

Electronic Development Services Public Meeting Minutes

Meeting Number 9
June 15, 2021, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish Councillor Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Staff	Ron Blake, Senior Development Manager, Planning & Urban Design Rick Cefaratti, Senior Planner, West District Loy Cheah, Acting Director, Engineering Stephen Kitagawa, Acting Manager, Development - West Dimitri Pagratis, Senior Planner, Central District	Laura Gold, Council/Committee Coordinator Joseph Palmisano, Manager of Transportation Planning Stephen Lue, Manager of Development, Central District Mary-Jane Courchesne, Acting Council/Committee Coordinator Martha Pettit, Deputy Clerk

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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.

Committee recessed from 9:38 – 9:50 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. REPORTS

3.1 PRELIMINARY REPORT WEINS CANADA INC. APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT, AND SITE PLAN APPLICATION TO PERMIT AN AUTOMOTIVE SERVICE BUILDING

AT 205 TORBAY ROAD (WARD 8) FILE NOS. PLAN 20-119485 AND SPC 20-119485 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by Weins Canada Inc. for Official Plan, Zoning By-law Amendment and Site Plan to permit an automotive service building and body shop development at 205 Torbay Road (Ward 8) File No. PLAN 20-119485 and SPC 20-119485.

The Committee Clerk advised that 39 notices were mailed on May 26, 2021, and a Public Meeting sign was posted on May 26, 2021. No written submissions were received regarding this proposal.

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

Nick Pileggi, Applicant provided a presentation regarding the proposed development.

There were no comments from the audience with respect to this application.

Staff recommended that the development proposal be referred back to staff to resolve a few outstanding issues.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Isa Lee

1. That the Development Services Commission report titled “PRELIMINARY REPORT, Weins Canada Inc., Applications for Official Plan, Zoning By-law Amendment, and Site Plan Application to permit an automotive service building and body shop development at 205 Torbay Road (Ward 8) File No. PLAN 20-119485 and SPC 20-119485”, be received, and,

2. That the Record of the Public Meeting held on June 15, 2021 with respect to the proposed Official Plan Amendment, Zoning By-law Amendment, and Site Plan applications, be received, and,

3. That the applications by Weins Canada Inc. for a proposed Official Plan Amendment, Zoning By-law Amendment, and Site Plan Application (PLAN 20-119485 and SPC 20-119485), be referred back to staff for a report and a recommendation: and further,

4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

3.2 PRELIMINARY REPORT APPLICATIONS BY 7750 BAYVIEW AVENUE LIMITED PARTNERSHIP (LIBERTY DEVELOPMENTS) FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT FIVE (5) HIGH RISE APARTMENT TOWERS AT 7750 BAYVIEW AVENUE (SHOULDICE HOSPITAL)

FILE NO. PLAN 20 126269 (WARD 1) (10.3, 10.5)

The Public Meeting this date was to consider applications submitted by 7750 Bayview Avenue Limited Partnership (Liberty Developments) for Official Plan and Zoning By-law Amendments to permit five (5) high rise apartment towers at 7750 Bayview Avenue (Shouldice Hospital) File No. PLAN 20 126269 (Ward 1).

The Committee Clerk advised that 1152 notices were mailed on May 26, 2021, and a Public Meeting sign was posted on May 20, 2021. No written submissions were received regarding this proposal. There were 255 written submissions received regarding this proposal.

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

David McKay, Liberty Development, and Nick Casciato, WZMH Architects, provided a presentation on the proposed presentation.

The following deputations were made on the proposed development:

- Raymond Leung expressed concern that the proposed development did not respect the existing community, and that existing infrastructure cannot handle the added density (i.e. roads, community centre, and library).
- Sylvia Gatti-Klein expressed concern in regards to the height, traffic gridlock, density, and design of the proposed development and that there is no higher

order transit along Bayview. Ms. Gatti-Klein also suggested that the placement of the higher towers should be located closer to Bayview Avenue. She also indicated that the community was enlisting a planning expert to assist with their concerns.

