

Development Services Public Meeting Minutes

Meeting Number: 10

June 6, 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 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	Councillor Alan Ho	
Staff	Stephen Lue, Senior Manager, Development Planning Clement Messere, Manager, Development, West District Daniel Brutto, Senior Planner II	Jennifer Kim, Senior Planner Erica Alligood, Election and Committee Coordinator Laura Gold, Council/Committee Coordinator

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:05 PM with Regional Councillor Joe Li in the Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest.

3. DEPUTATIONS

Deputation were heard with the respected item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, TERRABONA 7115 YONGE LTD., APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT THE DEVELOPMENT OF A 36-STOREY MIXED-USE RESIDENTIAL BUILDING ATOP A PODIUM RANGING IN HEIGHT FROM ONE TO EIGHT-STOREYS, WITH AT-GRADE NON-RESIDENTIAL USES AT 7115 YONGE STREET AND 8, 10, 12, 14 GRANDVIEW AVENUE (WARD 1), FILE NO. PLAN 23 111529 (10.3, 10.5)

This Public Meeting was to consider an application submitted by Terrabona 7115 Yonge Ltd.

The Committee Clerk advised that 1,901 notices were mailed on May 17, 2023 and a Public Meeting sign was posted on May 16, 2023. There were 6 written submissions received regarding this proposal.

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

Daniel Brutto, Senior Planner II, gave a presentation regarding the proposal, the location, surrounding uses, policy context and outstanding issues.

Mike Bennett, WND Associates Ltd., provided a presentation on the proposed development.

The following deputation was made on the proposed development:

Lorraine Ortofsky, a disabled senior, expressed concern that the proposed development would lead to increased traffic congestion, and that Wheel-Trans would have difficulty picking her up from her home. Ms. Ortofsky was also concerned that the parking ratio was too low, and that subway (once it is built) will be too crowded with all the density coming to the area. Ms. Ortofsky suggested that local grocery store cannot handle the added density to the area and advocated for the size and density of the building to be reduced.

The Committee discussed the following relative to the proposed development:

- Questioned if there were any issues with condominiums that were recently built with a lower parking ratio;
- Expressed concern that the proposed development will cause traffic and parking infiltration into the existing low-rise community;

- Noted that a low parking ratio may be more appropriate for development proposals located outside of an existing residential low-rise community;
- Suggested that the parking ratio could be even lower;
- Discussed the proposed future road network for the area;
- Noted that density is coming to the area due to it being within a planned major transit station area, and that the City does not have a lot of control over this;
- Questioned if there was plans to include a park in the proposed development, and if the proposal was subject to Bill 23;
- Questioned the proposed unit sizes;
- Questioned if the proposed development includes any purpose built rentals;
- Questioned when the Yonge Street Corridor Secondary Plan was targeted to be completed;
- Questioned if the parking will be sold with the unit or separately;
- Discussed where the 45-degree angular plane is measured from.

Mr. Bennett advised that the building will have a low parking ratio (0.85 spaces per unit) due to its proximity to the future Yonge North Subway extension. Mr. Bennett advised that parkland dedication is still being discussed with staff, but that consideration was being given to providing cash in lieu. Mr. Bennett explained that it is still being determined how the parking spaces will be sold, but noted that they are often sold separately to reduce the cost of the unit for buyers that do not need a parking space.

Mr. Lue confirmed that the proposed development is subject to Bill 23, and that the 45-degree angular plan is measured from the low rise designation. Mr. Lue advised that the City is targeting to have the Yonge Corridor Secondary Plan completed by 2025. Mr. Lue reviewed the proposed developments unit sizes, noting the numbers will be fine-tuned through the Site Plan process.

Moved by Councillor Keith Irish

Seconded by Regional Councillor Jim Jones

- 1. That the deputation by Lorraine Ortofsky on Applications for an Official Plan Amendment and Zoning By-law Amendment to facilitate the development of a 36 storey mixed-use residential building atop a podium ranging in height from 1 - 8 storeys, with non-residential uses at grade) at 7115 Yonge Street and 8 – 14 Grandview Avenue (Ward 1)”, be received; and,**

