



Minutes
Development Services Public Meeting
October 24, 2017 - 7:00 PM
Council Chamber
Meeting No. 11

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice-Chair: Councillor Don Hamilton

Attendance

Mayor Frank Scarpitti
Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke (*left 9:00 p.m.*)
Councillor Alan Ho
Councillor Don Hamilton
Councillor Karen Rea
Councillor Colin Campbell
Councillor Logan Kanapathi
Councillor Alex Chiu (*left 9:00 p.m.*)

Stephen Corr, Senior Planner, Planning & Urban Design
Scott Heaslip, Senior Project Coordinator
Biju Karumanchery, Director of Planning and
Urban Design
Richard Kendall, Manager, Central District
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Amanda Collucci

The Development Services Public Meeting convened at 7:01 PM in the Council Chamber with Regional Councillor Jim Jones in the Chair.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

**1. PRELIMINARY REPORT
WYKLAND ESTATES C/O BALLANTRY HOMES
PROPOSED OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT AND REDLINE REVISION
TO DRAFT APPROVED PLAN OF SUBDIVISION 19TM-14010
(NORTHEAST CORNER OF BUR OAK AVENUE AND
RUSTLE WOODS AVENUE) WARD 5
FILES OP/ZA/SU 17 152211 (10.3, 10.5, 10.7)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Wykland Estates Inc. c/o Ballantry Homes for Official Plan Amendment, Zoning By-law Amendment and redline revision to Draft Approved Plan of Subdivision 19TM-14010, northeast corner of Bur Oak Avenue and Rustle Woods Avenue (OP/ZA/SU 17 152211).

The Committee Clerk advised that 255 notices were mailed on October 4, 2017, and a Public Meeting sign was posted on October 3, 2017. No written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. A representative of Ballantry Homes was in attendance to answer any questions and displayed concept drawings.

Discussions included the proposed Official Plan provisions, future potential school site, future potential adjacent development, the dimensions of the two-car garages, nearby parklands, snow removal and storage, the traffic study findings, and additional on-street parking. It was noted that the units are not condominiums and there are no driveways for parking, and no yard space. Staff was directed to review the snow storage situation and other issues identified. It was suggested that Development Services Committee hold a workshop on garage and driveway issues in the near future, and that the configuration of school property be confirmed with the School Board.

Moved by: Councillor Colin Campbell
Seconded by: Councillor Don Hamilton

- 1) That the record of the Public Meeting held on October 24, 2017, with respect to the proposed redline revision to Draft Approved Plan of Subdivision 19TM-14010, Official Plan Amendment and, Zoning By-law Amendment submitted by Ballantry Homes, Files SU 17 152211, OP 17 152211 and ZA 17 152211, be received; and,
- 2) That the proposed redline revision to Draft Approved Plan of Subdivision 19TM-14010, Official Plan Amendment and, Zoning By-law Amendment submitted by Ballantry Homes, Files SU 17 152211, OP 17 152211 and ZA 17 152211, be referred back to staff for a report and recommendation, **including a further review of snow storage and removal.**

CARRIED

**2. PRELIMINARY REPORT
MINTO COMMUNITIES, YORK REGION
AND UNIONVILLE HOME SOCIETY
4300 HIGHWAY 7
NORTH SIDE OF HIGHWAY 7 BETWEEN THE
GO TRANSIT RAIL LINE AND SCIBERRAS ROAD, WARD 3
APPLICATIONS FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS AND
DRAFT PLAN OF SUBDIVISION TO PERMIT
RESIDENTIAL AND INSTITUTIONAL DEVELOPMENTS
FILES: OP/ZA 17 178335 (10.3, 10.5)
[Report](#)**

The Public Meeting this date was to consider an application submitted by Minto Communities, York Region and Unionville Homes Society for Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision to permit residential and institutional developments at 4300 Highway 7, north side of Highway 7 between the GO Transit rail line and Sciberras Road. (OP/ZA 17 178335).

