

Milliken Sub-Committee Minutes

June 9, 2022, 3:00 PM - 4:30 PM
Electronic Meeting

Committee Members	Regional Councillor Joe Li Councillor Khalid Usman Councillor Isa Lee Mayor Frank Scarpitti (Ex-Officio)	Deputy Mayor Don Hamilton (Ex-Officio) Regional Councillor Jim Jones (Ex-Officio) Councillor Keith Irish (Ex-Officio)
Council Members	Councillor Karen Rea	
Staff	Arvin Prasad, Commissioner of Development Services Biju Karumanchery, Director of Planning & Urban Design Sabrina Bordone, Development Manager, Central District Melissa Leung, Planner II, Central District	Stephen Lue, Senior Development Manager Henry Lo, Manager of Transportation Planning

1. CALL TO ORDER

The Milliken Committee convened at 3:10 PM with Regional Councillor Joe Li in the Chair.

The Chair advised Committee of the following:

- Today's Sub-Committee Meeting focuses on applications for Zoning By-law Amendment and Site Plan Approval to permit a proposed townhouse development at 7647 Kennedy Road by Glen Rouge Homes (Kennedy) Inc.
- Following the May 10, 2022 Development Services Committee, the applications were deferred to the Milliken Sub-Committee for further deliberations.

- The City received appeals of the applications to the Ontario Land Tribunal (OLT) on May 25, 2022 due to lack of decision. As such, all comments made in this meeting will be on a without prejudice basis. This means that the City is not admitting or conceding to any particular issue or concern. In light of the appeals, the City is hosting this meeting to hear the public's concerns as we welcome feedback on the applications. Comments will be used to inform Council's decision before instructing Staff on the position to take in these appeals.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. APPROVAL OF THE PREVIOUS MINUTES

Moved by Regional Councillor Jones
Seconded by Councillor Khalid Usman

That the Minutes from the January 28, 2022, Milliken Sub-Committee be approved as presented.

Carried

4. GLEN ROUGE HOMES (KENNEDY) INC.

Arvin Prasad, Commissioner of Development Services, advised that at the May 10, 2022 Development Services Committee meeting, Staff brought forward a recommendation report recommending the approval of a Zoning By-Law Amendment (ZBA) application submitted by Glen Rouge Homes to permit 31, three storey townhouses. At this meeting, the Development Services Committee referred this item to the Milliken Sub-Committee for further discussion.

Sabrina Bordone, Manager of Development, Central District, introduced Staff and the Consultant, Nick Wood from Corbett Land Strategies Inc., representing Glen Rouge Homes.

Melissa Leung, Planner II, Central District, provided a presentation on the proposed development advising that the purpose of today's meeting is to receive public input.

Nick Woods, Glen Rouge Homes, provided a presentation on the proposed development.

The following deputations were made on the proposed development:

Farida Rangwala questioned if the Applicant had permission to build townhouses when they purchased the land, and if the City's zoning by-laws permit for the number of townhouse units being proposed. Ms. Rangwala also questioned how the City will control the noise, pollution and traffic that will result from the proposed development, and if the Applicant would adhere to specific timelines when constructing the townhouses.

Saifee Rangwala advised that his family is directly impacted by the proposed development, as they live adjacent to the south-east corner of the proposed development site. Mr. Rangwala was particularly concerned in regards to his loss of privacy due to the proposed heights and insufficient landscape buffer of the proposed development.

Tom Joseph expressed concern regarding the height of the townhouses, especially the townhouses that back onto to the existing single detached dwellings. Mr. Joseph displayed an example of townhouses built on Markham Road where single detached houses were built adjacent to the existing community. Mr. Joseph asked the Applicant to consider this approach for the subject lands. Mr. Joseph also spoke of the importance of updating the traffic study.

Mike Creta questioned how the proposed development will benefit the existing community. Mr. Creta suggested that it will not benefit the existing community, rather it will lower his property value. Mr. Creta advised that a development proposal with lower density that would beautify the community would be more suitable for the subject lands. Mr. Creta further suggested closing off access to Kennedy Road from Lee Avenue to resolve his traffic concerns.

Melody Lo questioned if the Applicant was willing to withdraw their appeal to the OLT to negotiate with the City and community. Ms. Lo noted that the community's main concerns were related to the height of the townhouses, and addressing traffic concerns, such as the proposed development only having right in/right out access on to Kennedy Road. Ms. Lo suggested that the City advocate for an additional light at the entrance to the townhouses. Ms. Lo also requested that the density of the townhouse development to the north of the subject property be compared with density of the proposed development.

The Committee discussed the following relative to the proposed development:

- Questioned if there is enough distance between Lee Avenue and Highglan Avenue to install a signalization at the entrance of the townhouses;
- Suggested the Applicant discuss increasing the rear setbacks and reducing the height of townhouses in the rear of the proposed development that back on to the existing community;

- Suggested Staff investigate studying the signalization at Lee Avenue and Kennedy Road to see if the back-up of cars on Lee Avenue can be addressed through modifications to the existing traffic signal;
- Asked Staff to do a comparison of the proposed development with the townhouses to the north of the subject lands;
- Noted that the widening of Kennedy Road will address some of the traffic concerns of the existing residents, as it will increase the capacity of the road;
- Noted that it will not be possible to make left turns from the entrance of the proposed development onto Kennedy Road in the future, as York Region will be adding a median along the centre of Kennedy Road in this location;
- Thanked the resident for their comments.

Staff provided the following responses to questions from the Deputants and the Committee:

Stephen Lue, Senior Manager of Development, advised that townhouses that front the public street are permitted on the subject lands. Mr. Lue clarified that the Applicant is applying for a Zoning By-Law Amendment to permit townhouses that do not front the public road on the subject lands. Mr. Lue further clarified that townhouses are not considered high density, and that density is addressed through the Site Plan Control process. Mr. Lue agreed to compare the proposed development with the townhouse development to the north, but noted that every site has its own unique challenges. Mr. Lue noted that land consolidation with the properties to the north and south of the subject lands was encouraged.

Mr. Woods advised that the Applicant has a good reputation for completing projects in a timely manner, but that construction will not start until the Site Plan Control process is completed. Mr. Woods clarified that the Applicant looked at purchasing the properties to the north and south of the subject lands, but did not pursue the opportunity, as the asking price for the properties was much too high.

Henry Lo, Manager of Transportation Planning, advised that York Region will not allow for a break in the median to permit for left turns from the entrance of the townhouses onto Kennedy Road to maintain a level of service on its road. York Region would need to be consulted on any proposed deviation from this design. Mr. Lo further noted that the existing signals will be too close together to permit for additional signalization at the subject entrance.

Biju Karumanchery, advised that the townhouses will not create that much additional traffic during rush hour, noting that the townhouses are anticipated to generate

approximately 15 additional cars per hour during rush hour, which is approximately 4 cars every 15 minutes.

Mr. Lue advised that the next step would be for a confidential report to be brought forward to the Development Services Committee on the legal position to take when representing the City in front of the OLT, noting that information from this meeting will be used to help determine the City's position. Mr. Lue noted that the Applicant is also open to negotiating.

Moved by Councillor Isa Lee

Seconded by Councillor Khalid Usman

That the presentations on the proposed development be received; and further,

That the deputations and written submission by Daryl De Souza be received.

Carried

3. ADJOURNMENT

The Milliken Sub-Committee adjourned at 4:45 PM