and the 407 will be preserved.

Committee provided the following feedback on the development proposal:

- Advised that the outstanding issues for the new community are being tackled by the Thornhill Sub-Committee;
- Asked what the cemetery's plans are for its lands on the north side of the development;
- Asked about the acreage required for the school site;
- Requested that the development proposal include affordable units and purpose built rentals;
- Asked what the plans are for the creek;
- Asked if the Province has surplus lands in this location and what happens to fragmented land parcels.

In response to Committee and resident inquires, staff advised that 5,000 units are being permitted to be built prior to the completion of the subway. Options for increasing GO line services prior to the opening of the subway are being investigated, but there are limitations to increasing service levels due to the line intersecting with the CN line. The new community will also have a cycling trail to help mitigate traffic. The creek is required to remain in a natural state under the in-force secondary plan. The Province has indicated that they may have surplus land within the Langstaff Gateway planning area, and it is Provincial policy that municipalities have the first right of refusal for such lands. Fragmented land parcels are typically dealt with through a land trustee. The issues for the new Langstaff community need to be addressed prior to the approval of the development to ensure the vision for the community is achieved.

In response to Committee and resident inquires, Gilbert Luk, York Region District School Board advised that 5 acres are required to build a school. This could be reduced to 3.5 acres through negotiations if the developers covered the cost of the school having underground parking. He requested that the school site be identified at this point in time to ensure a safe school environment.

In response to Committee and resident inquiries, the Applicant advised that they will make a commitment to building a complete community. Affordable housing and purpose built rental units will be investigated as part of this vision. It was also confirmed that the patch of trees located at Bayview and the 407 will be preserved.

In response to the Committee's inquiry, Mike Everard advised that the Holy Cross Catholic Cemetery plans to expand the cemetery on its land located on the north side of the development. An application will be filed with City in this regard next week.

Moved by Councillor Khalid Usman

Seconded by Councillor Karen Rea

1. **That the presentations by staff and the Applicant on the development proposal be received; and,**
2. **That the written submissions by Gilbert Luk, and Christine Hyde, submitted to the June 18, 2019 Development Services Public Meeting regarding the application from Condor Properties Ltd. to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstaff Road , be received; and,**
3. **That the deputations by Bijun Pardis, and Mike Everard, made at the June 18, 2019 Development Services Public Meeting regarding the application from Condor Properties Ltd. to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstaff Road , be received; and,**
4. That the report dated February 25<sup>th</sup>, 2019, titled "Preliminary Report, Condor Properties Ltd., Langstaff Phase 1A Development, Zoning By-Law Amendment and Draft Plan of Subdivision to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstaff Road, south west of Yonge Street and Highway 407, File Nos: ZA/SU 18 162178, Ward 1", be received; and,
5. That the Record of the Public Meeting held on June 18<sup>th</sup>, 2019 with respect to the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications, be received; and,
6. That the applications submitted by Condor Properties Ltd. to permit a mixed-use high rise development for 910 units at 25, 11, 9 and 5 Langstaff Road , be referred back to staff for a report and a recommendation; and further,
7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### **4. ADJOURNMENT**

Moved by Councillor Alan Ho

Seconded by Deputy Mayor Don Hamilton

1. That the Development Services Public Meeting adjourn at 9:36 p.m.

**Carried**