



Minutes
Development Services Public Meeting
May 22, 2018 - 7:00 PM
Council Chamber
Meeting No. 6

All Members of Council

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li *(left 8:20)*
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Alan Ho *(left 8:20)*
Councillor Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell
Councillor Amanda Collucci *(left 8:20)*
Councillor Alex Chiu *(left 8:20)*

Arvin Prasad, Commissioner of Development Services
Rick Cefaratti, Planner II
Regan Hutcheson, Manager, Heritage Planning
Biju Karumanchery, Director of Planning and Urban
Design
Dave Miller, Manager, West District
Peter Wokral, Heritage Planner II
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Logan Kanapathi

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

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

1. PRELIMINARY REPORT
STIVER LANE INC.
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
AND SITE PLAN CONTROL APPLICATIONS FOR A DETACHED
MULTI-STOREY RESIDENTIAL BUILDING AND A COMMERCIAL
ADDITION TO AN EXISTING HERITAGE BUILDING
AT 206 MAIN STREET UNIONVILLE WARD 3
OP 17 170770, ZA 17 170770 & SC 17 170770 (10.3, 10.5 & 10.6)
[Report](#)

The Public Meeting this date was to consider an application submitted by Stiver Lane Inc. for Official Plan and Zoning By-law Amendments and Site Plan Control Application for a detached multi-storey residential building and a commercial addition to an existing heritage building at 206 Main Street Unionville (OP 17 170770, ZA 17 170770 & SC 17 17-770).

The Committee Clerk advised that 85 notices were mailed on May 2, 2018, and a Public Meeting sign was posted on April 30, 2018. Four written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. George Ledonne, representing Stiver Lane Inc., gave a presentation to provide additional details, and discussed public consultation and sustainability qualities.

Peter Miasek, representing the Unionville Residents Association, spoke in support of the proposal and noted that the Unionville Vision Plan supports this type of residential development. Mr. Miasek commented on the building height and mansard roof style, and considers them to be acceptable; however, he has a concern for the scale of the building and suggested that it be broken into two structures.

Sam Reiss, property owner to the rear of the proposed building, spoke in opposition to the proposal and stated his concerns for the impacts to the enjoyment of his property and to the heritage district with respect to the building height and increased traffic congestion, suggesting that the proposal does not fit into the heritage area.

Christiane Bergauer-Free spoke in opposition to the proposal and stated concerns for the building height and style, loss of trees, added pollution, and the potential impact on future developments in the heritage area.

Ian Free spoke in opposition to the proposal and stated concerns for the height and mansard building style; the setback adjacent to the park and baseball diamond; the proximity to the fire escape at the arena; the lack of green space; provision of adequate parking spaces; storm water runoff into the old storm sewer infrastructure; and, the potential of setting a precedent for future development on the street.

Gord Cowan spoke in support of the proposal with respect to the opportunity to revive Main Street, and for providing the people who built the community with the prospect of remaining.

Tony Lamanna, Chair of the Unionville BIA, spoke in support of the proposal and retail uses that would rejuvenate the street in compliance with the Unionville Vision Plan.

Elaine Wilton spoke in support of the proposal and expressed appreciation to the developer for working with the residents and being sympathetic to the community.

Deborah Nesbitt spoke in support of the proposal and the design, but stated a concern for the height, which she considers an acceptable compromise.

Ken Lee spoke in support of the proposal and expressed appreciation that the developer has been working with the community.

The Committee discussed:

- landscaping with respect to the adjacent arena and enlarging the parkette;
- the importance of the sustainability initiatives;
- providing a laneway for secondary access when the street is closed for events;
- it was suggested that the building height be lowered to three stories with smaller units to achieve the same number of units. The developer responded that the current proposal would maximize the solar component and other initiatives;
- the guidelines provided by the Unionville Vision Plan;
- future developments in the area should have warnings registered on title regarding the potential laneway;
- warnings should also be provided regarding the existing arena use that may create noise and disruption, as well as other potential uses in accordance with the Vision Plan;
- Section 37 does not apply to this development.

