

## Development Services Public Meeting Minutes

**Meeting Number: 17**  
**November 7, 2023, 7:00 PM - 9:00 PM**  
**Live streamed**

Roll Call	Mayor Frank Scarpitti Regional Councillor Jim Jones Councillor Keith Irish Councillor Reid McAlpine Councillor Karen Rea	Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee
Regrets	Deputy Mayor Michael Chan Regional Councillor Joe Li	Councillor Alan Ho Councillor Ritch Lau
Staff	Rick Cefaratti, Senior Planner, West District Stacia Muradali, Manager, Development, East District Erica Alligood, Election and Committee Coordinator Laura Gold, Council/Committee Coordinator	Clement Messere, Manager, Development – West District Stephen Corr, Senior Planner, East District Jennifer Kim, Senior Planner, West District

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### **1. CALL TO ORDER**

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

### **2. DISCLOSURE OF PECUNIARY INTEREST**

There were no disclosures of pecuniary interest.

### **3. DEPUTATIONS**

Deputations were heard with the respective item.

#### 4. REPORTS

##### **4.1 PUBLIC MEETING INFORMATION REPORT, GREEN CITY CORNELL DEVELOPMENT GROUP INC., APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT MIXED USE 13-STOREY BUILDINGS, STACKED TOWNHOUSES, PRIVATE OPEN SPACE AND PUBLIC PARKETTES AT THE EAST SIDE OF BUR OAK AVENUE (WARD 5), FILE NO. PLAN 23 139197 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by Green City Cornell Development.

The Committee Clerk advised that 802 notices were mailed on October 18, 2023 and a Public Meeting sign was posted on October 2, 2023. There were no written submissions received regarding this proposal.

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

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

Adam Layton, Evan Planning, provided a presentation on the proposed development.

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

The Committee discussed the following relative to the proposed development:

- Suggested that a percentage of the units should be sold to York Region at cost to provide affordable housing for residents on a fixed income;
- Suggested that the proposal should include purpose built rent units for seniors;
- Discussed the location of the laneway visitor parking spots, and how the proximity of the proposed development to the hospital and the Cornell Community Centre creates unique considerations with respect to the visitor parking;
- Noted that the subject lands were originally intended to be for a Catholic High School and that some resident have concerns with the change in the land use;
- Suggested that the transition from the existing community to the new higher density community should be softened;
- Expressed concern regarding the height of the proposed building at Bur Oak Avenue and Church Street.

Councillor Andrew Keyes thanked staff for attending the community information meeting to hear residents concerns.

Moved by Councillor Andrew Keyes

Seconded by Councillor Amanda Collucci

1. That the “PUBLIC MEETING INFORMATION REPORT – Official Plan Amendment and Zoning By-law Amendment application to permit mixed use 13-storey buildings, stacked townhouses, private open space and public parkettes on the east side of Bur Oak Avenue, (Ward 5), (File No. PLAN 23 139197), submitted by Green City Cornell Development Group Inc. be received; and
2. That the Record of the Public Meeting held on November 7, 2023, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment application for the east side of Bur Oak Avenue, submitted by submitted by Green City Cornell Development Group Inc. (File No. PLAN 23 139197), be received; and,
3. That the Official Plan Amendment and Zoning By-law Amendment application, for the east side of Bur Oak Avenue, submitted by Green City Cornell Development Group Inc. (File No. PLAN 23 139197), be referred back to staff for a report and a recommendation; 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, 8180 - 8220 BAYVIEW LIMITED PARTNERSHIP APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A 15-STOREY MIXED-USE BUILDING, CONSISTING OF 631 DWELLING UNITS, APPROXIMATELY 6,044 M<sup>2</sup> COMMERCIAL SPACE, A DRIVE-THROUGH FACILITY, AND FOUR LEVELS OF UNDERGROUND PARKING AT 8190 TO 8200 BAYVIEW AVENUE (WARD 1), FILE NO. 23 125307 (10.3, 10.5)**

The Public Meeting this date was to consider an application submitted by 8180-8220 Bayview Limited.

The Committee Clerk advised that 281 notices were mailed on October 18, 2023 and a Public Meeting sign was posted on October 3, 2023. There were 50 written submissions received regarding this proposal.

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

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

Lincoln Lo, Malone Given Parsons, provided a presentation on the proposed development.

The following deputations were made on the proposed development:

Sara Biglari expressed traffic and pedestrian safety concerns regarding the proposed development due to the following unique characteristics of the Romfield community: the community is a circuit with few entrances and exits; there is a pre-school, elementary school, secondary school, and parks with frequently used sports facilities that create unique traffic and pedestrian challenges; and the community resides next door to the Lanagstaff Community, which is planned to be a very populated area. Ms. Biglari was concerned that the proposed development will worsen existing traffic pedestrian concerns and make it harder for emergency workers to access the community, suggesting that the Romfield community is unique and vulnerable for the reasons listed above.

