



**MINUTES**  
**UNIONVILLE SUBCOMMITTEE**  
**May 30, 2018 7:00 pm**  
**Council Chamber**

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**Committee Members**

Councillor Alan Ho  
Councillor Don Hamilton  
Councillor Amanda Collucci

**Staff**

Ron Blake, Senior Development Manager  
Loy Cheah, Senior Manager, Transportation  
Andrea Liu, Transportation Engineer  
Dave Miller, Manager, Development West  
Joseph Palmisano, Manager Transportation Engineer  
Gary Sellars, Senior Planner  
Patrick Wong, Planner II, Natural Heritage  
Kitty Bavington, Council/Committee Coordinator

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The Unionville Sub-Committee convened at 7:04 pm with Councillor Amanda Collucci in the Chair. Councillor Collucci welcomed everyone.

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

Maria Gatzios of Gatzios Planning + Development Consultants Inc., representing the applicant, gave a presentation to update the Committee and to provide a summary of the process to date and the final application. A team of the applicant's consultants were also in attendance.

Peter Miasek, Unionville Ratepayers Association, reviewed the many meetings held with the applicant and staff, and the progress that has been made in refining the proposal. The Association has recommendations regarding the following four issues:

- the red block should be scaled down, similar to Kennedy Road and Major Mackenzie Drive
- a window street in front of the red block would provide screening for residents to the south
- the proposed 15-storey high rise would create privacy issues by overlook the existing neighbourhoods, and should be mid-rise at a maximum of six stories. The unit count is acceptable, but they would prefer that it be spread out over three mid-size buildings instead.
- traffic and development phasing should be addressed by a 'stage and gate' process as proposed by staff and the applicant, with monitoring for transportation improvements prior to beginning the next stage of development, assuming four stages, with 25% construction per stage. This should be incorporated into the Draft Plan of Subdivision.

The Committee questioned if the red block could be moved, and if a window street could be added. Ms. Gatzios responded that the commercial block is more viable closer to an arterial road, and that a window street is not feasible between a retail/commercial use and the arterial road.

Jie Gao, a resident facing Street D, spoke of his concerns regarding the proposal, and discussed the configuration of the street, traffic control, and public transit requirements. Referring to the concept design for the proposed median and landscaping, he requested assurances that it would be constructed and maintained as proposed. Staff advised that it is a concept plan at this stage, and that the final design and landscape plan will be determined at the site plan stage. It will be owned and maintained by the City.

Nesta Morris, a resident in the Normandale community, spoke in opposition to the proposal, suggesting that the reduction of the unit count is misleading, and that Growth Plan requirements are not feasible due to the lack of financing for transit. Ms. Morris advised that it is her understanding that the City of Vaughan is resisting compliance with the Growth Plan requirements.

Hayden Poon, a resident on the east side of Kennedy Road, spoke in opposition to the proposal, suggesting that it is not transit-oriented and that the bus routes are inadequate. Mr. Poon preferred a mid-rise building and questioned the feasibility of the easterly round-about. Ms. Gatzios explained the functionality of the round-about.

Magnus Gao spoke in opposition to the proposal, suggesting that it does not achieve new urbanism principles or the Angus Glen character, and he encouraged walkability and public use aspects.

Henry Lee, a resident of Angus Glen, representing relatives that live opposite Street D, spoke in opposition to the proposal and stated that this will be a very busy intersection. Mr. Lee discussed previous alignments of Street D and the steep grade of the road, and suggesting that it be moved further west towards the bridge, to impact as few existing houses as possible. Ms. Gatzios explained the rationale for the current location.

Susan Deacon, adjacent resident, displayed an aerial view of her property and discussed the threatened barn swallows at this location, which are protected by the Endangered Species Act and require a 200m protected boundary surrounding their habitat. The Deacon family has commissioned a report by an environmental consultant that has been submitted to the City. Staff confirmed that the Deacon report has been circulated to consultants and appropriate agencies, with no response to date. Ms. Gatzios advised that the applicant's consultants do not agree with the report findings and consider that the proposal meets the requirements of the Ministry of Natural Resources, in this regard. Holly Dodds, author of Deacon's report, spoke of Ministry policies regarding protecting habitat. The Committee requested that the report be circulated to all Council members.

Staff outlined the next steps in the process. A staff recommendation report to Development Services Committee is targeted for June 25, 2018.

The Chair thanked everyone for attending this meeting, and invited further discussions between the residents, the applicant and staff, and requested that any further comments be made by written submissions.

## **Adjournment**

That the Unionville Sub-Committee adjourn at 8:47 pm.