



MINUTES
UNIONVILLE SUB-COMMITTEE
April 17, 2018 7:00 pm
Council Chamber

Committee Members

Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li (7:18pm and left
at 9:31pm)
Regional Councillor Nirmala Armstrong
Councillor Alan Ho
Councillor Don Hamilton
Councillor Amanda Collucci
Councillor Alex Chiu (left 7:15pm)

Staff

Ron Blake, Senior Development Manager
Gary Sellars, Senior Planner
Joseph Palmisano, Manager Transportation
Engineer
Loy Cheah, Acting Director, Engineering
Alida Tari, Acting Manager Access & Privacy

The Unionville Sub-Committee convened at 7:03 pm with Councillor Amanda Collucci in the Chair. Councillor Collucci welcomed everyone.

Unionville Subcommittee recessed at 9:31 pm and reconvened at 9:43 pm.

**1. Sixteenth Land Holdings Inc. (York Downs Golf Course)
Revised Proposal**

Maria Gatzios of Gatzios Planning + Development Consultants Inc., representing the applicant, addressed the Subcommittee and provided some introductory remarks and background information relative to the Sixteenth Land Holdings Inc. proposed applications.

Mr. Steven Wimmer, from MBTW representing the applicant delivered a PowerPoint presentation regarding Sixteenth Land Holdings Inc. The presentation included location plan, original neighbourhood plan 2016, current neighbourhood plan 2018, open space, active transportation system, various community features, built form, transition to existing large lot residential, and overall summary of the revisions made to the proposals.

Mengyu Gao, addressed the subcommittee regarding the revised proposal by Sixteenth Land Holdings Inc. and stated concerns. He suggested that the applicant consider the current high school capacity issues, include sidewalks on both sides of the streets, consider relocating the location of the proposed park, and do not include high-rise buildings are part of the development.

Michael Gannon, on behalf of the Unionville Ratepayers Association addressed the subcommittee with respect to the revised proposal by Sixteenth Land Holdings Inc. and stated concerns. He indicated that he was provided the revised submission over the weekend and did not have sufficient time to review the information to provided substantive comments. Mr. Gannon reviewed the concerns expressed at the previous meetings that include: density too high in the south of the development; increase in traffic; built form; flood protection and process relative to the Ontario Municipal Board (OMB) Hearing.

Staff advised that they will be circulating the new submission to the various departments and agencies and are aiming to have a recommendation report to Development Services Committee meeting in June prior to the summer recess. It was noted that the OMB prehearing conference is scheduled for the beginning of October 2018.

There were questions relative to the permitted uses within the red block including a supermarket. Maria confirmed that the revised list of permitted uses includes a broad range of uses and within that there is the use for a supermarket and place for worship. Staff noted that it is within the City policy that space be allocated with a hold on it for five years for a place of worship. It was noted that if the land is not purchased for a place of worship after five years that land could be redeveloped. There was discussion regarding the proposed location if a supermarket is incorporated into the plan and whether there should be a size restriction on the size of the grocery store.

Peter Miasek addressed the subcommittee and concerns. His concerns include increase in traffic; insufficient transportation and how to phase development in light of the infrastructure that is required.

Ronald Meiers addressed the subcommittee and stated concerns. He is concerned with the proposed road into the Angus Glen community that if the road goes through it will change the entire character of the existing community. Mr. Meiers is concerned with the potential increase in traffic into the existing community from east and west.

Jie Zao addressed the subcommittee and stated concerns. He believes that the connectivity by adding street D would increase the flow of traffic into the existing Angus Glen community, and suggested that street D be eliminated.

Mike Morris addressed the subcommittee and stated concerns on behalf of the Normandale Community. He believes that the density in units per hectare is much higher than the current density of the surrounding existing communities. Mr. Morris is concerned with the traffic impacts. He is suggesting that the planned density opposite of the Normandale Community be significantly reduced.

There was discussion regarding whether including retail into this proposal is a requirement, and if window streets reduces the density. Staff noted that retail is not a requirement, but an objective of community planning is to provide a complete mix of uses.

The Committee discussed the potential of moving the proposed 15 storey building further north into the development, and that staff investigate if this is a viable option. Steven Wimmer addressed the subcommittee and pointed out that one of the good planning principles is to bring high density forms closer to arterial roads

John Stone, Normandale Community addressed the subcommittee and stated concerns. He believes that the proposed plan does not respect the existing south side of the Normandale Community. He spoke in opposition to having retail on 16th Avenue and that the proposed condominiums are too close to 16th Avenue.

Nesta Morris addressed the subcommittee and stated concerns. Her concerns include the potential increase in traffic, and that the basic principles in planning are not being considered. Ms. Morris believes that land use and planning and transportation planning should be completely integrated, and that high density and good transit go hand in hand. She is concerned that the future infrastructure is inadequate for the scale of proposed development

There was discussion regarding the 16th Avenue transit service, and when it will potentially reach the 15 minute headway.

Dennis Fortnum addressed the subcommittee advising that he would like more time to review revised plans. At a quick glance he believes that the original concerns have not been addressed such as: incompatible to existing communities, density, traffic, environment, built form, property values and quality of life for existing residents.

Gino Romanese addressed the subcommittee and stated concerns. He believes that their concerns raised at previous meetings are not being heard, and that the project should be viable and livable for new and existing communities. Mr. Romanese believes that this proposal it is not integrating with existing communities.

Roy O'Neill addressed the subcommittee and stated concerns. His concerns include the proposed density, built form and increase in traffic.

Richard Dusome addressed the subcommittee and stated concerns. He is concerned that the proposed new high density building will be right in his backyard. Mr. Dusome believes it should not be included without proper transit. He believes the proposal is not being respectful to existing communities, and is concerned with the impacts to all the other social services such as libraries and community centres.

The Committee briefly discussed the tree canopy replacement proposed for this development.

Sam Chan addressed the subcommittee and stated concerns. Her concerns include the lack of transportation, that with the proposed street D that there will be additional traffic during peak hours through their community.

The Committee discussed whether an additional Unionville Subcommittee meeting should be held. The Committee inquired if the applicant would consider movement of the redblock; decreasing the height of the proposed highrise and incorporating window street development. Maria Gatzios advised that this is the application that was submitted by the applicant and that they are working towards that October 1st, 2018 Ontario Municipal Board pre-hearing date and anticipate having a settlement of the plan rather than an OMB hearing.

Adjournment

Moved by Regional Councillor Nirmala Armstrong

Seconded by Regional Councillor Jim Jones

That the Unionville Sub-Committee adjourn at 10:43 pm.

Carried