

Electronic Development Services Public Meeting Minutes

Meeting Number 1
January 31, 2022, 7:00 PM - 10:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Don Hamilton Regional Councillor Jack Heath Regional Councillor Jim Jones Councillor Keith Irish Councillor Reid McAlpine	Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Khalid Usman Councillor Isa Lee
Regrets	Regional Councillor Joe Li	Councillor Alan Ho
Staff	Andy Taylor, Chief Administrative Officer Sabrina Bordone, Senior Planner II, Central District Laura Gold, Council/Committee Coordinator	Stephen Lue, Acting Senior Development Manager Melissa Leung, Planner I, Central District

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1. CALL TO ORDER

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

There were no disclosures of pecuniary interest.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

There were no deputations.

4. REPORTS

4.1 **PRELIMINARY REPORT SUNCOR ENERGY PRODUCTS INC. APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A VARIETY OF USES ASSOCIATED WITH AN AUTOMOBILE SERVICE STATION LOCATED AT THE NORTHEAST CORNER OF WOODBINE AVENUE AND 14TH AVENUE, MUNICIPALLY KNOWN AS 7761 WOODBINE AVENUE AND 405 MILLER AVENUE (WARD 8) FILE NO. PLAN 21 132381 (10.5)**

The Public Meeting this date was to consider an application submitted by Suncor Energy Products Inc. The Applicant is proposing to demolish the existing automobile service station on the subject lands and construct a new automobile service station with an accessory retail, restaurant, and drive-through service facility. The Applicant is seeking to amend the Zoning By-law to permit the proposed uses to facilitate the proposed development. A companion application for site plan approval has also been submitted.

The Committee Clerk advised that 73 notices were mailed on January 11, 2022, and a Public Meeting sign was posted on January 10, 2022 and confirmation was executed January 10, 2022. No written submissions were received regarding this proposal.

Stephen Lue, Acting Senior Development Manager, advised that this is a Preliminary Report for an application for Zoning By-Law Amendment submitted by Suncor Energy Products Inc. to permit a variety of uses associated with an automobile service station located at 7761 Woodbine Avenue and 405 Miller Avenue.

Melissa Leung, Planner I, provided a presentation on the proposed development.

Francesco Fiorani, Brutto Consulting, representing the applicant, provided a presentation on the proposed development.

There were no written submissions or deputations on this item.

Committee provided the following feedback relative to the proposed development:

- Questioned if there was any contamination on the site that would require remediation ;

- Suggested that staff work with the landowner to select low maintenance landscaping for the gas station that can be easily maintained overtime;
- Questioned if any upgrades to the sewer system are required as a result of the proposed development;
- Discussed a small parcel of land that will be conveyed from the adjacent landowner to facilitate the re-development of the gas station;
- Discussed a commercial development application for the larger adjacent property that is no longer being pursued.

Ms. Leung advised that staff will review the environmental assessment of the subject lands to determine if there is any contamination of lands. The need for remediation of the lands will be determined based on the extent of the contamination and the proposed usage of land. Furthermore, the excavation of the site during construction will also result in some form of remediation and removal of contaminated soil.

Mr. Lue confirmed that staff will be reviewing the sewer infrastructure as part of the site plan review process.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Andrew Keyes

1. That the Development Services Commission report dated October 25, 2021, entitled “PRELIMINARY REPORT, Suncor Energy Products Inc., Application for Zoning By-law Amendment to permit a variety of uses associated with an automobile service station located at the northeast corner of Woodbine Avenue and 14th Avenue, municipally known as 7761 Woodbine Avenue and 405 Miller Avenue (Ward 8), File No. PLAN 21 132381”, be received.
2. That the Record of the Public Meeting held on January 31, 2022 with respect to the proposed Zoning By-law Amendment application, be received.
3. That the application by Suncor Energy Products Inc., for a proposed Zoning By-law Amendment (PLAN 21 132381), be referred back to staff for a report and a recommendation.
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

**4.2 PRELIMINARY REPORT W GARDEN CORPORATION
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING
BY-LAW AMENDMENT TO PERMIT THE PHASE 1 DEVELOPMENT
CONSISTING OF 95 TOWNHOUSE UNITS AT 186 OLD KENNEDY
ROAD AND 31 AND 51 VICTORY AVENUE (WARD 8)**

FI8230LE NOS. SU/ZA 18 149630 (10.7, 10.5)

The Public Meeting this date was called to consider applications for Draft Plan of Subdivision and Zoning By-law Amendment , submitted by W Garden Corporation. The Applicant is proposing to redevelop a portion of the subject lands (Phase 1) to accommodate 95 townhouse units. A new north-south public road is also proposed, in addition to a partial school block and two future development blocks. The applications apply to lands located at 186 Old Kennedy Road and 31 and 51 Victory Avenue.