In response to questions, Mr. Ledonne advised;

- the proposed unit sizes;
- a laneway behind the building is not feasible within the two-metre setback of the subject property, but may be achieved on the adjacent property;
- the owner has agreed to full disclosure on title of occasional street closures;
- the construction schedule will be respectful of businesses on Main Street and will be targeted for the off-season.

Moved by: Councillor Don Hamilton

Seconded by: Councillor Colin Campbell

- 1) That the written submissions from Mohamed Chebaro; Dina Idriss; Gwen Broadmore; and Jack Valianes regarding the proposal by Stiver Lane Inc. at 206 Main Street Unionville, be received; and,
- 2) That the depositions by Peter Miasek, representing the Unionville Residents Association; Sam Reiss; Christiane Bergauer-Free; Ian Free; Gord Cowan; Tony Lamanna, Chair of Unionville BIA; Elaine Wilton; Deborah Nesbitt; and Ken Lee, regarding the proposal by Stiver Lane Inc. at 206 Main Street Unionville, be received; and,

- 3) That the Development Services Commission report dated April 30, 2018, entitled “Preliminary Report. Stiver Lane Inc., Proposed Official Plan and Zoning By-law Amendments and Site Plan Control applications for a detached multi-storey residential building and a commercial addition to an existing heritage building at 206 Main Street Unionville (OP/ZA/SC 17 170770)” be received; and,
- 4) That the Record of the Public Meeting held on May 22, 2018, with respect to the proposed amendments be received; and,
- 5) That the application by Stiver Lane Inc. to amend the Official Plan and Zoning By-law be referred back to staff for a report and recommendation; and further,
- 6) **That the Owner undertakes to register on the title of units within the development, an acknowledgement of the occasional closure of Main Street Unionville resulting in no vehicular access in and out of their properties, due to festivals and other events; and that the development is adjacent to an active arena and potential future uses as identified in the Unionville Vision Plan, that may be disruptive to the building residents.**

CARRIED

**2. PRELIMINARY REPORT
HCN-REVERA (GLYNNWOOD) INC.,
C/O THE PLANNING PARTNERSHIP
ZONING BY-LAW AMENDMENT TO PERMIT
AN 8 STOREY EXPANSION TO THE EXISTING
RETIREMENT RESIDENCE FACILITY
AT 7700 BAYVIEW AVENUE, (WARD 1)
FILE NOS. ZA 17 138727 AND SC 18 138727 (10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by HCN-Revera (Glynnwood) Inc., c/o The Planning Partnership for Zoning By-law Amendment to permit an 8 storey expansion to the existing retirement residence facility at 7700 Bayview Avenue (ZA 17 138727 and SC 18 138 727).

The Committee Clerk advised that 710 notices were mailed on May 2, 2018, and a Public Meeting sign was posted on April 26, 2018. Seven written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Bruce Hall of the Planning Partnership, representing the applicant, gave a presentation to provide additional details.

The Committee discussed the following:

- the irregular property boundary with respect to ownership of the storm water management pond. Staff confirmed that the pond will remain in private ownership, and will provide more details in the final report;
- the timeframes for construction of this project and the development at Shouldice;
- whether this project was premature in light of the conflict with the proposed municipal storm sewer, flooding concerns, and the road realignment;
- mitigating illumination and construction impacts on the residents at Glynnwood;
- obtaining an access agreement with Shouldice in the event the entrance to this property is blocked;
- obtaining a warranty to ensure the tree planting and landscaping are completed and endure;
- courtyard wind studies due to the design of building;
- noise from service vehicles and garbage collection;
- deciduous trees would provide a better year-round screening.

