

of residents living in her condominium, as the roof top patio will be visible to residents living in the proposed development; and it will create more safety concerns in the area due to the high density of proposal. Ms. Young asked the Applicant to consider lowering the height of proposed development.

Frank Yen expressed concern that the proposed development will create traffic congestion, as Bur Oak Avenue is not currently wide enough to accommodate the added density. Mr. Yen was also concerned that Fire & Emergency Services will have difficulty accessing the proposed development due to the narrow streets, and that it does not include a police station. Mr. Yen also wanted to ensure the proposed development included adequate space for parkland.

Andrew Keyes, Ward 5 Councillor, thanked residents for attending the Community Information Meeting on March 7, 2023 and this evening's Development Services Public Meeting. Councillor Keyes advised that he is trying to communicate to residents that density is coming to Cornell, noting that this will bring construction and increased traffic to the area. On a positive note, Councillor Keyes advised that greater density in the area will bring more retail establishments, as density is required to support the new urbanism model.

The Committee provided the following feedback on the proposed development:

- Questioned if Applicant belongs to the landowner group for the Cornell Area;
- Questioned if there will be parking to support the retail/small businesses;
- Suggested that the proposed development include an Automated Waste System;
- Questioned how Bill 23 impacts the parkland requirement for the proposed development;
- Suggested that the smaller parcels of green space be combined to create a larger park;
- Requested more information on the density that is coming to Cornell;
- Questioned if there are plans for a grocery store to open in Cornell.

Ms. Cooper confirmed that the Applicant belongs to the Cornell Landowner Group, and to another landowner group for developments along Highway 7. Ms. Cooper clarified that there will be a cost sharing agreement with the neighbouring developer for the proposed park. Ms. Cooper noted that the Applicant is currently having discussions with staff regarding the inclusion of affordable housing, but that nothing has been determined at this point in time as the project is still in its preliminary stages.

Mr. Lue confirmed that the parkland dedication requirements for the proposed development fall under Bill 23. Mr. Lue advised that staff are still reviewing the parkland proposal for the proposed development. Mr. Lue noted that density is required to support a grocery store and other retail establishments in the Cornell area.

Stacia Muradali, Manager, Development, East District, advised that staff are trying to ensure there is enough room on the roadways for laneway parking to support the proposed retail.

Mr. Tsang advised that the proposed development, combined with the applications on the two adjacent properties to the west, will generate approximately 5,000 housing units.

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

1. **That the depositions by Wendy Bocti, Tristen Poon, and Brenda Young regarding – Applications to permit a development comprised of seven 10 to 28 storey mixed use buildings containing approximately 2,116 residential units, and 3,856 m² of retail space, one partial park block and three new roads on the lands located at the north-west corner of Highway 7 East and Bur Oak Avenue (Ward 5)”, File No. PLAN 22 118754”, submitted by JD Elm Cornell Lands Ltd. be received; and,**
2. **That the written submission by Brenda Young regarding – Applications to permit a development comprised of seven 10 to 28 storey mixed use buildings containing approximately 2,116 residential units, and 3,856 m² of retail space, one partial park block and three new roads on the lands located at the north-west corner of Highway 7 East and Bur Oak Avenue (Ward 5)”, File No. PLAN 22 118754”, submitted by JD Elm Cornell Lands Ltd. be received; and,**
3. That the report entitled, “Public Meeting Information Report – Applications to permit a development comprised of seven 10 to 28 storey mixed use buildings containing approximately 2,116 residential units, and 3,856 m² of retail space, one partial park block and three new roads on the lands located at the north-west corner of Highway 7 East and Bur Oak Avenue (Ward 5)”, File No. PLAN 22 118754”, submitted by JD Elm Cornell Lands Ltd. be received; and,
4. That the Record of the Public Meeting held on March 21, 2023, with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by JD Elm Cornell Lands Ltd. for the lands located at the north-west corner of Highway 7 East and Bur Oak Avenue (File No. PLAN 22 118754), be received; and,

5. That the Application submitted by JD Elm Cornell Lands Ltd. for the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (File No. PLAN 22 118754), be referred back to staff for a report and recommendation; and further
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

Moved by Deputy Mayor Michael Chan

Seconded by Regional Councillor Alan Ho

That the Development Services Public Meeting adjourned at 8:29 PM.

Carried