

Development Services Public Meeting Minutes

Meeting Number: 12
September 5, 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 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
Staff	Stacia Muradali, Acting Manager, Development - East Laura Gold, Council/Committee Coordinator Erica Alligood, Election & Committee Coordinator Brashanthe Manoharan, Planner II	Carlson Tsang, Senior Planner Stephen Lue, Acting Manager of Development, Central District Stephen Corr, Senior Planner II Rajeeth Arulanantham, Assistant to Council / Committee

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1. CALL TO ORDER

The Development Services Public Meeting convened at 7:01 PM in the Council Chamber with Regional Councillor Joe Li in the Chair.

Mayor Frank Scarpitti arrived to the meeting at 7:49 PM.

The Committee recessed from 8:55 PM to 9:10 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with their respective items.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, 2859715 ONTARIO LTD. (SKYHAWK HOLDINGS), APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT A FOOD MANUFACTURING AND MEAT PROCESSING USE FOR THE PURPOSES OF REPACKAGING AND PROCESSING FOOD PRODUCTS FOR WHOLESALE DISTRIBUTION AT 555 ALDEN ROAD, SOUTHEAST CORNER OF ALDEN ROAD AND HOOD ROAD (WARD 8), FILE NO. PLAN 23 120492

The Public Meeting this date was to consider an application submitted by 2859715 Ontario Ltd (Skyhawk Holdings)

The Committee Clerk advised that 66 notices were mailed on August 16, 2023 and a Public Meeting sign was posted on August 10, 2023. There were 0 written submissions received regarding this proposal.

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

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

Jim Kotsopoulos, JKO Planning, provided a presentation detailing the application.

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

The Committee questioned if there would be any odors generated by the facility and if an accessory building is being proposed.

Mr. Kotsopoulos advised that the mechanical equipment used at the facility must meet technical requirements, and as such not emit odors. Mr. Kotsopoulos confirmed that the applicant is seeking an addition to the East wall to permit additional loading bays and an addition to the West wall to permit additional office space.

Moved by Councillor Keith Irish

Seconded by Councillor Isa Lee

1. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Application for Zoning By-law Amendment to permit a meat manufacturing and meat processing use, 555 Alden Road, Ward 8, File No. PLAN 23 120492", be received.

2. That the Record of the Public Meeting held on September 5, 2023 with respect to the proposed Zoning By-law Amendment application, be received.
3. That the application by 2859715 Ontario Ltd / Skyhawk Holdings, for a proposed Zoning By-law Amendment (PLAN 23 120492) be approved and the draft implementing Zoning By-law Amendment be finalized and enacted without further notice.
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, PARSONS INC., ZONING BY-LAW AMENDMENT TO PERMIT A TEMPORARY MULTIPHASE EXTRACTION REMEDIAL SYSTEM WITHIN AN ENCLOSED CONTAINER AT 2 OVIDA BOULEVARD, OVIDA BOULEVARD AND HIGHWAY 7 EAST (WARD 4), FILE NO. PLAN 23 131550

The Public Meeting this date was to consider an application submitted by Parsons Inc.

The Committee Clerk advised that 98 notices were mailed on August 16, 2023 and a Public Meeting sign was posted on August 14, 2023. There were 2 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.

Chris Lobo, Parsons Inc., provided a presentation detailing the application.

Demetrios (Jim) Paraskevopoulos, Deputant, expressed concerns with the way in which this situation has been dealt with and the lack of notice or communications with surrounding residents regarding the contamination. Mr. Paraskevopoulos noted concerns with the proximity of his home at 4 Ovida Blvd, to the subject property and the contamination on site.

Rich Coram, Deputant, owner of 18 Ovida Blvd, echoed concerns regarding the lack of notice to area residents regarding the contamination on the subject property and related remediation activity.

The Committee provided the following feedback:

- Clarified the cause and extent of the contamination. Mr. Lobo advised that the contamination was caused by the gas station located at 5739 Highway 7 East, noting that further assessment work needs to be completed to confirm the extent of impacts to properties to the South of 2 Ovida Blvd. Mr. Lobo also advised that additional assessment is taking place to identify contamination at 4 Ovida Blvd.
- Sought clarification on why a temporary solution is being explored. John Halston, Hydrologist, Parsons Inc., explained that the temporary solution is necessary as the objective is to stabilize the area to prevent further migration of the contamination.
- Inquired about the process for completely removing the contamination and the impacts to surrounding properties. Mr. Lobo confirmed that a privacy fence would be installed around the property and that the property would be maintained while the work is ongoing. Mr. Halston advised that the process would be operating seasonally, 24/7 as the remediation process requires a sustained effort. Mr. Halston further confirmed that noise measurements have been taken to ensure the City's Noise By-law is not being exceeded by the work being undertaken, noting that another measurement will be taken once in operation.
- Inquired as to the mechanisms available to ensure that future purchasers of the land are aware of the contamination on site. Stacia Muradali, Manager, Development, noted Staff will look into whether anything can be included in the Site Plan Agreement which would be registered on title. Staff confirmed that further discussions would be had with the City's Legal department to explore options for indicating the contamination on site for future buyers.
- Asked if the contamination has impacted any City roads. Mr. Halston advised that City and Regional roads are monitored and confirmed that no significant contamination has been identified.
- Expressed concerns with the lack of communication with area residents. James Greatrex, Director, Site Remediation, Suncor, advised that a Suncor representative met with Mr. Paraskevopoulos the previous week to discuss the situation but agreed that the stakeholder management was lacking in this case.

