

Development Services Public Meeting Minutes

Meeting Number: 4
February 27, 2023, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Michael Chan	Councillor Karen Rea
	Regional Councillor Jim Jones	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Councillor Alan Ho	Councillor Juanita Nathan
	Councillor Keith Irish	Councillor Isa Lee
	Councillor Ritch Lau	
Staff	Andy Taylor, Chief Administrative Officer	Peter Wokral, Senior Planner
	Arvin Prasad, Commissioner Development Services	Stephen Lue, Senior Manager, Development
	Regan Hutcheson, Manager, Heritage	Chris Rickett, Director, Economic Development, Culture and Entrepreneurship
	Laura Gold, Council/Committee Coordinator	Elizabeth Martelluzzi, Senior Planner
	Evan Manning, Heritage Planner	Brashanthe Manoharan, Planner II

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:04 PM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with the respected item.

4. REPORTS

4.1 **PUBLIC MEETING INFORMATION REPORT, DON VALLEY NORTH LEXUS (WEINS CANADA INC.), APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A NEW TWO-STOREY CAR DEALERSHIP WITH AN AUTO SERVICING DRIVE-THRU FACILITY, AN UNDERGROUND PARKING GARAGE, AND OUTDOOR SURFACE PARKING FOR THE DISPLAY AND STORAGE OF VEHICLES AT 3120 STEELES AVENUE EAST (WARD 8), FILE NUMBER PLAN 22 262232 (10.5)**

The Public Meeting this date was to consider an application submitted by Don Valley North Lexus (Weins Canada Inc.).

The Committee Clerk advised that 50 notices were mailed on February 7, 2023, and that the Public Meeting sign was posted on February 2, 2023. There were no written submissions received regarding this proposal.

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

Elizabeth Martelluzzi, Senior Planner, Central District, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Nick Pileggi, Macaulay Shiomi Howson Ltd., provided a presentation on the proposed development.

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

The Committee requested the renderings of the dealership be displayed, and asked that clear timelines be set for the project so that they can be communicated to the public.

Mr. Pileggi displayed renderings of the proposed new dealership, and advised that the Applicant would endeavor to clearly communicate the construction timelines to the public.

Moved by Councillor Isa Lee

Seconded by Regional Councillor Jim Jones

1. That the report entitled “Public Meeting Information Report, Don Valley North Lexus (Weins Canada Inc.), Application for Zoning By-law Amendment to permit a new two-storey car dealership with an auto servicing drive-thru facility, an underground parking garage, and outdoor surface parking for the display and storage of vehicles at 3120 Steeles Avenue East (Ward 8), File Number PLAN 22 262232”, be received; and,

2. That the Record of the Public Meeting held on February 27, 2023 with respect to the proposed Zoning By-law Amendment application, be received; and,
3. That the application by Don Valley North Lexus (Weins Canada Inc.) for a proposed Zoning By-law Amendment, (PLAN 22 262232) be approved and the draft Zoning By-law Amendment be finalized and enacted without further notice; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 PUBLIC MEETING INFORMATION REPORT, 160, 162, 166, 170, 174, 182, 186 MAIN ST UNIONVILLE, HARSHAL DAVE C/O RE-DEV CORPORATION, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT TWO STANDALONE FOUR STOREY RESIDENTIAL BUILDINGS

WITH 50 CONDO UNITS, A NEW MIXED USE THREE STOREY BUILDING AT 186 MAIN STREET, AND ADDITIONS TO EXISTING BUILDINGS FRONTING MAIN STREET, TO CREATE 13 PURPOSE BUILT RENTAL UNITS. (WARD 3) FILE NO.: PLAN 22 253770 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by Unionville Re-Dev Corporation.

The Committee Clerk advised that 239 notices were mailed on February 7, 2023 and a Public Meeting sign was posted on February 6, 2023. There was 1 written submission received regarding this proposal.

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

Peter Wokral, Senior Heritage Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Marshall Smith, KLM Panning Partners Inc., provided a presentation on the proposed development.