- Farzad Sodagar expressed concern that the height of the proposed development is not suitable for the location, is not consistent with other condominiums in the area, and does not transition well with the surrounding area. Sodagar also advised that this type of intensification is more suitable along Yonge Street where there are plans for higher order transit. There will also be an impact on services such as hospitals and there needs to be a gradual transition to the low rise residential.
- Vaughan Hibbits expressed concern that the proposed development will affect the quality of life of existing residents, as it will likely be more challenging to enjoy local amenities due to there being few alternative modes of transportation and no higher order transit and the lack of bike lanes in the John and Bayview area.
- Monica McIntosh expressed concern regarding the impact that the proposed development will have on traffic congestion in the Bayview and John area. Ms. McIntosh advised that the increase in traffic might affect residents living in the area, emergency vehicle response times, noise and air pollution, and the number of car accidents in the area.
- Homeira Shamsavand expressed concern that the proposed development will place the natural heritage, and endangered species living on the site at risk and that mature trees would be lost and any new trees that would be planted would be immature trees. Ms. Shamsavand was also concerned that surface runoff will increase due to an increase in hard surfaces as well as noise and light impacts on the community.
- Cathy Mobilos expressed concern regarding the impact the proposed development will have on the cultural heritage resources on the site, especially the McCullagh Estate House as its history is connected to the early settlement of Thornhill. Ms. Mobilos advised that the development application does not respect the cultural heritage resources on the site.
- Tim Herron expressed concern in regards to the impact future phases of the proposed development will have on the community and the impact on traffic, cultural heritage and community services. The applicants need to satisfy the existing Hold provisions.

- Kristyn Ing expressed concern regarding the impact the proposed development will have on future generations. Ms. Ing suggested a public easement should be placed on the proposed pathway/trail, and that phase one of the development should include adequate parkland.
- Eric Lakien, representing Landmark of Thornhill Condominiums, expressed concern regarding the density of the proposed development and the impact it will have on traffic, and the environment. Mr. Laiken also spoke about the importance of preserving the cultural heritage resources on the site, and protecting the green space.
- Peggy Leung expressed concern that the Thornhill Centre is being intensified without the community's input, suggesting an expert should be hired to create a holistic and comprehensive plan for the area. Ms. Leung was also concerned in regards to the impact the intensification will have on local traffic, stormwater management (flooding), and the community centre and suggested that only the existing permissions should be permitted.
- Ian Goldberg expressed concern regarding the density of the proposed development and the lack of infrastructure to support it (i.e. higher order transit). Mr. Goldberg was also concerned that the proposed development does not fit the character of the neighbourhood, will exacerbate existing traffic issues, and affect his quality of life. The infrastructure has not kept pace with development.
- Martin Tuori expressed that the development was out of character for the area and was concerned with the density, and height of the proposed development and the impact it will have on existing infrastructure (i.e. the schools, roads, stormwater management, and libraries). Mr. Tuori also suggested that a comprehensive plan for the area should be created.
- Jennifer Copeland expressed concern that the proposed development is not reasonable for this location or respectful to the existing community. Ms. Copeland suggested the proposed development should be of a consistent height to other existing or proposed condominiums in the community.
- Brian Fischer suggested that the proposed development was excessively high and should have more parkland on site, should be more respectful to the wildlife corridor and the cultural heritage resources located on the site. Mr Fischer was also concerned that there was no comprehensive plan for the community, and that the proposed development will have an impact on traffic and existing infrastructure.

