

Electronic Development Services Public Meeting Minutes

Meeting Number 2
February 15, 2022, 7:00 PM - 10:00 PM
Live streamed

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	Marty Rokos, Senior Planner	Clement Messere, Acting Manager,
	Laura Gold, Council/Committee	Development - West
	Coordinator	Stephen Lue, Acting Senior
	Hristina Giantsopoulos, Election/Council	Development Manager
	& Committee Coordinator	

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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. DEPUTATIONS

The deputations were heard with the respective item.

4. REPORTS

4.1 PRELIMINARY REPORT ZONIX INC. APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT THE

**DEVELOPMENT OF 27 AND 6 STOREY RESIDENTIAL BUILDINGS
ON THE LANDS LOCATED AT 36-48 STEELES AVE E AND 37-39
HIGHLAND PARK BLVD**

(WARD 1) FILE NO.: PLAN19 114290 (10.5)

The Public Meeting was to consider applications submitted by 2556954 Ontario Corporation, for Official Plan Amendment and Zoning By-law amendment to propose a change for 36, 38, 40, 42, 44, 46, and 48 Steeles Avenue East and 37, 39, 41, 43, 45, 47, and 49 Highland Park Avenue

The Committee Clerk advised that 525 notices were mailed on January 26, 2022, and a Public Meeting sign was posted on January 24, 2022. The Clerk further advised that there were 11 written submissions received regarding this proposal.

Stephen Lue, Acting Senior Development Manager, introduced the item and advised that the 120 days set out in the *Planning Act* for the municipality to make a decision on the application has expired, and that the Applicant is in the position where it could appeal the application to the Ontario Land Tribunal (OLT), but that the Applicant continues to work with staff.

Marty Rokos, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Nick Pileggi, MSH, gave a presentation on the proposed development

Councillor Keith Irish advised that no decision on this application will be made until there is a Council endorsed vision for the Yonge Corridor Secondary Plan.

The following deputations were provided on the proposed development;

Kwan Hoon Shin expressed the following concerns regarding the proposed development: the scale and density, the impact it will have on residents, that the public meeting is being held via Zoom, the loss of privacy of residents, the impact it will have on residents' property values, the impact it will have on the quality of life of Grandview residents; sends a signal that Markham's plan can be easily changed, and that the developer will profit from the residents sacrifices.

Behzad Fazel expressed the following concerns regarding the proposed development: its height, density and design; that its density will be higher than the World on Yonge; its change in FSI; that it will overload existing municipal infrastructure; the numerous trees that will be destroyed to build the development; its angular plane; the impact it will have on traffic congestion; its shadow impact; that its entrance will be from a narrow street; that it is unfair to proceed in advance of the subway and prior to the alignment being confirmed; and its impact

on residents' privacy. Mr. Fazel also spoke to the importance of Toronto, Vaughan and Markham coordinating their planning in regards to the Yonge Steeles Corridor, and to development in this area being permitted based on the provisions of the Secondary Plan once created.

Marilyn Ginsberg noted that the City is doing a good job in regards to the development that is occurring to build the City, but expressed concern regarding the development that is occurring in existing communities, and the impact it will have on existing infrastructure, such as Grandview Park and the Thornhill Community Centre, which are already operating at capacity. Ms. Ginsberg expressed concern that the proposed development will increase the traffic infiltration in the community, that it does not comply with the angular plane suggested in the Yonge Steeles Corridor Study, that it adds a significant number of residents to the community with no additional green space, and because there is no actual plan for the area. Ms. Ginsberg asked the City to think about how existing residents and future residents will live together in this community. Ms. Ginsberg suggested that no other developments should be approved until a plan is in place.

Ed Pamatat, representing his mother Meta Pamatat, expressed concern regarding the scale and density of the proposed development and the impacts it will have on his mother: 1) her house will be subject to extreme shading; 2) her loss of privacy; 3) it will significantly increase traffic in front of her property; 4) it will result in increased discomfort (i.e. more street parking, an increase in pedestrian and vehicular traffic, and a loss of sunlight); and 5) it result in a loss of the neighbourhoods character and it will undermine the desirability of her property as a single detached home.

Mara Canale expressed the following concerns regarding the proposed development: its height and density, residents' loss of privacy, and that her address was accidentally included in the rezoning request.

The Committee provided the following feedback relative to the proposed development:

- Discussed the potential timing of the proposed development relative to the timing of the proposed Yong North Subway extension;
- Expressed concern that the proposed development would likely be completed prior to the completion of the subway;
- Expressed concern that the one of the condominiums fronts onto a local road;
- Questioned how the City will make the new Yonge Corridor community work in context with the existing community;
- Discussed other proposed developments in the area;

- Clarified that the proposed development is not in the appeal area of an existing appeal to the OLT for a proposed development on the north-west corner of Yonge Street and Steeles Avenue;
- Planning for the area needs to consider the impact on the community and the interface and integration with existing community;
- Possibility of a Transit Oriented Community in the area;
- Plans for a Bus Rapid Transit System along Steeles Avenue.

The following responses to inquiries from the Committee were provided:

Sean Esfahani, Applicant, advised that he was committed to working with the City and the community on the proposed development, but that he would like to move forward with the application within a reasonable amount of time. Mr. Esfahani agreed that the condominiums would be built in approximately 8 years.

Mr. Lue clarified that change in FSI from 3.94 to 5.32 is due to the initial application including underground parking. Mr. Pileggi added that the applicant is now looking at a reduced parking standard to minimize the impact on the existing road network.

Moved by Regional Councillor Jim Jones

Seconded by Councillor Khalid Usman

- 1. That the depositions by Kwan Hoon Shin, Behzad Fazel, Marilyn Ginsberg, Ed Pamatat, and Mara Canale, regarding the application by 2556954 Ontario Corporation, to amend the Official Plan and By-law 304-87, as amended, be received; and,**
- 2. That the written submissions from Behzad Fazel, Yusuf Sinan Ulukanligil, Priyanshi Buvarya, Taha Ulukanligil, Ahsen Seval Ulukanhgil, Herb Nobal (2 submissions), Grandview Area Residents Association, Leslie Girharrry, Meta Pamatat, and Christopher Ford, regarding the application by 2556954 Ontario Corporation, to amend the Official Plan and By-law 304-87, as amended, be received; and,**
- 3. THAT the Record of the Public Meeting held on February 15, 2022 with respect to the proposed Applications for Official Plan and Zoning By-law Amendments, to permit the development of 27 and 6 storey residential buildings on the lands located at 36, 38, 40, 42, 44, 46, 48 Steeles Avenue East and 37, 39, 41, 43, 45, 47, 49 Highland Park Boulevard (Ward 1), File No. PLAN-19-114290 be received; and,**

4. THAT the application by 2556954 Ontario Corporation, to amend the Official Plan and By-law 304-87, as amended, be referred back to staff for a report and a recommendation to evaluate the proposal

Carried

5. ADJOURNMENT

Moved by Deputy Mayor Don Hamilton

Seconded by Mayor Frank Scarpitti

That the Development Services Public meeting adjourned at 8:40 PM.

Carried