The Committee Clerk advised that 403 notices were mailed on October 4, 2017, and a Public Meeting sign was posted on October 3, 2017. Five written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Lauren Capilongo of Malone Given Parsons, representing the applicants, gave a presentation to provide additional details, advising that the applicants have been working with staff to resolve concerns identified, and displaying the original plan and the revised plan. The road network, bus routes, parking, pedestrian pathways and liabilities, revisions to the footprint and height of the York Region building, Anna Russell Parkette, and the Aldona Drive terminus were discussed. The Wyndham Garden site will not change and the community gardens will be maintained. The applicant will continue to work with staff, along with the community liaison committee, to refine the proposal. It is anticipated that Council approval will be received in early 2018 and that construction will occur from 2018 to 2023.

The Committee discussed the need for affordable and seniors' housing, condominium vs. townhouse development, the walkway connection to Highway 7, liability for the walkway from Greentree Road, access to the central greenspace, the components of the York Region community center/seniors' residential building, parking provisions, underground parking, townhouse designs, the implications of the Special Policy Area, the internal road network and connector roads, potential enlargement of the green area north of Wyndham Gardens adjacent to Anna Russell Way, provision of parkland rather than cash-in-lieu, private vs. City operated community center, and possibly reducing the parking spaces.

Malcolm Lennox, on behalf of the Wyndham Gardens Residents Association, spoke in opposition with respect to issues identified in correspondence dated October 17, 2017, and discussed the loss of green space, the connector road and traffic issues, parking layout, emergency vehicle access, and the shadowing and view impacts from the 12 storey building close to Wyndham Gardens. Prior concerns regarding the access and maintenance of the parkette are being resolved by having the City retain ownership.

Ms. Capilongo advised that a shadowing study had been prepared for the original proposal, and will be provided for the new proposal. The Committee suggested additional buffering and landscaping for the York Region building, and that larger-scale detailed drawings to demonstrate the view impacts, be provided.

Donald Clayton spoke in opposition to the proposal with respect to shadowing from the 12 storey building on Wyndham Gardens.

Harry Eaglesham spoke of the importance of the quality of life for seniors with respect to provision of parkland, the community centre, and affordable seniors housing. Mr. Eaglesham recommended that the City manage the community center and consider a larger facility, as well as enlarging the parkette.

Christiane Bergauer-Free discussed concerns for the potential traffic flow through Old Unionville and the impacts on property values in the area, insufficient parklands for all the area residents, tree preservation, floodlands, snow storage, and providing sufficient security and emergency services for the seniors.

The Committee recommended that focus meetings be held with the residents of Wyndham Gardens.

Moved by: Councillor Don Hamilton

Seconded by: Deputy Mayor Jack Heath

- 1) That the written submissions from Susan Sze, Heather Bator on behalf of Mavis Collingwood, President of Wyndham Gardens Residents Association, Arnold Iannuzzi and Monique Van de Ven, Don Whalen, and Rev. Eric Schultz, regarding the applications by Minto Communities, York Region and Unionville Home Society, 4300 Highway 7, be received; and,
- 2) That the depositions by Malcolm Lennox, Donald Clayton, Harry Eaglesham, and Christiane Bergauer-Free regarding the applications by Minto Communities, York Region and Unionville Home Society, 4300 Highway 7, be received; and,
- 3) That the report dated June 26, 2017 titled "PRELIMINARY REPORT, Minto Communities, York Region and Unionville Home Society; 4300 Highway 7, North side of Highway 7 between the GO Transit rail line and Sciberras Road, Ward 3, Applications for Official Plan and zoning by-law amendments and Draft Plan of Subdivision to permit residential and institutional developments; Files OP/ZA 17 178335; be received; and,

- 4) That the record of the Public Meeting held on October 24, 2017 with respect to the applications to amend the City's Official Plan and zoning by-laws and for draft plan of subdivision, be received; and,
- 5) That the applications be referred back to staff for a report and recommendation; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 9:50 PM.

Alternate formats for this document are available upon request.
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