- Asked if the contamination would be likely to recur. Mr. Halston confirmed that once the remediation process is complete, contamination will not recur as the source of the contamination has been rectified.
- Recommended a further meeting between Staff, the Ministry of the Environment, and the area residents to develop a full understanding of next steps.

Moved by Councillor Karen Rea

Seconded by Mayor Frank Scarpitti

1. That the “PUBLIC MEETING INFORMATION REPORT – Zoning By-law Amendment application to permit a temporary a Multiphase Extraction (MPE) remedial system within an enclosed building (Ward 4), (File No. PLAN 23 131550) at 2 Ovida Boulevard, submitted by Parsons Inc. (c/o Salina Chan). be received; and,
2. **That Staff be directed to facilitate a meeting with Parsons Inc., the Ministry of the Environment, and the area residents to further discuss the proposal and remediation efforts; and,**
3. **That Staff aim to bring the application forth to Council by September 27th; and,**
4. **That the deputations from Demetrios Paraskevopoulos and Rich Coram be received; and**
5. **That the written submissions from Jim Paraskevopoulos and Tupper Wheatley be received; and,**
6. That the Record of the Public Meeting held on September 5, 2023, with respect to the proposed application for Zoning By-law Amendment submitted by submitted by Parsons Inc. (c/o Salina Chan) for 2 Ovida Boulevard (File No. PLAN 23 131550), be received; and,
7. That the application by Parsons Inc. (c/o Salina Chan) for the proposed Zoning By-law Amendment (File No. PLAN 23 131550), be approved and the draft implementing Zoning By-law Amendment be finalized and enacted without further notice; and further,
8. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.3 PUBLIC MEETING INFORMATION REPORT, JUNIPER CORNELL HOLDINGS INC., APPLICATION FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, AND DRAFT PLAN OF SUBDIVISION TO PERMIT A MIXED-USE DEVELOPMENT COMPRISED OF ELEVEN 4 TO 28 STOREY BUILDINGS

CONTAINING APPROXIMATELY 2,229 RESIDENTIAL UNITS AND 36,101 M² OF NON-RESIDENTIAL SPACE (INCLUDING OFFICE, HOTEL, AND RETAIL USES), ONE PARTIAL PARK BLOCK, FUTURE EXTENSION OF RUSTLE WOODS AVENUE, ARTHUR BONNER AVENUE AND STONEY STANTON ROAD, AND ONE NEW PARTIAL STREET BLOCK AT 6950 HIGHWAY 7 EAST, NORTHWEST HIGHWAY 7 AND BUR OAK AVENUE (WARD 5), FILE NO. PLAN 22 116592

The Public Meeting this date was to consider an application submitted by Juniper Cornell Holdings Inc

The Committee Clerk advised that 794 notices were mailed on August 16, 2023 and a Public Meeting sign was posted on August 15, 2023. There were 0 written submissions received regarding this proposal.

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

Lincoln Lo, Malone Given Parsons, delivered a presentation on behalf of the applicant. Mr. Lo's presentation included details about a revised proposal that has not been formally submitted to the city, which shows an enlarged park with a size of 0.68 ha, and increased building height to 25-32 storeys along Highway 7, 12-20 storeys in the central precinct, and 6-8 storeys north of Rustle Woods Avenue.

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

The Committee provided the following feedback:

- Commented on the transportation infrastructure in this area which needs improvement. Mr. Tsang advised that Staff have connected with York Region Transit and received confirmation that service levels will be adjusted as the area population increases, with the goal to achieve a frequency of 15-minute service, each way, 6-days per week.
- Inquired as to the status of the Cornell Secondary Plan. Stacia Muradali, Manager, Development, confirmed that Staff are working with the Policy group to see how quickly the 2015 Cornell Secondary Plan could be updated.

- Commented on the need for ground floor retail to ensure that the area is a true transit-oriented community. Mr. Lo confirmed that ground floor permissions have been added on two buildings to consider an urban-format grocery store with 40,000 square feet of non-residential ground floor area.
- Expressed support for the initial renderings, noting that often design changes drastically once constructed. The Committee encouraged the applicant to focus on creating a sense of place.