- Stanley Ing expressed concern regarding the impact the development will have on traffic and existing infrastructure (i.e. parks, and roads). Mr. Ing suggested the proposed development is out of character and would be more suitable where higher order transit exists.
- Joan Anderton, representing the Ladies Golf Club of Toronto, expressed concern that the proposed development would adversely affect the Ladies Golf Club, as it will create a downtown presence and cast a shadow where members are playing golf. Ms. Anderton also suggested that this kind of density is more suitable for urban centres served by a subway. She indicated that the applicant is proposing the higher towers to the rear of the property and the wind created by the towers would have an adverse effect on the golf course.
- Alena Gotz, representing the Aileen 'Willowbrook Residents Association, spoke about the importance of creating a secondary plan for the Thornhill Centre, and preserving and enhancing the built form in Thornhill. Ms. Gotz presented a petition signed by 1714 residents in opposition to the proposed development and had concerns regarding the compatibility of the development, heights and densities.
- Luis Olivera expressed concern regarding regarding the density of the proposed development, future phases and the impact it will have on existing infrastructure, services, and residents. Mr. Olivera also suggested that proposed development should comply with the City's 2014 Official Plan.
- Brian Korson suggested that all current and proposed development in the the Thornhill Centre should be considered together to manage the density coming to the area and the impact it will have on the infrastructure.
- Sue Shillow expressed concern that the density and height of the proposed development does not fit the character of the area, and that it will be visually unappealing. Ms. Shillow also suggested that all proposed developments in this area should be considered together.
- Johnny Lin spoke in opposition to the proposed development due to the scale, density, height, urban landscaping, lack of higher order transit and unsustainability of the proposal. Mr. Lin expressed concern that the proposed development will put stress on existing infrastructure, and that it will set precedence in regards to the acceptable height. Mr. Lin also suggested that the proposed development should include family units. He noted that the maximum height should be 15 storeys.

- Jeff Budd expressed concern that the proposed development does not have sufficient parking, or fit into the existing suburban car centered community. Mr. Budd also suggested that the proposed development is more suitable for a community with a high walkability score.
- Susan Nanni expressed concern regarding the traffic the development will create, the height and density of the proposed development and the impact it will have on residents living in Thornhill. Ms. Nanni suggested the proposed development is more suitable in an urban centre with higher order transit.
- Jayanti Shah expressed concern regarding the density of the proposed development and the impact it will have on existing residents (i.e. safety, traffic congestion at Bayview and John, loss of green space). Mr. Shah suggested the proposed development should include more modest heights. Also expressed concerns that vehicular traffic is cutting through the private roads through Landmark of Thornhill.
- Andrew Chong expressed concern regarding the height, density, and number of units of the proposed development and noted that it does not fit the character of the community. Mr. Chong was also concerned that the proposed development is so close to the the greenway boundary.
- David Ellison suggested that the greenbelt needs to be expanded along the Pomona Creek, and that both the cultural heritage, and the natural heritage resources on the site need to be preserved. Mr. Ellison also expressed concern that the area is being inundated with development, and suggested that the development proposal needs to be revised.
- Joan Honsberger expressed concern that the proposed development will impact food security, traffic congestion, and emergency response time. Ms. Honsberger also suggested that the proposed development should include more park space, and that all of the development proposals in the area should be considered together.
- Liu Liu expressed concern that the proposed development will impact the heritage character of the area, and traffic congestion.
- Joyce Lee-Tobin suggested that the proposed development was not in keeping with the character of the area and should comply with the City's 2014 Official Plan. Ms. Lee-Tobin also expressed concern regarding the impact the proposed development will have on existing infrastructure and services (i.e. roads, library, community centre, daycare spots, and programs for children).