The following deputations were made on the proposed development:

Joska Zerczi, representing the Unionville Residents Association, provided the

following feedback regarding the proposed development; supportive of additional residential; inadequate commercial/public parking; that the location of the 4-story North and South building does not provide enough viable space for the planting and sustenance of trees; that the building heights might create undesirable shadowing of the playground of Parkview Public School; questioned if emergency and waste vehicles will be able to access the site; questioned if there was a snow removal plan; suggested an independent study be conducted on the water drainage; asked if the patio and tree in front of Il Postino's could be preserved; questioned if 25% of the units will be affordable; suggested that proposed development be designed to be sustainable; suggested that the same pavers be used for the walkways and laneway; and questioned the construction timelines/worker parking and if it could be coordinated so that construction traffic does not interfere with rush hour or traffic generated by Parkvie Public school.

Sylvia Morris, representing Century 21 Leading Edge Reality Inc., provided a deputation endorsing the proposed development as she believes it will enhance and help revive Main Street Unionville. Ms. Morris advised that the condominiums of similar projects have sold quickly, and that the proposed development provides an opportunity for residents wanting to stay in Unionville who no longer want to live in a large house. Ms. Morris supported the design approach and thanked the owner for his vision..

Doug Denby provided a deputation speaking of how areas change overtime referring to what was, and what will be. Mr. Denby advised that he is trying to envision how the proposed development will fit into Main Street Unionville, recognizing that a lot of details still need to be worked out.

Christiane Bergauer-Free made a deputation expressing the following concerns regarding the proposed development: it does not include enough parking; the underground parking lot will likely not be high enough for all vehicle types; residents and commercial patrons will park in the nearby subdivision due to the lack of parking; exiting and entering the proposed development will create greater traffic congestion on Main Street Unionville; that the proposed development needs more trees and parkland; the impact the proposed development will have on existing local facilities, such as community centres; the noise and pollution the proposed development will create; the need for garbage/rodent control; that the proposed development will overshadow Main Street Unionville; the disruption the construction will cause to the community, and the depth of the proposed development given it is located in a flood prone area.

Wei Yun Lee provided a deputation expressing concern regarding the impact the proposed development will have on traffic safety and congestion, and that there

will not be enough parking available for patrons visiting Main Street Unionville. Ms. Lee was also concerned that the proposed development includes rental units, and that the construction vehicles will damage the road. Ms. Lee questioned the construction timelines and where the construction vehicles will park.

Rob Kadlovski, former owner of the Old Firehall Confectionery on Main Street Unionville, spoke in favour of the proposed development, as he believed it was needed to help revitalize the street and bring it back to its former glory. Mr. Kadlovski noted that the same issues being raised today were raised when the Hart Haus and the Varley Condominiums were built. Mr. Kadlovski advised that the majority of the time there are no cars parked in back of buildings on Main Street Unionville where the proposed development will be located, and that it is desirable for the street to be animated and filled with cars. Mr. Kadlovski asked that Council endorse the proposed development.

Stanley Tai, 825210 Ontario Inc., spoke in support of the proposed development, noting that the project is needed to revitalize the street.

The Committee expressed some concern that commercial space was being converted to residential space, and that the flow of retail establishments on Main Street Unionville appears to be disrupted. Staff were requested to look at the conversion of commercial offices to residential units, and if there was an opportunity to add more retail as part of their review of the application.

The Mayor also suggested that the Unionville Business Improvement Area study of Main Street Unionville be looked at if it has been completed.

Councillor Reid McAlpine advised that the study has not been completed at this time.

Mr. Smith provided the following response to Public and Committee:

Maintaining Retail Fronting Main Street Markham

Mr. Smith advised that all retail fronting Main Street Unionville will remain and that the proposed development will not take away from the flow of retail establishments on Main Street Unionville. Mr. Smith explained that residential components of the proposed development will be in the form of rear extensions of 182 (Eyes on Unionville) and 174 (the Queens Hotel) Main Street Unionville, and that 186 (Il Postino Restaurant) Main Street Unionville will be replaced with a new mixed commercial/residential building, maintaining commercial uses on the ground floor fronting Main Street.

Flood Impact on Community

Mr. Smith advised that engineering studies have been conducted to ensure there will be no flooding impact elsewhere in the community resulting from the proposed redevelopment of the property.

Waste Management

Mr. Smith explained how waste will be managed on the site. Waste will be stored underground and brought to the surface on collection days.