.Fatemeh Hoomanzadah, resident residing behind the proposed development, expressed the following concerns regarding the proposed development: that it will not be safe for her son and other students to walk to Thornlea High School or to cross Bayview Avenue; that her privacy will be compromised; that there is no buffer between her backyard and the development; and that a high-rise is being proposed in this location.

Ljubica Jaksic expressed concern that the proposed development will worsen traffic and pedestrian safety in the area. Ms. Jaksic advised that it currently not safe for children and youth to cross Bayview Avenue, explaining that her granddaughter was almost killed trying to cross Bayview Avenue, and that another driver hit her husband's car at the same intersection to avoid hitting another child. Ms. Jaksic further explained that traffic along Bayview Avenue is already problematic in this area due to its proximity to the 407, Highway 7, and three schools and that proposed development will only make the issue worse.

Maya Jaksic, eleven year old, advised that she would like to be independent and be able to cross Bayview Avenue to go to her friend's house on her own, but that her mother has to take her as it is too dangerous. Ms. Jaksic explained that it is too dangerous because she almost got hit by a car one day when she tried to bike to her friends house, and that it was a terrifying experience for her.

Victor Stein advised that Romfield Residents Association was created in October 2023 in response to the proposed re-development of Bayview Lane Plaza. Mr. Stein provided an overview of the community context, such as that it is comprised of single detached homes, semi-detached houses, townhouses, and three schools. Mr. Stein advised that the five key concerns of residents include: the unreasonable density being proposed on the subject lands; the impact the proposal will have traffic congestion and safety; the impact the proposal will have on the existing

community's well being; the proposal's urban and landscaping design; and that the proposal will overload existing infrastructure.

William Lee provided a deputation expressing concern regarding the density of the proposed development, emphasizing the following points: that the proposal has an FSI of 4.46, which is more than double what is permitted on the site; and that proposal does not have a backyard-to-backyard relationship with the existing homes located directly behind the subject lands. Mr. Lee suggested that a more suitable built form be considered for the subject lands that is more compatible with the existing community, such as low-rise condos with an appropriate transition to the low-rise residential community.

Srdjana Jaksic provided a deputation on the transportation impacts. Ms. Jaksic advised that the Applicant's traffic study did not take into consideration the following major traffic factors: vehicular and pedestrian traffic impact from Thornlea High School; Stately Way and the plaza exit not being aligned and the issues this creates at the Bayview Avenue and Romfield Circuit intersection; that residents on Carriage Way have difficulty turning on to Bayview; that the aging residents may be unable to walk longer distances to transit; that the proposal will add a significant number of vehicles to the community, which will worsen existing traffic and pedestrian safety concerns and cause more vehicle and pedestrian collisions; that Romfield Circuit will become more clogged up during peak due to residents queuing to turn on to Bayview Avenue; and that a full size loading truck will not be able to reach the new Starbucks, suggesting any loading and waste removal should be addressed below grade. Ms. Jaksic suggest that modifications to the density and design of the proposed development will improve traffic flow and safety.

Vijay Ramesh expressed the following concerns regarding the impact of the proposed development will have on the community wellbeing: the poor walkability of Bayview Avenue and limited transit access does not support a development proposal of this scale; the impact the proposal will have no traffic volume on Romfield and Bayview Avenue; and that the proposal will cause delays and overcrowding of bus service due to increased traffic and residents.

Ali Asgari expressed the following concerns regarding the urban design and landscaping of the proposed development: that the 15 storey building being proposed is a high-rise, which not permitted on the subject lands; suggested there should be a break in the building being proposed as it will otherwise be a long building; the proposal should have a sustainable design that includes planting on the terraces that overlook the existing community on the west; suggested that there should be a similar built that backs on to the existing low-rise development; the proposal has no landscaping buffer to protect the mature trees in the abutting backyards on the west side of the development, noting that the underground parking lot wall also has to provide a 3 metre buffer to protect the tree roots. Mr. Ramesh suggested that the Applicant should reconsider the size and scale of the proposal.

Jack Le expressed the following concerns regarding the urban design and landscaping of the proposed development: that the 15 storey building being proposed is a high-rise, which not permitted on the subject lands and is not compatible with the existing low-rise neighbourhood; that the proposal does not include any breaks in the building; the shadow the proposed development will cast over Bayview Reservoir Park and residents homes; that the proposed structure likely exceeds the maximum floor plate of 800 m<sup>2</sup>; that the proposal does not include a backyard-backyard relationship; that the proposed outdoor amenity is not visible to the public along Bayview; and that a midrise development with two separate towers would be a more suitable built form for the subject lands.

