



MINUTES
UNIONVILLE SUB-COMMITTEE
February 3, 2015, 7:00 pm
Council Chamber

Committee Members

Mayor Frank Scarpitti, Ex-Officio
Regional Councillor Nirmala Armstrong
Councillor Alan Ho
Councillor Don Hamilton
Councillor Amanda Collucci

Staff

Scott Heaslip, Senior Project Coordinator
Biju Karumanchery, Acting Director of Planning
and Urban Design
Richard Kendall, Development Manager –
Central District
Kitty Bavington, Council/Committee Coordinator

Absent

Regional Councillor Jim Jones

Council Members

Councillor Valerie Burke

The Unionville Sub-Committee convened at 7:13 pm with Councillor Don Hamilton in the Chair.

1. Disclosure of Interest – None Declared

**2. Unionville Sub-Committee
Minutes – September 16, 2014**

Moved by: Councillor Alan Ho

Seconded by: Regional Councillor Nirmala Armstrong

That the minutes of the Unionville/Mobility Hub Sub-Committee meeting held on September 21, 2014, be adopted as amended.

CARRIED

**3. 1820266 Ontario Inc. (Times Group Inc.)
4002/4022 Highway 7 (North-East Corner of Highway 7
and Village Parkway)
Applications for Official Plan and Zoning By-Law
Amendments to Permit a Townhouse Development
File Nos.: OP/ZA 14 117506 (10.3, 10.5)**

On January 20, 2015, the Development Services Committee referred this application to a meeting of the Unionville Sub-Committee.

Scott Heaslip, Senior Project Coordinator, provided an overview of the proposal, the location, street network, issues of concern identified by staff, and the previous and current OMB approvals.

Ira Kagan of Kagan Shastri and Lincoln Lo of Malone Given Parsons, representing the applicant, gave a presentation to provide details of the past and current proposals, and displayed renderings. Mr. Kagan discussed the principles of land use planning, suggesting that the current proposal complies with Official Plan policies, has a compatible density with surrounding developments, and represents good planning.

Discussions included transitioning density, supporting transit, down-zoning, Official Plan policies, possibly accommodating population growth on other properties owned by the applicant along Highway 7, avoiding urban sprawl into the white space, ensuring an affordable unit mix, and setting a precedent for similar lower-density rezoning applications.

Mr. Kagan suggested the applicant could commit to transferring the lost density to another development, but the Committee questioned how the commitment could be accomplished. Staff considered the pre-agreement for such a transfer to be impractical.

Peter Miasek, Unionville Ratepayers Association, referred to his deputation at the Public Meeting on January 20, 2015, advising that a narrow majority of the Association does not support the reduced density. The suggestion to transfer some of the density to the south side of Highway 7 may have merit, pending staff's review of this option.

Michelle Tidball, a Unionville resident, discussed the lengthy and expensive OMB process. Ms. Tidball supports the new proposal for family-sized dwelling units; however, expressed concern about developers reacting to the marketplace, rather than ensuring sensible, sustainable planning occurs.

Dave McBeth spoke in support of the current townhouse proposal and suggested that the current Viva system is not efficient enough to encourage transit use.

The Committee discussed the next steps. Staff have been directed to report back to Council on February 10, 2015 on the outcome of the Sub-committee meeting. Due to the timeframe for the report to Council and for Council to make a decision, the applicant was requested to agree to additional time to allow for continued discussions. The Committee indicated that the City is willing to work with the applicant on a compromise that would include a reasonable density with a suitable streetscape interface.

Staff will provide an update Memo to Council on February 10 with respect to the status of discussions with the applicant. It was noted that there may be legal questions that could be addressed at Council as well.

Moved by: Regional Councillor Nirmala Armstrong

Seconded by: Councillor Alan Ho

- 1) That the presentation by Ira Kagan of Kagan Shastri and Lincoln Lo of Malone Given Parsons, representing the applicant, regarding applications by 1820266 Ontario Inc. (Times Group Inc.) for 4002/4022 Highway 7 be received; and,

- 2) That the deputations by Peter Miasek, Unionville Ratepayers Association, Michelle Tidball, and Dave McBeth, regarding applications by 1820266 Ontario Inc. (Times Group Inc.) for 4002/4022 Highway 7 be received; and,
- 3) That staff be directed to continue to work with the applicant to resolve issues; and further,
- 4) That staff be directed provide a memo to Council on February 10, 2015, with an update on the status of the application and discussions with the applicant.

CARRIED

Adjournment

The Unionville Sub-Committee adjourned at 9:15 pm.