

Unionville Sub-Committee Minutes

January 27, 2023, 3:00 PM - 5:00 PM
Electronic Meeting

Sub-Committee Members	Mayor Frank Scarpitti (Ex-Officio) Deputy Mayor Michael Chan Regional Councillor Jim Jones (Ex-Officio) Councillor Alan Ho Councillor Reid McAlpine Councillor Isa Lee
Regrets	Councillor Keith Irish (Ex-Officio) Councillor Amanda Collucci
Council Members	Councillor Andrew Keyes Councillor Ritch Lau
Staff Attendees	Arvin Prasad, Commissioner of Development Services Giulio Cescato, Director, Planning and Urban Design Clement Messere, Manager, Development - West Hailey Miller, Planner II Loy Cheah, Senior Manager, Transportation Nhat Nguyen, Senior Manager, Development & Environmental Engineering Mark Visser, Treasurer

1. CALL TO ORDER

The Unionville Sub-Committee convened at 3:03 PM with Mayor Frank Scarpitti in the Chair.

The Clerk confirmed that Councillor Isa Lee was appointed to Unionville Sub-Committee on April 19, 2021 at Council.

2. **DISCLOSURE OF PECUNIARY INTEREST**

Councillor Ritch Lau declared a conflict as he resides near the proposed development.

3. **APPROVAL OF THE PREVIOUS MINUTES - January 13, 2023**

Moved Councillor Reid Alpine

Seconded by Deputy Mayor Chan

That the January 13, 2023, Unionville Sub-Committee Minutes be approved as presented.

Carried

4. **PRESENTATIONS**

4.1 **Staff Presentation - Application by Green City Development Group Inc. for Zoning By-Law Amendment, Russell Dawson Road, File No. : Plan 21 136184**

Arvin Prasad, Commissioner of Development Services, introduced the application by Green City Development Group Inc. for a Zoning By-Law Amendment, Russel Dawson Road, File No.: Plan 21 136184. Mr. Prasad advised that the proposed development was referred to the Unionville Sub-Committee at the May 10, 2022, Development Services Committee meeting.

Hailey Miller, Planner II, provided a presentation on the proposed development.

Marshall Smith, KLM Planning, provided a presentation on the proposed development.

The following deputations were made on the proposed development:

Collen Kuan expressed concerned regarding the vehicular connection to the existing townhouse development, as she was concerned that the connection would impact traffic, especially on laneway 6 where speeding is already an issue. Ms. Kuan also had concerns regarding the following: that there would not be enough parking; that there will not be adequate space to store snow; the density of the proposed development; that the proposal is comprised mostly of townhouses, which does not reflect the character of the existing community.

Bin Wei expressed the following concerns regarding the proposed development: the colour of the brick; the height of the townhouses; the noise it will generate during construction; and whether or not the Fire Department has reviewed the plan.

The Committee discussed the following relative to the proposed development:

- Suggested that the design of the townhouses should be as nice as the design of townhouses facing Woodbine Avenue;
- Suggested that a pedestrian pathway connecting the townhouses to the community on the west be added to the proposed development if possible;
- Suggested that a complementary brick to the neighbouring community be selected for the townhouses;
- Suggested that the single homes look out of place;
- Discussed the height and width of the townhomes, and the side-setback of townhomes from the existing houses;
- Requested that front yard mowing be included as a common element in the condominium agreement;
- Inquired if the proposed development is permitted within the Official Plan.

The following responses were provided to inquiries from the Committee and deputants:

Mr. Smith advised that the proposed development is located on a corner lot, which typically have a higher density. Mr. Smith noted that a visual screen is being put between the townhouses to help mitigate noise. Mr. Smith clarified that a variety of bricks that are complementary to the neighbouring community will be used for the proposed development. Mr. Smith advised that the townhomes are 13 metres in height due to the way the City calculates height. Mr. Smith noted that the Applicant continues to work with staff on the design of the project.

Ms. Miller advised that proposed development conform to the Official Plan. Ms. Miller advised that the City's Fire Department would be able to access the proposed development via two access points on Russel Dawson.

Staff advised that the recommendation report for this proposed development was anticipated to be brought forward to the Development Services Committee in late February or in early March 2023.

Moved by Regional Councillor Jim Jones
Seconded by Deputy Mayor Michael Chan

That the deputation by Collen Kuan and Bin Wei be received; and,

That the staff presentation on the application by Green City Development Group Inc. for a Zoning By-Law Amendment, Russel Dawson Road, File No.: Plan 21 136184, be received; and,

That the Applicant's presentation on the application by Green City Development Group Inc. for a Zoning By-Law Amendment, Russel Dawson Road, File No.: Plan 21 136184, be received.

Carried

5. ADJOURNMENT

Moved by Councillor Isa Lee

Seconded by Councillor Reid McAlpine

That the Unionville Sub-Committee adjourn at 4:00 PM.

Carried