Sasan Mirkhani expressed the following concerns regarding the proposed development overloading infrastructure: that development proposals are not being considered holistically; that the electricity grid and possibly the water system cannot handle all the proposed density; and that the schools and community centre cannot handle all the proposed density in the area.

Omid Tayeba advised that the 6 top concerns of residents with respect to the proposed development include: that building a high-rise development in a low-rise community disrupts the serene character of the existing community; that the density being proposed is unsuitable for the community; the impact the proposed development will have on transportation and traffic; the impact the proposed development will have on the well being of the community; issues with the urban design and landscaping; and that it will overload existing infrastructure.

Monika Jambrovic expressed concern that development applications were not being reviewed holistically. Ms. Jambrovic advised that the traffic study submitted by the Applicant does not seem realistic and suggested that the condominiums being proposed in the community should partner up to create a shuttle service to the GO stations to address some of the residents traffic concerns. Ms. Jambrovic also suggested that the proposed development should not be more than eight stories in height and that the proposal should not be built until improvements have been made to the roadway.

Nicholas Ross advised that he moved to Thornhill from downtown North York to escape the intensification, as it was getting difficult to go anywhere. Mr. Ross expressed concern that all the density being added to the area will create similar problems to what he experienced in downtown North York, including diminished traffic flow and safety, overcrowded transit, and reduced air quality.

Raymond Leung expressed the following concerns regarding the proposed development: that it will overcrowd the schools in the community, as they are already operating at capacity; that the units proposed are mostly one or two bedroom, which does not fit the family oriented character of the community; and that it includes underground rather than ground parking. Mr. Leung suggested that an eight storey building would be more suitable in this location.

Elaine Stein from the Stately Way Townhouse Community provided an overview of her diverse and engaged community, expressing the following concerns regarding the proposed development: that the proposal will increase the light and noise pollution affecting her townhouse community; that the proposal will make it more challenging to exit and enter her townhouse community due to the queuing on Romfield Circuit; and that traffic from the Stately townhouses will conflict with residents exiting the proposed development on Romfield Circuit due to the driveways not lining up.

Fatemeh Jorbozohdar expressed concern regarding the impact the proposed development and other new developments in the community will have on traffic in the area, suggesting that traffic will be very heavy and buses will be delayed.

Louis Olivera, Alien Willowbrook Ratepayer Association, expressed concern that the proposed development is overdeveloping the subject lands, and that it will negatively impact the existing community. Mr. Olivera noted that this is not Transit Oriented Community, but a car dependent high-density development proposal that should not be permitted. Mr. Olivera explained that the Applicant's studies are based on overly optimistic assumptions.

Alevtina Pavlovitch expressed the following concerns regarding the proposed development: that the traffic study does not consider other development that is occurring in the area; that development proposal will have a negative impact on traffic flow and safety; and the shadow the proposed development will create.

Alena Gotz expressed the following concerns regarding the proposed development: that the Applicant's traffic study greatly under estimates the traffic implications of the proposal; that the applicant is being considered in isolation rather than holistically; and that the proposal is being considered under the context of an outdated Environmental Assessment for Bayview Avenue, noting that York Region no longer has plans to renew the study.

Debra Hanff expressed the following concerns regarding the traffic impacts of the proposed development: that the traffic study does not consider the impact of other major developments in the community; that the traffic study does not take into consideration the findings of 2017 Bayview Environmental Assessment; that the proposal only has one entrance/exit to and from Bayview Avenue and that it is not signalized; that the traffic study does not consider the Thornlea Secondary School traffic dynamics. Ms. Hanff advised that the traffic study submitted by the developer is overly optimistic and takes an unrealistic view of the traffic impacts.

Ovidia Blidariu registered to speak, but did not speak.

Adrian Jordan expressed concern that the proposed development will have a negative impact on property values, parking, traffic flow and safety, the environment, and on existing infrastructure.

Homie Shahsavand expressed concern regarding the proposed development, suggesting that the Applicant's traffic study does not consider other development in the area and other factors

influencing traffic. Ms. Shasavand suggested that both the safety of children and the social impact of the proposed development on the existing community need to be considered. Ms. Shasavand advocated for a lower density development proposal.

Evelin Ellison, President, Ward One South Thornhill Residents Inc., supported the residents' comments and advocated for the Bayview Avenue Environmental Assessment to be updated. Ms. Ellison expressed concern that the environmental consequences of the proposed development were not referenced.