Traffic

Mr. Smith suggested that the reduction of commercial space will likely have the impact of reducing the traffic entering and leaving the site, as residential uses tend to generate less traffic.

Trees and Shrubs

Mr. Smith advised that new trees and shrubs will be planted and cared for both within the site and surrounding the site. Mr. Smith noted that they have been in discussions with the adjacent elementary school regarding the planting of trees on the school property to both provide a vegetative buffer between the proposed development and school and to reduce the presence of standing water which occurs seasonally on the school property.

Construction Timelines

Mr. Smith advised that the project is anticipated to be completed within two years, and that all applicable City by-laws will be followed during the construction of the site.

Purpose Built Rentals and Parking

Mr. Smith clarified that 13 of the 63 units will be purpose built rental units, explaining that the units will help address the deficit of rental units in the area. Mr. Smith further clarified that the 56 existing parking spaces are being replaced with 92 parking spaces, and that the parking spaces can be purchased separately from the residential units to make the units more affordable for purchasers that do not require a vehicle.

Other

Mr. Smith noted that the proposed development will be similar to recent developments in the area, including the Hart Haus and the Varley Condominiums.

Feedback

Mr. Smith advised that that the Applicant will consider the feedback provided tonight when preparing their resubmission.

Moved by Councillor Reid McAlpine
Seconded by Councillor Andrew Keyes

- 1. That the written submission by the Unionville Residents Association be received; and,**
- 2. That the depositions by Jozef Zerczi (Unionville Residents Association), Sylvia Morris (Century 21 Leading Edge Reality Inc.), Doug Denby, Christiane Bergaur-Free, Wei Yun Lee, Rob Kadlovski (Former Owner of the Old Firehall Confectionery on Main Street Unionville), and Stanley Tai (825210 Ontario Inc.), be received; and,**
- 3. That the Staff and Applicant presentations Unionville Re-Dev Corporation, for 160, 162, 166, 170, 174, 182 and 186 Main Street Unionville, to permit two, stand-alone, four storey residential buildings, the construction of a new mixed use building, residential additions to the existing commercial buildings, reduced parking, and other site specific development standards, (File No: PLAN 22 253770) Ward 3,” be received; and,**
4. That the Public Meeting Information Report for the proposed Official Plan and Zoning By-law amendment applications submitted by Unionville Re-Dev Corporation, for 160, 162, 166, 170, 174, 182 and 186 Main Street Unionville, to permit two, stand-alone, four storey residential buildings, the construction of a new mixed use building, residential additions to the existing commercial buildings, reduced parking, and other site specific development standards, (File No: PLAN 22 253770) Ward 3,” be received; and,
5. That the Record of the Public Meeting held on February 27, 2023 with respect to the proposed Official Plan and Zoning By-law amendments, be received; and,
6. That the Official Plan and Zoning By-law amendment applications submitted by Unionville Re-Dev Corporation, for 160, 162, 166, 170, 174, 182 and 186 Main Street Unionville, to permit two, stand-alone, four storey residential buildings, the construction of a new mixed use building, residential additions to the existing commercial buildings, reduced parking, and other site specific development standards, (File No: PLAN 22 253770) be referred back to staff for a report and a recommendation; and further,

7. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.3 PUBLIC MEETING INFORMATION REPORT, 5871 HIGHWAY 7 EAST, OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT, TO REDEVELOP THE SUBJECT LANDS WITH A 13 STOREY RESIDENTIAL APARTMENT BUILDING WITH 146 UNITS, TWO LEVELS OF UNDERGROUND PARKING, OUTDOOR AMENITY SPACE, AND VEHICLE/PEDESTRIAN ACCESS TO BOTH HWY 7 AND WIGNALL CRES. (WARD 4) FILE NO.: PLAN 22 244910 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by Gatzios Planning + Development Consultants Inc.

The Committee Clerk advised that 129 notices were mailed on February 7, 2023 and a Public Meeting sign was posted on February 3, 2023. There were no written submissions received regarding this proposal.

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

Brashanthe Manoharan, Planner II, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Peter Maleganovski, Gatzios Planning, provided a presentation on the proposed development.