- Patrick Tobin spoke in opposition of the proposed development. Mr. Tobin also suggested that the proposed development should respect the City's 2014 Official Plan, and that a plan should be created for Thornhill Centre that looks at all the development in the area.
- Bill Wheeler expressed concern regarding the height and density of the proposed development, and the impact it will have on existing residents and infrastructure. Mr. Wheeler suggested the proposed development is more suitable for downtown Toronto or along Yonge Street.
- Saeed Cheraghi Seifabad expressed concern regarding the impact the proposed development will have on existing residents safety and quality of life.
- Barry Nelson expressed concerns regarding the height and density of the proposed development, and the impact it will have on historic Thornhill and that heritage resources are adversely impacted by building heights. Mr. Nelson also advised that the archeological significance of the site should be further explored, as archeological studies suggest that Iroquois villages existed in this area and that an archeological survey is not enough.
- Olana Alcock expressed concerns regarding the impact the proposed development will have on traffic, flooding, endangered species and existing infrastructure. Ms. Alcock was also concerned that the proposed development was not compatible with the character of the local heritage district.
- Robert Miller, Lawyer, Davies Howes, representing the Shouldice Hospital Board of Directors, expressed the following concerns: 1) that part of the proposed ring road is situated on the hospital's leased premises, which is currently being used as an access route for emergency vehicles and delivery trucks; 2) the impact the proposed development will have on patients, staff, and visitor parking and that the hospital needs to retain its parking and is concerned with overflow parking onto their lot; and, 3) the proposed location of the infrastructure route (pipe going through leased properties) and the trail system and its impact on the privacy and post-operative recovery of patients. Mr. Miller also advised that the hospital plans to complete the full term of its 15-year lease.
- Maziar Ahanin, expressed concern that the height of the proposed development will take away from the façade of the neighbourhood, and that it will impact existing residents privacy.

- Gwen Orriell expressed concern that the proposed development will increase traffic congestion on John Street and that it will make it difficult to make a left turn onto John Street from Baywood Gate.
- Natalie Telfer expressed concern regarding the environmental impact of the proposed development.
- Ken Steinberg spoke about the importance of considering all of the proposed development in the area together. Mr. Steinberg also expressed concern regarding the impact the proposed development will have on traffic congestion.

The Committee provided the following feedback on the proposed development:

- Suggested that an interim control by-law be considered for this area to put a hold on development until there is a secondary plan for Thornhill Centre;
- Suggested that the traffic study should look at the impact of different density scenarios on traffic in the area;
- Suggested that the traffic study should possibly be conducted by the City;
- Inquired about the comprehensive planning exercise for the area so that the proposal is not dealt with in isolation;
- Discussed the motion approved at the Development Services Committee regarding staff investigating the possibility of having a GO train station at Green Lane/John Street;
- Noted that growth needs to occur in a manner that is considerate to the existing residents;
- A public easement to ensure a connection to the open space.

Ron Blake, Senior Manager of Development Planning, advised that a transportation study conducted in relation to a proposed development looks at the impact the proposal will have on traffic comprehensively by looking at transit in the area, alternative modes of transportation, and proposed transportation improvements. The study will include possible traffic scenarios. The study can be conducted by the City, or by experts hired by the Applicant.

The Mayor thanked the residents for their feedback, and advised them of the planning process.

