



Minutes
Development Services Public Meeting
September 19, 2017 - 7:00 PM
Council Chamber
Meeting No. 9

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 (9:10)
Regional Councillor Joe Li
Regional Councillor Nirmala Armstrong
Councillor Valerie Burke
Councillor Don Hamilton
Councillor Karen Rea (7:40)
Councillor Amanda Collucci
Councillor Logan Kanapathi
Councillor Alex Chiu

Ron Blake, Senior Development Manager
Daniel Brutto, Planner
Sally Campbell, Manager, East District
Richard Kendall, Manager, Central District
Stacia Muradali, Senior Planner
Kitty Bavington, Council/Committee Coordinator

Regrets

Councillor Alan Ho
Councillor Colin Campbell

The Development Services Public Meeting convened at 7:08 PM in the Council Chamber with Councillor Don Hamilton in the Chair.

DISCLOSURE OF PECUNIARY INTEREST

- None Declared

**1. PRELIMINARY REPORT
WORLD TECH CONSTRUCTION INC.
APPLICATION FOR ZONING BY-LAW AMENDMENT
TO FACILITATE A SEVERANCE TO CREATE ONE
ADDITIONAL SINGLE DETACHED RESIDENTIAL LOT
221 HELEN AVENUE (WARD 3)
FILE NO. ZA 17 140058 (10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by World Tech Construction Inc. for Zoning-By-law Amendment to facilitate a severance to create one additional single detached residential lot at 221 Helen Avenue (ZA 17 140058).

The Committee Clerk advised that 316 notices were mailed on August 30, 2017, and a Public Meeting sign was posted on August 17, 2017. One written submissions was received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues. Alan Young, representing the applicant was in attendance to answer any questions.

The Committee referred to correspondence received, and expressed concern for the potential loss of the mature trees on the site. Mr. Young advised that some trees are close to the driveway, but the applicant will work with staff to preserve the trees, if possible. The Committee directed that this issue be resolved prior to the Zoning By-law being passed.

There were no comments from the audience with respect to this application.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Logan Kanapathi

- 1) That the written submission from Flora Ip, regarding the application by World Tech Construction Inc. for 221 Helen Avenue, be received; and,
- 2) That the report dated September 11, 2017 titled "PRELIMINARY REPORT, Application by World Tech Construction Inc. for a Zoning By-law Amendment to facilitate a severance to create one additional single detached residential lot at 221 Helen Avenue (File No. ZA 17 140058)", be received; and,
- 3) That the Record of the Public Meeting held on September 19, 2017, with respect to the proposed Zoning By-law Amendment by World Tech Construction Inc. to facilitate a severance to create one additional single detached residential lot at 221 Helen Avenue (File No. ZA 17 140058), be received; and,
- 4) That the application by World Tech Construction Inc. for a Zoning By-law Amendment to facilitate a severance to create one additional single detached residential lot at 221 Helen Avenue (File No. ZA 17 140058), be approved; and,

- 5) That the proposed amendment to Zoning By-laws 304-87 and 177-96, as amended, be enacted without further notice; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

**2. PRELIMINARY REPORT
BOXGROVE RESIDENTIAL EAST INC.
APPLICATIONS TO AMEND THE OFFICIAL PLAN AND
ZONING BY-LAW TO PERMIT RESIDENTIAL DEVELOPMENT
AT THE NORTH-WEST CORNER OF DONALD COUSENS PARKWAY
AND COPPER CREEK DRIVE (PART OF BLOCK 1, 65M4141); WARD 7
FILE NOS: OP/ZA 17 150349 (10.3, 10.5)**
[Report](#)

The Public Meeting this date was to consider an application submitted by Boxgrove Residential East Inc. for Official Plan and Zoning By-law Amendment to permit residential development at the north-west corner of Donald Cousens Parkway and Copper Creek Drive (Part of Block 1, 65M4141) OP/ZA 17 150349.

The Committee Clerk advised that 185 notices were mailed on August 30, 2017, and a Public Meeting sign was posted on August 30, 2017. Five written submissions were received regarding this proposal.

Staff gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

John Genest of Malone Given Parsons Ltd., representing the applicant, gave a presentation to provide additional details of the proposal and displayed conceptual drawings. Dave Stewart of TACC was also in attendance to answer any questions. The applicant's Transportation Engineer provided an update on proposed improvements to regional roads in the area. Staff advised that the applicant's Traffic Impact Study has been submitted and is currently being reviewed.

