

Electronic Development Services Public Meeting Minutes

Meeting Number: 6
May 10, 2022, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Deputy Mayor Don Hamilton Regional Councillor Joe Li Regional Councillor Jim Jones Councillor Keith Irish	Councillor Alan Ho Councillor Reid McAlpine Councillor Karen Rea Councillor Isa Lee
Regrets	Mayor Frank Scarpitti Regional Councillor Jack Heath Councillor Andrew Keyes	Councillor Amanda Collucci Councillor Khalid Usman
Staff	Hailey Miller, Planner I, West District Clement Messere, Manager of Development, West District	Stephen Lue, Senior Manager of Development

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1. CALL TO ORDER

The Development Services Committee convened at 7:00 PM with Councillor Keith Irish in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest.

3. DEPUTATIONS

The deputations were heard with the respective item.

4. REPORTS

4.1 PRELIMINARY REPORT STEELCASE ROAD WEST HOLDINGS INC. APPLICATION FOR ZONING BY-LAW AMENDMENT TO TO PERMIT

THREE INDUSTRIAL WAREHOUSE BUILDINGS AT 1 STEELCASE ROAD WEST FILE NO.: PLAN 21 143519 (WARD 8) (10.5)

The Public Meeting of this date was to consider an application submitted by Steelcase Road West Holdings Inc., application to repeal site-specific Zoning By-law 2013-45, to revert the zoning of the Subject Lands to its previous “Select Industrial” (M) zone to facilitate the development of three industrial warehouse buildings. The two storey portion of the existing building, located at the north-west of the site, is proposed to be retained and upgraded, and two new industrial buildings constructed. The Proposed Development includes 503 parking spaces and six vehicular accesses from Steelcase Road West and Idema Road. No access is currently being proposed off Woodbine Avenue.

The Committee Clerk advised that 50 notices were mailed on April 20, 2022, and a Public Meeting sign was posted on April 14, 2022. No written submissions were received regarding this proposal.

Stephen Lue, Senior Manager of Development, provided a brief overview of the proposed development.

Hailey Miller, Planner I, West District, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Stephen Albanese, IBI Group, provided a presentation of the proposed development.

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

The Committee provided the following feedback on the proposed development:

- Suggested extending the length of the artwork located in the middle of the two buildings, and showcasing it as much as possible, rather than hiding it behind the plantings;
- Questioned how the artwork will be commissioned;
- Noted the project would be an improvement to the Woodbine Avenue streetscape;
- Questioned if the sidewalk was a multiuse pathway;
- Hoped that the sidewalk look and feel will continue along Woodbine Avenue as it gets redeveloped overtime;
- Questioned if the sidewalk style was appropriate for snow plowing;

- Questioned if the building could be further broken-up by adding a decorative feature on the corners of the buildings facing the artwork, similar to the decorative feature on the outer corners of the buildings;
- Questioned if the buildings are separate or attached in the middle.

Greg Costa, MHBC Plan, advised that the sidewalk is being designed as a promenade rather than a multiuse pathway, which would be from 1.8 to 2.1 metres in width. The objective of the sidewalk was to promote a pedestrian friendly environment. Mr. Costa further advised that there are different models for commissioning artwork that are being considered, but that the preference would be for third party to manage the process with the involvement of the City and the Applicant. Mr. Costa noted that the ownership of the artwork still needs to be determined.

Amanda Sanabria, Ware Malcomb, advised that the proposed development is comprised of two separate buildings that are linked by a screen wall. Ms. Sanabria advised that the Applicant could look at ways to extend the artwork, and further break-up the massing.

Mr. Lue advised that the proposed development is still being reviewed by staff.

Moved by Deputy Mayor Don Hamilton

Seconded by Councillor Isa Lee

1. THAT the Development Services Commission report dated April 11, 2022, entitled "Preliminary Report, Steelcase Road West Holdings Inc., Application for Zoning By-law Amendment to permit three industrial warehouse buildings at 1 Steelcase Road West, File No. PLAN 21 143519 (Ward 8)" be received;
2. AND THAT the Record of the Public Meeting held on May 10, 2022, with respect to the proposal to repeal By-law 2013-45 be received;
3. AND FURTHER THAT the application by Steelcase Road West Holdings Inc. to repeal By-law 2013-45 be referred back to staff for a report and recommendation.