Moved by Mayor Frank Scarpitti

Seconded by Regional Councillor Jack Heath

1. **That the written submissions by Jeff Rosen, Yasmin Somji , Lynn Samuels, Ruth Nissan, Andrea Tu, Monica McIntosh, Vaughan Hibbits, David Gill, Victor Amend, Tim Chan, Demetris and Fotini Andreou, Sylvia Gatti-Klein (1), Ben Wei Su, Michael Snider, Sue Shillow, Maru Diaz, Weesh Pacheco, Claude Desjardins, Ali Afshar, Babak Yazdanparast, Marcia Miller (Pomona Valley Steering Committee), Eleanor Carrington, John Carrington, William & Lola Wheeler, Natalie Telfer, Nadia Ongaro, Gary Crangle, Roger & Marcia Miller, Stacey & Scott McIndless, Mohsen Arabi Monfared, Alan & Ann Levy, Peggy Leung, Dave Gartside, Carolyn Pintos, Norma Smith, Norman Smith, The O'Connor Family, Susan Merrick, Ramona Haslett, Julie De Biasio, Stanley Ing, Mark Wise, Cathy Mobilos & Mike Papadakis, Cheryl Gula, Sanaz Doost, Fotini Andreou, Peter Chau, John McIntosh, Demetris Andreou, The Landmark of Thornhill, Nova Moffat, Dan Tudor, Gayle Wise, Sharon Hibbits, Barrie Rutherford, Bernard Gryfe, Diane Sidenberg, Lister & Susan Smith, Brian & Elizabeth Brandon, Nick & Anna Cino, Amir Gandomi, Don Bichard, Martin Tuori, Betty Rozendaal & Sonny Goldstein, Sheldon & Marilyn Wayne, Farideh Masoumi, Michael Mendezes, Joanne Barker, Evelyn Lederman, Pho Lai, Linda Nichol, EZ & Beverly Norm, Beverly Hennick, Eric Rubel, Albert & Teresa Mui, Russell Super, Steve Edward, Heather Super, Ching Wong, Vanessa Mandelstam, John & Siegi Monita, Paul Ching Wong, Pollyanna Li, Gregory & Grace Ma, Mahmoud Jahani, Jeff & Kathy Lerner, Behjat Jahani, Farida & Mehboob Sheriff, Leslie Edwards, Thompson Dymon, Marie Sirdevan, David Troister, Ralph Addision, Nathan & Marta Slochowski, Michael Hutchins, Georg Wong, Murray & Neila Bergman, Morty & Maria Weisselberg, Gail Carson, Marie & Siu Hung Li, Sonia Smith, Liane Mills, Linda Robinson, Janice Harris, Jamie Milber, Ralph Robinson, David Harris, Eleanor Canavan, Silvia Ip, Allen Lam, Nelson Chow, Arnold Silverman, Jolie Chou, Sahar Nezami, Deena Levitt, Lana Bakht, Steven Farmer, Joseph Dasilva, Valerie & Dave Burke, Peter & Krisztina Frankfort, Sylvia Gatti-Klein, Woon Yiu & Choi-Lin Ng, David Levitt, Brij Gupta, Russ Morgan, Terry Coughlin, Marlene Storry, Syed Zeeshan Hasnain, John Fursey, Raymond So, Joe Demma, Carmen Naccarato, Mary Naccarato, Aubrey & Evangeline Samuels, Murray West, Irene Wong, Denise Pang, Barbara Arlow, Tim Herron, Judit Gaal, Victor Wong, Jayanti & Malti Shah,**

Ruth & Issie Zabitsky, Christina Tudor, Adam Birrell, Normal Paget, Dorenda McNeil, Sandra & James Pau, Jane Xu, Leonard & Elizabeth Richetti, Mohamed Mankani, Johnny Lin, Marjorie Smith, Cheryl Gula, Olana Alcock, Ian Cramer, Micki Cramer, Nazamnin May, Fatheih Shoraka, Gary Crangle, Jay State, Michael Chau, Elaine & Edward Riff, Russel Super, Craig Franklin, Rita Davidson, Bob Sudeyko, Kamal Halatee, Amir Modir Rahmati, Peter & Connie Woo, Janice Hyde, Patricia Moore, Jay Badani, David & Valerie Taylor, Chris McLellan, Dunia Galic, Vira Badiani, Kevin, Bonnie & Richard Kwok, Naser Abedi, Charlie Chend & Jenny Zhang, Dr. Sedighdeilami, Alicia Milner, Dan & Liu, Jennifer Copeland, Debbie Stronelli, Tim & Carol Miller, Alison Chong & Scott Mackenzie, Vishal Sareen, Monica Sareen, Tony & Angela Farr, Morina Law, Bernardita Rendon, Jess Fong, Mary Lee, Caryn Carin, Reg Hazell, Jesse Li, Andrew Chong, Bo Yue Tam, Mehdi Nezarati, Mark Litwack, Dean Feltham, Sam Mak, Kubra Rahim, Peggie Lam, Vivian Au Yeung, Linda Mackiewics, Rick Russo & Kelly Murphy-Russo, Bruce Carrick, Robert Steckley, Diane Steckley, Husein & Kaniz Khimjee, Rigby Andrews, Mara Van den Hogen, Jeff Budd, , Tin Chan, Blanche & Ladislav Hanecak, Ron Birell, Weijia Zhang, Maureen Wong, E.B Shouldice, Peter & Wendy Kwantes, Perry Davidson,*Lisa Diner, Joan Honsberger, Dan Sharp, Shari Franklin, Barry Nelson, Victoria Chan, Melissa Chan, Abtin & Parvin Contractor, Parvin Behboodi, Farzad Sodagar, Farideh Ghods, Jennifer Reardon, Aris & Fanny Manousos, Dhespina Pantazis, Angie Chan, Sylvia Lam, Rande Korman, Syed Kazmi, Rukhsana Kazmi, Parinaz Yavari Kojabad, Mohammad Azem, Eva Halter, Jesica Moreno, Suzanne Shek, Franky Ng, Michael Konikoff, Igor Nedeljkovic, Vivian Lee, Sousan Taklou, Juan G. Paniagua, Jenna Harild, Betsey Wong, regarding "Preliminary Report, Applications by 7750 Bayview Avenue Limited Partnership (Liberty Developments), for Official Plan and Zoning By-law Amendments to permit five (5) high rise apartment towers at 7750 Bayview Avenue (Shouldice Hospital), File No. PLAN 20 126269 (Ward 1)", be received.