Ms. Ellison, representing the Ward One (South) Thornhill Residents Inc., stated that they are not opposed to the proposal but are concerned that it is too big, too high, has excessive exterior glass material, and the impacts on residents from light pollution, traffic congestion, parking issues, and construction trucks. Ms. Ellison noted that the project is within a floodplain, and she displayed photos of flooding events in Thornhill.

Ed Gelernter, adjacent property owner, spoke in opposition to the proposal as his property will be impacted by the relocation of the entrance and the removal of mature trees that currently screen his view of the building. Mr. Gelernter noted a concern that there is only one entrance which may lead to problems in the future.

A representative of the developer explained that the re-location of the roadway towards Mr. Gelernter's property is necessary to provide amenity space within the building for the residents; to align with the existing driveway easement; and to avoid a zero setback at the opposite lot line.

Victor Amend, President of the Glynnwood Council, on behalf of the residents, stated that they are not objecting to the proposal but are requesting more information, such as regarding garbage collection. An initial meeting with the developer had occurred early in the process, and a follow-up meeting at Glynnwood would be appreciated.

A resident of Glynnwood explained the past flooding incidents at the residence, and questioned the impacts to the storm water management pond.

Mansour Najifai, a nearby resident, spoke in opposition to the proposal with respect to potential on-street parking issues, as the new building will be replacing the existing parking lot, and he expressed concerns for the size of the building and the increased traffic.

A nearby resident spoke in opposition to the proposal with respect to removal of the mature trees that currently screen his view of the existing and proposed concrete buildings, and the impacts on their privacy and enjoyment of their property, as well as concerns for construction dust, noise, and traffic.

Albert Go, a nearby resident, expressed concern for the removal of the trees that will impact their privacy and enjoyment of their property.

Ali Ashar, a nearby resident, expressed concern for the building height, and for setting a precedent for other building heights in the area.

Barry Nelson spoke in support of the concerns expressed by the local Councillor, and referred to planning intensification in Thornhill, the flood events, and the impact of the building height on adjacent residents.

The Committee directed that the storm water management pond be addressed. The Committee also requested that the applicant hold another community consultation meeting and that all members of Council be invited to attend.

Moved by: Councillor Valerie Burke
Seconded by: Deputy Mayor Jack Heath

- 1) That the written submissions from Monsour and Hayedeh Najifai; Kanizehn Patel; Betty Rozendaal; Joseph Go; Ed Gelernter; Allen Lam; and Lila K. Sills, regarding the applications by HCN-Revera (Glynnwood) Inc., for 7700 Bayview Avenue, be received; and,
- 2) That the depositions by Ms. Ellison, representing the Ward One (South) Thornhill Residents Inc.; Ed Gelernter; Victor Amend, President of the Glynnwood Council; a resident of Glynnwood; Mansour Najifai; a nearby resident; Albert Go; Ali Ashar; and Barry Nelson, regarding the applications by HCN-Revera (Glynnwood) Inc., for 7700 Bayview Avenue, be received; and,
- 3) **That the applicant be requested to hold another community consultation meeting with the residents to provide an update and response to the issues, and to display renderings; and,**
- 4) That the report titled “PRELIMINARY REPORT, HCN-Revera (Glynnwood) Inc., C/O The Planning Partnership, Zoning By-law Amendment to permit an 8 storey expansion to the existing retirement residence facility at 7700 Bayview Avenue, (Ward 1), File Nos. ZA 17 138727 and SC 18 138727” be received; and,
- 5) That the Record of the Public Meeting held on May 22, 2018, with respect to the proposed Zoning By-law Amendment to permit an 8 storey expansion to the existing retirement residence facility at 7700 Bayview Avenue, (Ward 1), File Nos. ZA 17 138727 and SC 18 138727” be received; and further,

- 6) That the applications by HCN-Revera (Glynnwood) Inc., C/O The Planning Partnership, to amend Zoning By-law 2237, as amended, be referred back to staff for a report and recommendation to evaluate the proposal, **and that the storm water management pond be addressed.**

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 9:48 PM.

Alternate formats for this document are available upon request.
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