Moved by Councillor Andrew Keyes

Seconded by Deputy Mayor Michael Chan

1. That the report entitled, “Public Meeting Information Report – Applications to permit a mixed-use development comprised of eleven 4 to 28 storeys buildings containing approximately 2,229 residential units and 36,101 m² of non-residential space (including office, hotel, and retail uses), one partial park block, future extension of Rustle Woods Avenue, Arthur Bonner Road and Stoney Stanton Road, and one new partial street block (Ward 5)”, File No. PLAN 22 116592”, submitted by Juniper Cornell Holdings Inc. be received; and,
2. That the Record of the Public Meeting held on September 5, 2023, with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by Juniper Cornell Holdings Inc. for the lands located at 6950 Highway 7 East (File No. PLAN 22 116592), be received; and,
3. That the Application submitted by Juniper Cornell Holdings Inc. for the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (File No. PLAN 22 116592), be referred back to staff for a report and recommendation; and further,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.4 PUBLIC MEETING INFORMATION REPORT, BOX GROVE NORTH INC., APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A HIGH RISE RESIDENTIAL DEVELOPMENT, TOWNHOUSES AND A NEW PUBLIC PARK AT THE NORTH SIDE OF COPPER CREEK DRIVE,

EAST OF 9th LINE (WARD 7), FILE NO. PLAN 22 264697

The Public Meeting this date was to consider an application submitted by Box Grove North Inc.

The Committee Clerk advised that 568 notices were mailed on August 16, 2023 and a Public Meeting sign was posted on August 11, 2023. There were 13 written submissions received regarding this proposal.

Stephen Corr, Senior Planner II, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Jack Wong, Malone Given Parsons delivered a presentation on behalf of the applicant.

The Committee questioned the lack of dedicated senior housing as part of the proposal. Mr. Wong noted that the overall proposal is geared toward multi-generational living, with elements throughout which relate to senior residents.

Biju Marath, deputant, expressed concerns with traffic along Steeles Avenue and 14th Avenue, noting that the density of the proposed development would add further traffic.

Gilbert Tsui, deputant, noted that he hopes for further community engagement by the developer and echoed concerns with the area traffic, noting that Copper Creek underwent a "road diet" to reduce lanes from two lanes each direction to one lane each direction.

Sonia Babra, deputant, echoed concerns with area traffic and expressed support for senior housing being incorporated in the proposal.

Michael Benrubi, deputant, expressed concerns with the density of the development and echoed support for a senior's residence as part of the proposal.

Gregory Morris, deputant, echoed traffic concerns and the need for attention to the changing demographic of the area. Mr. Morris expressed concerns with the lack of community engagement for this proposal.

Ahmad Dhanani, deputant, expressed support for consideration for a senior's home and noted concerns with road connectivity and infrastructure.

Mayur Mistry, deputant, echoed concerns with traffic in the area.

Hema Desai, deputant, echoed concerns with traffic in the area.

Masud Sethi, deputant, advised that a poll by surrounding residents resulted in 85% of respondents opposing the development. Mr. Sethi noted concerns with the lack of community engagement for this proposal.

Ken Rahl, deputant and Co-Chair, Legacy Community Ratepayers Association, expressed concerns about the capacity of schools in the area considering the density of the proposed development. Mr. Rahl detailed concerns with existing congestion in the area and infiltration into the local communities, which he noted would greatly increase as a result of the development.

Charles Chen, deputant, expressed opposition to the proposal, noting his belief that it is not in line with the principles of the 2014 Official Plan.

Ravi Ravindran, deputant, expressed concerns with the privacy of the surrounding residents being reduced by construction of high-rise buildings.

Nimisha Patel, deputant and Box Grove Connected Residents Association Co-Chair, expressed the need for further community engagement, by way of a survey. Ms. Patel expressed concerns surrounding the capacity of schools in the area and concerns with the removal of a seniors home from the proposal. Ms. Patel also requested further information regarding the price points of the units and whether they would be priced affordably for young professionals and families.

Moved by Councillor Juanita Nathan

Seconded by Mayor Frank Scarpitti

1. That the “PUBLIC MEETING INFORMATION REPORT – Official Plan Amendment and Zoning By-law Amendment application to permit an apartment building and townhouses on the north side of Copper Creek Drive, (Ward 7), (File No. PLAN 22 264697), submitted by Boxgrove North Inc. be received; and,
2. **That the local Councillor hold a community meeting to further provide information on the proposal; and,**
3. **That the written submissions from Zoeline Zaikos, Timothy Lien & Cheng-Li Lien, Ryan Plouis, Pavan Patel, Gang Yu & Hong Luo, Doris Tourkoyiannis, Ching-Ying Yeh, Ryan Santhirarajan, Masud Sethi, Christopher Beis, Julie Robbins, Joanne Permaul, and Bala Ramalingam be received; and,**
4. **That the deputations from Biju Marath, Gilbert Tsui, Sonia Babra, Michael Benrubi, Gregory Morris, Ahmad Dhanani, Mayur Mistry, Hema Desai, Masud Sethi, Ken Rahl, Charles Chen, Ravi Ravindran, and Nimisha Patel, be received; and,**

5. That the Record of the Public Meeting held on September 5, 2023, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment application for the north side of Copper Creek Drive, submitted by submitted by Boxgrove North Inc. (File No. PLAN 22 264697), be received; and,
6. That the Official Plan Amendment and Zoning By-law Amendment application, for the north side of Copper Creek Drive, submitted by Boxgrove North Inc. (File PLAN 22 264697), 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

5. ADJOURNMENT

Moved by Regional Councillor Jim Jones

Seconded by Councillor Karen Rea

That the Development Services Public Meeting adjourn at 11:37 pm.

Carried