Steven Matlis, physician and owner of the Matlis Medical Clinic, 8200 Bayview Avenue, expressed concern that a development of this size will impact access to medical care in the community. Mr. Matlis advised that he has 5 physicians working at his clinic and offers daily medical care, noting that his clinic is one of the few clinics that is open 7 days per week. Mr. Matlis did not think he would start a new medical clinic if he has to close this one.

The Committee provided the following feedback on the proposed development:

- Suggested that staff need to get the height of the proposed development right;
- Noted the need to protect the low-rise community;
- Discussed the impact of Bill 23 on the parkland in the proposed development;
- Suggested that there is too much mass on the west side of the proposed development;
- Suggested that the architecture and design of the proposed development need to be improved;
- Suggested that there needs to be more of a set-back on the property line on the west side of the property to protect the mature trees in the adjacent backyards;
- Discussed a possible re-submission of the proposed development;
- Noted that the City takes a comprehensive view when reviewing proposed developments, and that it has made renovations to the Thornhill Community Centre over the years to address growth and changes to the community;
- Explained that municipalities have less control over development proposals than in the past due to recent changes to provincial legislation aimed at building more homes faster;
- Suggested building townhouses near the property line on the west side of the proposed development to serve as a buffer between the proposed new community and the existing low-rise community.

Mr. Lincoln confirmed that a new more reasonable and compatible submission is being submitted, noting that it will not be denser or taller than the existing proposal.

Moved by Councillor Keith Irish

Seconded by Councillor Karen Rea

- 1. That the deputations by Sara Biglari, Fatemeh Hoommanzadah, Ljubica Jaksic, Maya Jaksic, Victor Stein, William Lee, Srdjana Jaksic, Vijay Ramesh, Ali Asgari, Jack Le, Sasan Mirkhani, Omid Tayeba (Romfield Residents**



Association), Monika Jambrovic, Nicholas Ross, Raymond Leung, Elaine Stein, Fatemeh Jorbozehdar, Louis Olivera (Alien Willowbrook Ratepayer Association), Alevtina Pavlovitch, Alena Gotz, Debra Hanff, Ovidia Blidariu, Adrian Jordan, Homie Shabsavand, Evelin Ellison, and Steven Matlis, regarding Applications for Official Plan and Zoning By-law Amendment to permit a 15-storey mixed-use building, at 8190-8200 Bayview Avenue File Number PLAN 23 125307” be received; and,

2. That the written submission by Andrew Chin, Mark Rovet, Silviya Anastasova, Jack Le (2), Tony Templeton, Peter Athanasopoulos, Omid Tayeba, Pamela Young, Saida Huseynova, Glenn Gundermann, Donna Steffoff, Adam Clamen, Sasan Mirkhani, Teresa Szet, Niloufar Boroumand, Kaveh Tajik, Lisa Jennings, Fatemeh Homanzadeh, .Silviya & Tihomir Nikolov, Sara Biglari, Adrian Chan, Eaman Pourshakoori, Peggy Leung, Sue Bonk, Rick Bonk, Melvin, Morrison, Joseph Cox, Peter Nicholson (2), Reza Eslami, Ali Asgari, Reinhard von Guttenberg, Monkia Jambrovic, Nicholas Ross, Joanne Rider, Barbara Stanworth, Sabrina Hutchison, Allan & Eleanor Brown, Shelley & David Franklin, Valerie Preston, Louis Olivera, Paul & Stephanie Don, Maya Jaksic, Terry Riyasat, Matthew Lee, Peter Richards, Jason Lee, Mark Furry, and Terri Baker regarding Applications for Official Plan and Zoning By-law Amendment to permit a 15-storey mixed-use building, at 8190-8200 Bayview Avenue File Number PLAN 23 125307” be received; and,
3. That the report entitled “PUBLIC MEETING INFORMATION REPORT, 8180-8220 BAYVIEW LIMITED PARTNERSHIP Applications for Official Plan and Zoning By-law Amendment to permit a 15-storey mixed-use building, consisting of 631 dwelling units, approximately 6,044 m<sup>2</sup> of commercial space, a drive through facility, and four levels of underground parking at 8190-8200 Bayview Avenue File Number PLAN 23 125307” be received; and,
4. That the Record of the Public Meeting held on November 7, 2023 with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received; and,
5. That the applications by 8180-8220 Bayview Limited Partnership for a proposed Official Plan Amendment and Zoning By-law Amendment applications (PLAN 23 125307), 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**

## **7. ADJOURNMENT**

Moved by Councillor Keith Irish  
Seconded by Councillor Karen Rea

That the Development services Public Meeting adjourned at 10:55 PM.

**Carried**