2. **That written submission by Esther Cho, Ken McNally, Alex Apollo, Dr. Bahareh Asadishad, Marco Filice & Bratty's LLP, and Augustine Au, Applications for an Official Plan Amendment and Zoning By-law Amendment to facilitate the development of a 36 storey mixed-use residential building atop a podium ranging in height from 1 - 8 storeys, with non-residential uses at grade) at 7115 Yonge Street and 8 – 14 Grandview Avenue (Ward 1)", be received; and,**
3. That the report dated June 6, 2023 titled "PUBLIC MEETING INFORMATION, TerraBona 7115 Yonge Ltd., Applications for an Official Plan Amendment and Zoning By-law Amendment to facilitate the development of a 36 storey mixed-use residential building atop a podium ranging in height from 1 - 8 storeys, with non-residential uses at grade) at 7115 Yonge Street and 8 – 14 Grandview Avenue (Ward 1)", be received; and,
4. That the Record of the Public Meeting held on June 6, 2023, with respect to TerraBona 7115 Yonge Ltd., Applications for an Official Plan Amendment and Zoning By-law Amendment to facilitate the development of a 36 storey mixed-use residential building atop a podium ranging in height from 1 - 8 storeys, with non-residential uses at grade) at 7115 Yonge Street and 8 – 14 Grandview Avenue (Ward 1), be received; and,
5. That the Applications by TerraBona 7115 Yonge Ltd. for an Official Plan Amendment and Zoning By-law Amendment to facilitate the development of a 36 storey mixed-use residential building atop a podium ranging in height from 1 - 8 storeys, with non-residential uses at grade) at 7115 Yonge Street and 8 – 14 Grandview Avenue (Ward 1), be referred back to staff to provide a future recommendation report; and further,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 PUBLIC MEETING INFORMATION REPORT, CURATED NORTH INC., APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A 33-STOREY RESIDENTIAL BUILDING WITH A SIX-STOREY PODIUM, CONSISTING OF 387 DWELLING UNITS,

AND FIVE LEVELS OF UNDERGROUND PARKING AT 17, 19, 21, and 23 MORGAN AVENUE (WARD 1), FILE NO. PLAN 22 265093 (10.3, 10.5)

This Public Meeting was to consider an application submitted by Curated North Inc.

The Committee Clerk advised that 101 notices were mailed on May 17, 2023 and a Public Meeting sign was posted on May 13, 2023. There were 2 written submissions received regarding this proposal.

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

Jennifer Kim, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

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

David McKay, MHBC Planning Limited, provided the presentation on the proposed development.

The following deputation was made on the proposed development:

Evelin Ellison, representing the Ward One South Thornhill Residents Inc., positively commented on the proposed 350 bicycle spots to be included in the proposed development, but noted that the bicycle infrastructure needs to be improved in the area. Ms. Ellison expressed concern that proposed development was too high, too dense, has too much glass, and has no greenspace or streetscape. Ms. Ellison suggested that the proposed development should be in scale with the existing community. Ms. Ellison was also concerned that the proposed development would affect the areas air quality and the storm water management system, and that mature trees were being cut down. Ms. Ellison suggested that the proposed development should comply with the bird friendly guidelines, and questioned if the City had a way to calculate the assets the City is losing as a result of the proposed development.

The Committee discussed the following relative to the proposed development:

- Noted that the proposed development is close to the proposed future subway station, but that it will be the first to encroach upon the low-rise residential community;

- Suggested that the Applicant should have an integrated approach if he plans to move further east into the low-rise residential community;
- Questioned how the unit sizes compare to condominiums in Toronto or Vaughan;
- Questioned if the proposed development included affordable housing, or purpose built rentals;
- Questioned if the hospital, schools, and roads can handle all the proposed development to the area.

Mr. McKay clarified that the unit sizes of the two and three bedroom units are larger than average when compared with condominiums being built in Toronto or Vaughan.

Moved by Councillor Keith Irish
Seconded by Councillor Karen Rea

1. **That the deputation Evelin Ellison, Ward One South Thornhill Residents Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to permit a 33-storey residential building with a six-storey podium, consisting of 387 dwelling units and 5 levels of underground parking at 17, 19, 21, and 23 Morgan Avenue File Number PLAN 22 265093” be received; and,**
2. **That the written submission by Diane Berwick, and Joan Honsberger, Applications for Official Plan Amendment and Zoning By-law Amendment to permit a 33-storey residential building with a six-storey podium, consisting of 387 dwelling units and 5 levels of underground parking at 17, 19, 21, and 23 Morgan Avenue File Number PLAN 22 265093” be received; and,**
3. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Applications for Official Plan Amendment and Zoning By-law Amendment to permit a 33-storey residential building with a six-storey podium, consisting of 387 dwelling units and 5 levels of underground parking at 17, 19, 21, and 23 Morgan Avenue File Number PLAN 22 265093” be received; and,
4. That the Record of the Public Meeting held on June 6, 2023 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received; and,
5. That the applications by Curated North Inc. for a proposed Official Plan Amendment and Zoning By-law Amendment applications (PLAN 22 265093), be referred back to staff for a report and a recommendation; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

Carried

5. ADJOURNMENT

Moved by Councillor Karen Rea

Seconded by Regional Councillor Jim Jones

That the Development Services Public Meeting adjourn at 8:41 PM.

Carried