The Committee discussed past and ongoing efforts for road widening in the area; traffic congestion, particularly at the intersection of Steeles Avenue and Ninth Line; the viability of the live-work component; and, the unsuccessful efforts by the applicant and their leasing partner, Smart Reit, to secure commercial tenants.

Heather Cooper spoke in support of the development as it that would increase the range and mix of housing supply.

Angelica Gutierrez spoke in support of the development and discussed the impacts of rapid growth in the area, suggesting that residential use would be preferable with respect to generating less traffic. Ms. Gutierrez had a concern for the potential of a 15-storey office building, and staff advised that it would not be likely at this location.

Tom Farrar spoke in support of the application and of the uncertain future of commercial uses, and encouraged the City to continue to work with the applicant.

Ernesto Imbrogno spoke in support of the development and requested the proposal include provision of parkland in the community, more retail uses, and traffic solutions.

Stefan Barrans spoke in support of the proposed uses but expressed concern for traffic congestion and the need for road improvements.

Nick Fovargue spoke in objection to the current proposal and in support of the original proposal for the site that had included more retail uses of a suitable nature that would serve the residents. Mr. Fovargue expressed concern for the incompatibility with the existing neighbourhood with respect to density, busy roads, and the location of the mid-rise condominium, in terms of proximity to existing residences.

Nimisha Patel spoke of concerns regarding the need for uses such as a seniors home, a gas station, and retail uses, as well as more greenspace. Ms. Patel suggested moving the condo building to north-east corner to have closer access to main roads, and the provision of traffic lights. In discussions with other residents, Ms. Patel advised that if retail uses cannot be found, residential use is preferable to industrial or office uses, which are permitted under the current zoning.

The Committee discussed the following issues:

- a high school will not be built in this neighbourhood
- public parkland development is under way, improvements to the proposed private parkettes was recommended
- the 4.5 m wide lot frontages were suggested as being too small, however, the applicant advised that this built form is well received in the market
- double car garages are provided in the live-work units
- double vs. single car garages were debated with respect to balancing the need to accommodate household storage, vehicular parking and the effect on affordability
- the applicant advised that relocating the condo is not feasible; this is the best location as it will be closer to transit and there will not be any shadowing impacts
- it was suggested a second condo building could be located at the north-east corner of the subject lands to shift the density from the existing single detached dwellings
- the proposed units will be valued at market rate and will not be adjusted to meet affordable housing thresholds
- concern that this may set a precedent to change more commercial areas to residential
- most residents appear to be supportive, with tweaks to the site plan
- the proximity of the condo building to the potential gas station site should be reviewed
- enhanced landscaping around the perimeter of the condo building was recommended and high quality paving and finishes.

Moved by: Councillor Logan Kanapathi
Seconded by: Councillor Amanda Collucci

- 1) That the written submissions from Dharan Prakash, Yolanda Ye, Jarie Justo, Mandarin Restaurant, and Joseph Longo on behalf of Longo Brothers Fruit Market Inc., regarding applications by Boxgrove Residential East Inc. on Donald Cousens Parkway, be received; and,
- 2) That the deputations by Heather Cooper, Angelica Gutierrez, Tom Farrar, Ernesto Imbrogno, Stefan Barrans, Nick Fovargue, and Nimisha Patel regarding applications by Boxgrove Residential East Inc. on Donald Cousens Parkway, be received; and,
- 3) That the Development Services Commission report dated September 11, 2017 and titled “Preliminary Report, Boxgrove Residential East Inc., Applications to amend the Official Plan and Zoning By-law to permit residential development at the north-west corner of Donald Cousens Parkway and Copper Creek Drive (Part of Block 1, 65M4141); Ward 7, File Nos: OP/ZA 17 150349”, be received; and,
- 4) That the record of the Public Meeting held on September 19, 2017, with respect to the proposed Official Plan and Zoning By-law Amendment applications submitted by Boxgrove Residential East Inc. to permit residential development at the north-west corner of Donald Cousens Parkway and Copper Creek Drive (OP/ZA 17 150349), be received; and further,
- 5) That the Official Plan and Zoning By-law Amendment applications (OP/ZA 17 150349) submitted by Boxgrove Residential East Inc. be referred back to Staff for a report and recommendation.

CARRIED

ADJOURNMENT

The Development Services Public Meeting adjourned at 9:37 PM.

Alternate formats for this document are available upon request.