Carried

4.2 PRELIMINARY REPORT GREEN CITY DEVELOPMENT GROUP INC. APPLICATION FOR A ZONING BY-LAW AMENDMENT TO PERMIT 115 RESIDENTIAL UNITS AT RUSSELL DAWSON ROAD FILE NO.: PLAN 21 136184 (WARD 2) (10.5)

The Public Meeting of this date was to consider an application submitted by Green City Development Group Inc. proposing to amend Zoning By-law 177-96, as amended, by rezoning the subject property from Open Space Two (“OS2 Zone”) to Residential Three (“R3 Zone”) to facilitate the development of 115 residential units. The Owner proposes two vehicular accesses from Russell Dawson Road.

The Committee Clerk advised that 504 notices were mailed on April 20, 2022, and a Public Meeting sign was posted on April 15, 2022. There were 38 written submissions received regarding this proposal.

Stephen Lue, Senior Development Manager, provided a brief overview of the proposed development.

Hailey Miller, Planner I, West District, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Jenna Thibault, Weston Consulting, gave a presentation on the proposed development.

The following deputations were made on the proposed development:

Bin Wei expressed the following concerns regarding the proposed development: that it would cause overcrowding of the schools; that it is not compatible with the character of the existing community; that it does not include enough green space; and that it does not have enough visitor parking. Ms. Wei recommended that single detached dwellings be built on the subject lands rather than townhouses and semi-detached dwellings. Ms. Wei asked Council to carefully consider the concerns of residents when making a decision on the proposed development.

Joseph Wong expressed the following concerns regarding the proposed development: the traffic congestion it will create on Russell Dawson when residents are trying to access Major Mackenzie Drive; the high density; and the implications the added density will have on schools in the area.

Warren Kwan expressed the following concerns regarding the proposed development: the high density of the proposed development; the impact it will have on traffic congestion in the surrounding area, especially when making a left turn onto Russel Dawson Road from Major Mackenzie Drive; that the proposed development does not include enough visitors parking relative to the number of units; and that having two access points onto Russel Dawson Road will compound existing traffic issues on the street.

Matthew Wong spoke in opposition to the proposed development, expressing the following concerns: the proposed development is too dense; the impact the

proposed development will have on traffic on Russel Dawson Road; that existing parks in the neighbourhood will become overcrowded, as they are already crowded during peak times. Mr. Wong suggested the subject lands be used to provide additional green space for the community.

Jennifer Wu expressed the following concerns regarding the proposed development: the high density of the proposed development; that there is not a community centre in the area to serve the proposed development or the existing community; and the impact the proposed development will have on traffic.

Vishal Dorji expressed the following concerns regarding the proposed development: the high density of the proposed development; that the mix of housing types being proposed is not consistent with the existing community; that it will cause the overcrowding of schools; and the impact it will have on traffic on Russel Dawson Road.

The Committee provided the following feedback on the proposed development:

- Expressed concern that proposed townhouses will tower over the existing homes in the community;
- Expressed concern that the transportation consultant was not in attendance, that renderings of the proposed development were not included in the presentation, and that the revised proposal was not available for the public to review prior to the Statutory Public Meeting;
- Suggested that the design of the townhouses may need to be more compatible with the existing community;
- Asked for clarification on the current zoning of the subject lands;
- Asked if the Catholic School Board had sold the subject lands to Green City Development Group Inc.

Ms. Thibault advised that a traffic impact study has been submitted to the City for staff to review, and that the consultant's conclusion of the study was that the existing road system is sufficient to handle the density. Ms. Thibault displayed a rendering of the townhouses, advising that townhouses being proposed are 3 storeys with a basement, and that the maximum height of the townhouses is 12 metres. Ms. Thibault clarified that the number of units has been decreased from 115 to 108 units in the revised proposal.

Ms. Miller advised that the current permitted uses of the subject land include uses such as art galleries, museums, public schools, public parks, libraries, and community centres.

Mr. Lue clarified that the York Region Catholic School Board sold the subject land to Green City Development Group Inc. Mr. Lue further advised that staff have not commented on the Applicant's revised proposal yet, including the proposed new access points to the proposed development.

The Committee requested that the proposed development be referred to a Unionville Sub-Committee meeting to be held in September, and that the deputants be invited to attend the meeting.

Moved by Councillor Alan Ho
Seconded by Mayor Frank Scarpitti

That the Development Services Public Meeting refer the Application for Zoning By-law Amendment to permit 115 residential units at Russell Dawson Road, File No. PLAN 21 136184 (Ward 2)", to a Unionville Sub-Committee meeting to be held after staff have completed its review of the revised submission in September 2022.

Carried

5. ADJOURNMENT

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

That the Development Services Public Meeting adjourn at 9:05 PM.

Carried