2. **That the deputations by Raymond Leung, Sylvia-Gatti-Klein, Farzad Sodagar, Vaughan Hibbits, Homeira Shahsavand, Cathy Mobilos, Tim Herron, Kristyn Ing, Eric Lakien, Peggy Leung, Ian Goldberg, Martin Tuori, Jennifer Copeland, Brian Fischer, Stanley Ing, Joan Anderton, Alena Gotz (Aileen Willowbrook Residents Association), Luis Olivera, Brian Korson, Sue Shillow, Johnny Lin, Jeff Budd, Susan Nanni, Jayanti Shah, Andrew Chong, David Ellison, Joan Honsberger, Liu Liu, Joyce**

Lee-Tobin, Patrick Tobin, Bill Wheeler, Saeed Cheraghi Seifabad, Barry Nelson, Olana Alcock, Robert Miller (representing Shouldice Board of Directors), Maziar Ahanin, Gwen Orriell, Natalie Telfer, and Ken Steinberg, regarding "Preliminary Report, Applications by 7750 Bayview Avenue Limited Partnership (Liberty Developments), for Official Plan and Zoning By-law Amendments to permit five (5) high rise apartment towers at 7750 Bayview Avenue (Shouldice Hospital), File No. PLAN 20 126269 (Ward 1)", be received

3. That the report entitled, "Preliminary Report, Applications by 7750 Bayview Avenue Limited Partnership (Liberty Developments), for Official Plan and Zoning By-law Amendments to permit five (5) high rise apartment towers at 7750 Bayview Avenue (Shouldice Hospital), File No. PLAN 20 126269 (Ward 1)", be received; and,
4. That the Record of the Public Meeting held on June 15, 2021, with respect to the proposed Official Plan and Zoning By-law Amendments to permit five (5) high rise apartment buildings at 7750 Bayview Avenue, and Draft Plan of Subdivision to facilitate the proposed extension of Royal Orchard Boulevard, File Nos. PLAN 20 126269 and PLAN 21 121246 (Ward 1), be received; and further,
5. That the Applications by 7750 Bayview Avenue Limited Partnership for amendments to the Markham Official Plan 2014, Town of Markham Official Plan (Revised 1987) and Zoning By-law 2237, as amended, and Draft Plan of Subdivision, be referred back to staff for a report and recommendation to evaluate the proposal.

Carried

4. ADJOURNMENT

Moved by Regional Councillor Jim Jones
Seconded by Deputy Mayor Don Hamilton

The Development Services Public Meeting adjourned at 11:48 PM.

Carried