The following deputations were made on the proposed development:

John Lee expressed the following concerns regarding the proposed development: the development will alter the character of the existing community; the development will increase traffic congestion, especially at the intersection of Markham Road and Highway 7; there will be more traffic infiltration into the subdivision; that the main source of entry to the building will be on Wignall Crescent; and that a high rise is being built in such close proximity to single detached dwellings.

Mathiroban Shamugalingam expressed the following concerns regarding the proposed development: the impact it will have on the existing community; the

height and layout of the proposal, and; that the building design does not follow best practices in regards to the angular plane.

Tupper Wheatley expressed the following concerns regarding the proposed development: that proposal is proportionately too large relative to the rest of the community; the loss of services that will occur due to the proposal, and; the traffic infiltration and congestion it will create.

Shelley Bowre expressed concern that two levels of underground parking was being proposed, questioning how the concrete trucks will be able to access the underground structure to lay the concrete. Ms. Bowre also expressed concern regarding there not being sufficient visitor parking, and the traffic congestion the proposed development will create may make for unsafe conditions for pedestrians trying to cross the laneway to access the park.

Anne Burpee expressed the following concerns regarding the proposed development: that the public meeting sign was not visible from Highway 7; that the proposal could have impact on flooding in the area, as the water table in this location is high; that consideration is not being given to the fact that the development is located close to the heritage district; and the height and density of the proposal.

Elizabeth Brown provided the following feedback regarding the proposed development: suggested that a summary of the community information comments be included with the meeting minutes; expressed concern that the proposal only includes residential units; expressed concern that employment opportunities are being lost; expressed concern that the ability to walk across the street to retail will be reduced, and; expressed concern that the units will not be large enough in size to accommodate a family. Ms. Brown also questioned if the proposed development could include purpose built rentals.

Kim Lazer expressed the following concerns regarding the proposed development: the traffic congestion it will create; that there is not enough parking; that there are only six visitor parking spaces, and; that Wignall Crescent is not wide enough to have the main entrance of the building on this street. Ms. Lazer suggested the Applicant purchase Kentucky Fried Chicken (KFC) to minimize the impact of the proposed development on the community.

The Committee expressed the following concerns regarding the proposed development:

- The height of the building;

- That the building has not been designed based on a 45-degree angular plane;
- That the proposal does not include enough visitor parking;
- That visitors will park in the nearby subdivision due to there not being enough visitors parking;
- Questioned if there was an opportunity to purchase the land in front of the proposed development to move the development closer to Highway 7;
- Suggested that there should be a comprehensive plan for this area.

Mr. Lue advised that the Applicant is just starting to receive staff's comments on the proposed development.

The Applicant advised that owner of KFC was approached, and they were not interested in selling their parcel of land at this time. The Applicant noted that they will continue to work with staff on the proposal. The Applicant explained some of the challenges they faced in regards to posting the public meeting notice on Highway 7, and acknowledged that the sign could have been higher.

Moved by Councillor Karen Rea

Seconded by Councillor Reid McAlpine

1. **That the deputations by John Lee, Mathiroban Shanmugalingam, Tupper Wheatley, Shelley Bowre, Anne Burpee, Elizabeth Brown, and Kim Lazer, be received; and,**
2. That the "PUBLIC MEETING INFORMATION REPORT – Official Plan Amendment and Zoning By-law Amendment applications to develop a thirteen (13) storey residential apartment building containing 146 units (Ward 4), (File No. PLAN 22 244910) at 5871 Highway 7 East, submitted by Gatzios Planning + Development Consultants Inc". be received; and,
3. That the Record of the Public Meeting held on February 27, 2023, with respect to the proposed applications for Official Plan Amendment and Zoning By-law Amendment submitted by Gatzios Planning + Development Consultants Inc. for 5871 Highway 7 East (File No. PLAN 22 244910), be received; and,
4. That the applications by Gatzios Planning + Development Consultants Inc. for the proposed Official Plan Amendment and Zoning By-law Amendment (File No. PLAN 22 244910), be referred back to staff for a report and a recommendation; and further,

5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

Moved by Regional Councillor Jim Jones

Seconded by Councillor Andrew Keyes

That the Development Services Public Meeting adjourned at 10:12 PM.

Carried