

Development Services Public Meeting Minutes

Meeting Number: 5

March 21, 2023, 7:00 PM - 9:00 PM

Live streamed

Roll Call Mayor Frank Scarpitti

Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho

Councillor Keith Irish Councillor Ritch Lau Councillor Reid McAlpine Councillor Karen Rea

Councillor Andrew Keyes
Councillor Amanda Collucci

Councillor Juanita Nathan

Councillor Isa Lee

Regrets None

Staff Stacia Muradali, Manager, Development - Carlson Tsang, Senior Planner

East Stephen Lue, Senior Manager,

Laura Gold, Council/Committee Development

Coordinator

Alternate formats for this document are available upon request

1. CALL TO ORDER

The Development Services Public Meeting convened at 7:10 PM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. **DEPUTATIONS**

There were no deputations.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, JD ELM CORNELL LANDS LTD., APPLICATION FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION 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 (10.3, 10.5, 10.7)

The Public Meeting this date was to consider an application submitted by JD ELM Cornell Lands Ltd.

The Committee Clerk advised that 621 notices were mailed on March 1, 2023 and a Public Meeting sign was posted on February 24, 2023. There was one written submission received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Carlson Tang, Senior Planner, East District, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Kate Cooper, Bousfields Inc., provided a presentation on the proposed development.

The following deputations were made on the proposed development:

Wendy Bocti asked how much affordable housing will be provided in the proposed development (note: her question was submitted via email and was read by the Chair).

Tristen Poon provided a deputation on the proposed development. Mr. Poon suggested that a Viva rapid transit stop would be required to support the density of the proposed development. Mr. Poon advised that the Viva purple line passes through this location, but does not currently have a bus stop in this location, suggesting that one be added if possible.

Brenda Young expressed the following concerns regarding the proposed development: it will block the sunlight of the six floor condominium she lives in located at the corner of Bur Oak Avenue and Rustle Woods Avenue; it will lead to greater traffic congestion and pollution in the area; it will intrude on the privacy

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 deputations 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 northwest 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