

Development Services Public Meeting Minutes

Meeting Number: 3
February 13, 2024, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Regional Councillor Jim Jones Regional Councillor Alan Ho Councillor Keith Irish	Councillor Reid McAlpine Councillor Karen Rea Councillor Amanda Collucci Councillor Isa Lee
Regrets	Deputy Mayor Michael Chan Regional Councillor Joe Li Councillor Ritch Lau	Councillor Andrew Keyes Councillor Juanita Nathan
Staff	Laura Gold, Council/Committee Coordinator Stephen Lue, Senior Manager, Development	Melissa Leung, Senior Planner Elizabeth Martelluzzi, Senior Planner

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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 disclosures of pecuniary interest.

3. DEPUTATIONS

Deputations were heard with the respective item.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, 2690622 ONTARIO INC. (KINGDOM DEVELOPMENT INC.), APPLICATIONS FOR OFFICIAL

PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A NINE-STOREY APARTMENT BUILDING FRONTING HIGHWAY 7

WITH FIVE INTEGRATED AT-GRADE TWO-STOREY CONDOMINIUM TOWNHOUSES AT 4121 HIGHWAY 7 EAST, WARD 3, FILE NO. PLAN 23 129656 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by 2690622 Ontario Inc. (Kingdom Development Inc.)

The Committee Clerk advised that 154 notices were mailed on January 24, 2024, and a Public Meeting sign was posted on January 24, 2024. There were no 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.

Nick Pileggi, Macaulay Shiomi Howson Ltd (MSH), provided a presentation on the proposed development.

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

Concerns about the lack of retail on the building's Highway 7 front side were voiced by the Committee. Staff was asked by Members to investigate if there is a City policy requiring a certain proportion of retail space for properties fronting Highway 7.

Mr. Pileggi advised that the development proposal does not include retail facing Highway 7 as the Applicant does not feel that it would thrive in this location.

The Committee also expressed concern that the underground parking garage was being built too close to the eastern property line as the City is unaware of what will be built on the adjacent property at this time.

Moved by Reid McAlpine

Seconded by Mayor Frank Scarpitti

1. That the report entitled "PUBLIC MEETING INFORMATION REPORT, Applications for Official Plan and Zoning By-law Amendment to permit a nine-storey apartment building at 4121 Highway 7 East, Ward 3, File No. PLAN 23 129656", be received; and,
2. That the Record of the Public Meeting held on February 13, 2024 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
3. That the applications by 2690622 Ontario Inc. (Kingdom Development Inc.) for a proposed Official Plan and Zoning By-law Amendment (PLAN 23 129656) 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, 2163321 ONTARIO INC., APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A 30-STOREY BUILDING (24 STOREYS WITH A SIX-STOREY PODIUM), CONSISTING OF 372 RESIDENTIAL UNITS,

INCLUDING FOUR INTEGRATED LIVE-WORK UNITS FRONTING OLD KENNEDY ROAD, AND 305 M² OF GROUND LEVEL COMMERCIAL SPACE AT 35-51 OLD KENNEDY ROAD (WARD 8), FILE NO. PLAN 23 148834 (10.3, 10.5)

The Public Meeting this date was to consider an application submitted by 2163321 Ontario Inc.

The Committee Clerk advised that 365 notices were mailed on January 24, 2024, and a Public Meeting sign was posted on January 21, 2024. There were 4 written submissions received regarding this proposal.

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

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

Marshall Smith, KLM Planning Partners Inc., provided a presentation on the development proposal.

George Shi, Director, Logos Baptist Church, spoke in support of the development proposal due to it helping alleviate the housing crisis, it being located in close proximity to transit, it being located close to Toronto and Markham and within the Chinese community, and the Church being able to serve future residents of the development proposal.

Gregory Karastergios registered to speak but did not speak.

The Committee inquired if the Applicant would consider having retail on the ground floor and potentially office space or other non-residential uses on the second floor due to the proposal being located in close proximity to the GO Station and future Bus Rapid Transit (BRT) along Steeles to establish a main street feel on Milliken Main Street.

Mr. Lue advised that the proposal has a small amount of retail included in the podium of the proposal. Mr. Lue will work with the Applicant to investigate the possibility of including additional retail space provided it would be successful.

Mr. Smith advised that the Applicant would likely be open to having office space on the second floor. The draft Zoning By-law can include provisions to permit these uses so that it can be explored in more detail at the Site Plan stage.

The Committee requested that this item go directly to an upcoming Council meeting.

Moved by Councillor Isa Lee
Seconded by Mayor Frank Scarpitti

1. **That the deputation by George Shi be received; and,**
2. **That the written submissions received by Georg Shi, Gregory Karastergios, The Helen Mihailidi, on behalf of Milliken Main Street Landowners Group Inc., and Templar Tsang-Trinaistich, Delta Urban Inc. and Group Manager of the Milliken Main Street Landowners Group; and,**
3. That the report entitled “PUBLIC MEETING INFORMATION REPORT, 2163321 Ontario Inc., Applications for Official Plan Amendment and Zoning By-law Amendment to permit a 30-storey building (24 storeys with a six-storey podium), consisting of 372 residential units, including four integrated live-work units fronting Old Kennedy Road, and 305 m2 of ground level commercial space (Ward 8), File No. PLAN 23 148834”, be received; and,
4. That the Record of the Public Meeting held on February 13, 2024, with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications, be received; and,
5. That the applications by 2163321 Ontario Inc., for a proposed Official Plan Amendment and Zoning By-law Amendment (PLAN 23 148834), be approved and the draft implementing Official Plan Amendment and Zoning By-law Amendment be finalized and enacted without further notice; and further,
6. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. **ADJOURNMENT**

The Development Services Public Meeting adjourned at 7:51 PM.