

Electronic Development Services Public Meeting Minutes

Meeting Number 13
October 19, 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 Alan Ho	Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Councillor Keith Irish	
Staff	Biju Karumanchery, Director, Planning & Urban Design Rick Cefaratti, Senior Planner, West District	Laura Gold, Council/Committee Coordinator Mary Caputo, Manager of Development, West District

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1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. REPORTS

3.1 PRELIMINARY REPORT APPLICATION BY UNIONVILLE MONTESSORI PRIVATE SCHOOL FOR A ZONING BY-LAW AMENDMENT TO PERMIT A SIX (6) STOREY SECONDARY SCHOOL BUILDING ON THE EXISTING PRIVATE SCHOOL CAMPUS AT 9286 AND 9302 KENNEDY ROAD

**AND 4484, 4486 AND 4488 16TH AVENUE FILE NO. PLAN 21 107046
(WARD 6) (10.5)**

The Public Meeting this date was to consider an application submitted by Unionville Montessori Private School for a Zoning By-law Amendment to permit a six storey secondary school building on the existing private school campus at 9286 and 9302 Kennedy Road and 4484, 4486 and 4488 16th Avenue File No. PLAN 21 107046 (Ward 4).

The Committee Clerk advised that 340 notices were mailed on September 29, 2021, and a Public Meeting sign was posted on September 27, 2021. There were two written submissions received regarding this proposal.

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

Lauren Capilongo, Malone Given Parsons, representing the applicant, provided a presentation on the proposed development.

The following deputations were provided on the proposed development:

Ada Chung, Chair of the Parent Association, Unionville Montessori School, spoke in support of the proposed development. Parents of students would like to see their children be able to continue at the school into the secondary years. More students are continuing at the school into the upper grades, and the school is bursting at the seams. The school needs to build a secondary school to adapt to its changing student body. Ms. Chung also supported restoring and incorporating the heritage house into the school, as it teaches the students about Markham's history.

Hayden Poon expressed concern regarding the amount of traffic the school generates on Kennedy Road during peak times. Mr. Poon noted that it is challenging turning onto Kennedy Road from Beckett Avenue due to the signal being too short in length. Mr. Poon encouraged the applicant to include traffic measures that will help improve traffic congestion in this area, as any additional traffic on Kennedy Road would be problematic. Mr. Poon suggested that applicant's proposal be revised to include restaurants or local retail stores that the secondary students can go to on their lunch break.

Committee provided the following feedback on the proposed development:

- Questioned the size of Unionville Montessori property;

- Noted that a higher building could be built on this property if it was used for residential or mixed use purposes, and depending on the usage it could generate more continuous traffic;
- Noted that the architecture design of building will be considered in more detail during the Site Plan Approval process;
- Inquired what Phase one of the proposed development includes;
- Inquired how the heritage home will be integrated into the proposed school expansion;
- Requested that a clause be included in the agreement with the applicant that the George Hunter Heritage House be fully restored as part of Phase 1 of proposed development;
- Inquired whether traffic signals could be installed at the entrance to the school;
- Suggested that the school continue to advocate for safety improvements at the northern entrance of the school;
- Noted that there is a commercial plaza across the street that students will be able to go to during their lunch break;
- Noted that the community was supportive of the application at the community information meeting that was held.

Mr. Cefaratti clarified that both phases one and two of the proposed development are being presented as part of this Statutory Public Meeting, and that the Unionville Montessori School property is approximately 4.23 acres in size. The property currently consist of 3 parcels of land that will be required to be consolidated. The majority of the property is zoned for community use, but most of the expansion lands are zoned for residential or mixed-use development. An amendment to Zoning By-Law is required to permit for the height and usage of the proposed secondary school on the subject lands.

Ms. Capilongo advised that Phase 1 of the proposed development will include amenity space, classrooms, and the restoration of the heritage house. Phase 2 of the proposed development will include additional classrooms and staff space. Ms. Capilongo noted the design of the proposed development is preliminary and that it is subject to change. Ms. Capilongo further advised that there will be a cafeteria on site.

Rosemin Remtulla, Director of Education, Unionville Montessori Private School, advised that the heritage house will be restored and maintained overtime, used as student lounge, and fully integrated into the proposed development. Ms. Remtulla had no objection in regards to including the maintenance of the house in the development agreement. Ms. Remtulla anticipated that the expansion of the school will draw an additional 400 students.

Ilya Sher, Transportation Engineer, representing the applicant, responded to transportation related inquiries. A traffic signal is not currently warranted in this location. There will be two entrances to the school from Kennedy Road. The new southern entrance will be right-in-right-out. The existing northern entrance can be accessed via a right or left turn, as it has a dedicated left turn lane. Once Kennedy Road is widened, there will be a dedicated centre turning lane, which will permit both entrances to be accessed via a right or left turn. Intersection improvements at Kennedy Road and 16th Avenue will also help address traffic congestion in this area. Other measures being considered to improve traffic flow are a continuous right turn lane on Beckett Avenue, and improving the traffic flow on the school site.

Moved by Councillor Amanda Collucci

Seconded by Councillor Reid McAlpine

1. **That the written submissions by Jennifer Gu, and Caroline Mitry regarding Application by Unionville Secondary School building on the existing private school campus at 9286 and 9302 Kennedy Road and 4484, 4486 and 4488 16th Avenue, File No. PLAN 21 107046 (Ward 6)", be received; and,**
2. **That the deputations by Ada Chung, and Hayden Poon regarding Application by Unionville Secondary School building on the existing private school campus at 9286 and 9302 Kennedy Road and 4484, 4486 and 4488 16th Avenue, File No. PLAN 21 107046 (Ward 6)", be received; and,**
3. That the report entitled, "PRELIMINARY REPORT, Application by Unionville Secondary School building on the existing private school campus at 9286 and 9302 Kennedy Road and 4484, 4486 and 4488 16th Avenue, File No. PLAN 21 107046 (Ward 4)", be received; and,
4. That the Record of the Public Meeting held on October 19, 2021, with respect to the proposed Zoning By-law Amendment to permit a six (6) storey Secondary School building on the existing private school campus at 9286 and

9302 Kennedy Road and 4484, 4486 and 4488 16th Avenue, File No. PLAN 21 107046 (Ward 4), be received; and further,

5. That the Application the application by Unionville Montessori Private School, to amend Zoning By-laws 177-96 and 304-87, as amended, be referred back to staff for a report and recommendation to evaluate the proposal.

Carried

4. ADJOURNMENT

The Development Services Public Meeting adjourned at 8:22 PM.