

Development Services Public Meeting Minutes

Meeting Number: 2
January 30, 2024, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Deputy Mayor Michael Chan Regional Councillor Jim Jones 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	Mayor Frank Scarpitti Regional Councillor Joe Li	Councillor Alan Ho
Staff	Daniel Brutto, Senior Planner Stephen Lue, Senior Manager, Development	Aaron Chau, Planner I Laura Gold, Council/Committee Coordinator

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosure of pecuniary interests.

3. DEPUTATIONS

Deputations were heard with the respective item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, SARENA PROPERTIES LTD., APPLICATION FOR ZONING BY-LAW AMENDMENT TO

**PERMIT OUTDOOR STORAGE OF VEHICLES AND ACCESSORY
OFFICE USES WITHIN THE EXISTING BUILDING**

**FOR A 3-YEAR PERIOD AT 197 AND 199 LANGSTAFF ROAD EAST
(WARD 1), FILE NO. PLAN 23 141980 (10.5)**

The Public Meeting this date was to consider an application submitted by Sarena Properties Ltd.

The Committee Clerk advised that 41 notices were mailed on January 10, 2024 and a Public Meeting sign was posted on December 23, 2023. There were no written submissions received regarding this proposal.

Aaron Chau, Planner I, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

The Applicant did not provide a presentation on the proposal but attended the meeting.

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

In response to an inquiry from the Committee, Staff clarified that there is no cap on the number of times the Applicant can apply for a 3-year renewal of the zoning by-law amendment.

Members of Council requested that this item be sent directly to Council.

Moved by Councillor Keith Irish

Seconded by Councillor Amanda Collucci

1. That the report dated January 30, 2024 titled "PUBLIC MEETING INFORMATION" Application by Sarena Properties Ltd. for Temporary Use Zoning By-law Amendment application to permit outdoor storage of vehicles on the subject lands and accessory office uses within the existing building on the subject lands for a 3-year period (File No. PLAN 23 141980), be received; and,
2. That the Record of the Public Meeting held on January 30, 2024, with respect to the proposed Temporary Use Zoning By-law Amendment application to permit outdoor storage of vehicles on the subject lands and accessory office uses within the existing building on the subject lands for a 3-year period (File No. PLAN 23 141980), be received; and,
3. That the application by Sarena Properties Ltd. to amend Zoning By-law 2551, as amended, to permit outdoor storage of vehicles on the subject

lands and accessory office uses within the existing building on the subject lands for a 3-year period (File No. PLAN 23 141980), be approved; and,

4. That the proposed amendment to Zoning By-law 2551, as amended, be enacted without further notice; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

4.2 PUBLIC MEETING INFORMATION REPORT, METROPIA MINTO (SIXTEENTH) HOLDINGS INC., APPLICATION FOR ZONING BY-LAW AMENDMENT TO REPLACE LANE-BASED DETACHED DWELLINGS WITH LANE-BASED TOWNHOUSE DWELLINGS RESULTING IN A NET INCREASE OF 15 UNITS

ON DRAFT PLAN OF SUBDIVISION 19TM-16010 (YORK DOWNS EAST) LOCATED NORTH OF 16TH AVENUE, WEST OF KENNEDY ROAD, (WARD 6), FILE NO. PLAN 23 128768 (10.5)

The Public Meeting this date was to consider an application submitted by Metropia Minto (Sixteenth) Holdings Inc.

The Committee Clerk advised that 543 notices were mailed on January 10, 2024, and a Public Meeting sign was posted on December 18, 2023. There were 4 written submissions received regarding this proposal.

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

Maria Gatzios, Gatzios Planning, provided a presentation on the proposed development, advising that the plan for the application has been updated to reflect the current market conditions.

Stephen Lue, Senior Manager, Development, clarified that the new proposal amounts to 15 additional townhouse units.

The following deputation was made on the proposed development.

Michael Gannon, Unionville Residents Association, noted that the application before the Committee is viewed as a new application and expressed concern that there is no formal notification process for parties involved in the 2019 LPAT settlement (LPAT Case No. PL170580). Mr. Gannon suggested that a formal notification process be developed for similar situations and those who originally requested notification on a related application be notified. Mr. Gannon advised

that Unionville Residents Association support the application as the City is requiring that all the conditions of the LPAT settlement be met.

Committee requested that staff explore how residents that have requested notification on an application can be notified when future related applications are submitted.

Committee also briefly discussed the Environmental Assessment for the subject lands.

Committee requested this item be sent to directly to a future Council Meeting.

Mr. Brutto advised that he had clarified with several residents that the net increase in the number of units is 15 rather than 62.

Moved by Councillor Amanda Collucci

Seconded by Councillor Reid McAlpine

1. **That the deputation by Michael Gannon, Unionville Residents, Association, be received; and,**
2. **That the written submissions by Michael Gannon, Unionville Residents, Association, Noah Shapiro, Jason Gao, and TuTran Vuon, be received.**
3. THAT the report dated January 30, 2024 titled “PUBLIC MEETING INFORMATION, Metropia Minto (Sixteenth) Holdings Inc., Zoning By-law Amendment application to replace lane-based detached dwellings with lane-based townhouse dwellings which results in a net increase of 15 units on Draft Plan of Subdivision 19TM-16010 (Ward 6)” be received;
4. THAT the Record of the Public Meeting held on January 30, 2024, with respect to the proposed Zoning By-law Amendment application to replace lane-based detached dwellings with lane-based townhouse dwellings which results in a net increase of 15 units on Draft Plan of Subdivision 19TM-16010 (Ward 6), be received;
5. THAT the application by Metropia Minto (Sixteenth) Holdings Inc. to amend Zoning By-law 177-96, as amended, to replace lane-based detached dwellings with lane-based townhouse dwellings which results in a net increase of 15 units on Draft Plan of Subdivision 19TM-16010 (Ward 6), be approved;
6. THAT the proposed amendment to Zoning By-law 177-96, as amended, be enacted without further notice; and

7. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6. ADJOURNMENT

The Development Services Public Meeting adjourned at 7:45 PM.