The Committee Clerk advised that 652 notices were mailed on January 11, 2022, and a Public Meeting sign was posted on January 10, 2022 and confirmation was executed January 10, 2022. There was one written submission received regarding this proposal.

Stephen Lue, Acting Senior Development Manager, advised that this is a Preliminary Report for applications for Draft Plan of Subdivision and Zoning By-Law Amendment submitted by W Garden Corporation to permit the Phase 1 development of 95 townhome units at 186 Old Kennedy Road, and 31 and 51 Victory Avenue (Ward 8).

Sabrina Bordone, Senior Planner II, Central District, provided a presentation on the proposed development.

Mallory Nievas, Weston Consulting, representing the Applicant, provided a presentation on the proposed development.

There were no deputations with respect to this application.

The Committee discussed the following relative to the proposed development:

- The potential removal of the Victory Avenue extension, which is contemplated in the Landowner Group's draft development concept for the Milliken Centre Secondary Plan Update and the impacts this might have on the proposed school block (note: this proposal has not been approved by Council);

- The York Region District School Board's requirement to extend the western frontage of the proposed school block to permit pick-up and drop-off if a southern frontage is no longer provided
- Ensuring that the proposed internal road network permits traffic to flow within the proposed development without residents having to exit onto Old Kennedy Road;
- The impacts the proposed development might have on the wetland northwest of the subject lands;
- Requiring the Applicant to include a buffer between the proposed development and the automotive centre at 210 Old Kennedy Road;
- Requiring the Applicant to submit a deposit for the maintenance of the heritage house, or to restore it as part of Phase 1 of the proposed development;
- The preference to keep the heritage house in its existing location;
- The benefits of integrating the heritage house into the proposed development;
- Whether there is adequate space on the site plan allocated for snow storage;
- Whether the townhouses would be freehold or part of a standard condominium;
- The number of parking spots each type of townhouse will have;
- Suggested that the next staff presentation on the proposed development be presented in a way that highlights Committee's questions regarding the application.

Ms. Bordone displayed an image showing the wetland and its associated buffer. Ms. Bordone advised that management of the wetland will be dealt with through the Milliken Centre Secondary Plan Update in consultation with the Landowner's group and the Toronto Region and Conservation Authority. Ms. Bordone further advised that staff are encouraging the Applicant to continue to meet with York Region District School Board to resolve matters regarding the proposed school block.

Mr. Lue advised that snow removal, and creating a buffer between the development and the automotive centre will be reviewed by staff as part of the site plan approval process.

Ryan Guetter, Weston Consulting, advised that the Applicant has had some discussions on the plans for the heritage house, which include relocating it to integrate it into the proposed development. Mr. Guetter committed to advancing the discussions on the plans for the heritage house. Mr. Guetter clarified that the Applicant is part of a Landowners Group, which is undertaking its own analysis of the wetland located on the adjacent property. Mr. Guetter further clarified that the townhouses will be part of a common elements condominium corporation. Mr. Guetter agreed to reach out to Peter K. Chee, Mi-Ko Urban Consulting, regarding the concerns expressed in his written submission to the committee.

Ms. Nievas clarified that in the Applicant's new submission, the Type 'A' townhouse units will have two parking spots in the garages and two parking spots on the driveway, and the Type 'B' townhouses will have one parking spot in the garage and one parking spot on the driveway, noting that there were a few townhouses that did not have a full driveway in the current submission.

The Mayor advised that at the Friday, January 28, 2022, Milliken Sub-Committee meeting, the Committee approved a framework to accelerate the Milliken Centre Secondary Plan Update, which will provide more flexibility for development to proceed in this area.

Staff agreed to advise Councillor Isa Lee if Peter K. Chee, Mi-Ko Urban Consulting was in attendance at the Friday, January 28, 2022, Milliken Sub-Committee meeting.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jim Jones

1. **That the written submission by Peter K. Chee, Mi-Ko, Urban Consulting, regarding the applications by W Garden Corporation for a proposed Draft Plan of Subdivision and Zoning By-law Amendment (SU/ZA 18 149630), be received.**
2. That the Development Services Commission report dated October 12, 2021, entitled "Preliminary Report, W Garden Corporation, Applications for Draft Plan of Subdivision and Zoning By-law Amendment to permit the Phase 1 development consisting of 95 townhouse units at 186 Old Kennedy Road and 31 and 51 Victory Avenue (Ward 8), File Nos. SU/ZA 18 149630", be received.
3. That the Record of the Public Meeting held on January 31, 2022, with respect to the proposed applications for Draft Plan of Subdivision and Zoning By-law Amendment, be received.

4. That the applications by W Garden Corporation for a proposed Draft Plan of Subdivision and Zoning By-law Amendment (SU/ZA 18 149630), be referred back to staff for a report and a recommendation.
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Karen Rea

That the Development Services Public Meeting adjourned at 8:34 PM.

Carried