



MINUTES
UNIONVILLE SUB-COMMITTEE
September 25, 2017, 7:00 pm
Council Chamber

Committee Members

Deputy Mayor Jack Heath
Regional Councillor Jim Jones
Regional Councillor Nirmala Armstrong
Councillor Alan Ho
Councillor Don Hamilton
Councillor Amanda Collucci

Staff

Ron Blake, Senior Development Manager
Dave Miller, Manager, West District
Gary Sellars, Senior Planner
Liz Wimmer, Senior Planner, Urban Design
Kitty Bavington, Council/Committee Coordinator

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 provide an overview of the revised development proposal, including the revised lot patterns and lot depths, road network and trail network, public walk-way blocks, parklands, tree preservation plan, greenspace connectivity, realignment of Yorkton Blvd.; redesign of the stormwater management ponds, and relocation of the condo block further back from 16th Avenue.

Ms. Gatzios summarized the comments received to date from public consultation, resulting in the revised plan:

Open space has increased from 42.6 ha to 46.3 ha

Park space has increased from 6.2 ha to 8.7 ha

Low-rise element has decreased from 64.2 ha to 57.3 ha

Mid-rise element has increased from 3.5 ha to 6.6 ha

Mixed use element has remained at 3.5 ha

Total open space including storm water ponds, parks has increased from 59.1 ha to 64.3 ha

Total developed lands has decreased from 109.4 ha to 104.8 ha

Total unit count has decreased from 2421 to 2371 units

Total density has increased from 19.2 to 19.4 units/ha

The owner is preparing revised applications which will be circulated to agencies and the public. The owner is interested in pursuing a plan that is supportable by the City rather than pursuing the OMB hearing for the original applications, and has asked the Board to put the appeal on hold.

The Committee discussed the following:

- The potential for a trail system underpass at 16th Avenue
- A potential pathway under the bridge on Angus Glen Blvd.
- 16th Avenue road improvements and other road improvements that are needed in order to proceed. Ms. Gatzios advised that the applicant cannot commit to 16th Avenue improvements, as that is a Regional project. The Region's DC By-law will be reviewed in the spring, and inclusion of 16th Avenue in the 10-year plan may be revisited. Staff advised that phasing of the plan will link development to road improvements.
- The mixed use block could be relocated to an internal area
- The residential lots could be enlarged to reduce the density and traffic impacts
- It was suggested that the one round-about that has been removed from the original plan, be restored

Mario Lavoie, representing the Glenburn Forest Community, had been concerned about the potential connector road to Warden Avenue, and preservation of adjacent trees. He is now encouraged by the applicants' indication of intent to preserve the trees and to not build the connector road.

Susan Qui spoke in opposition to the location of Street B connecting to Angus Glen Blvd., as it opens up the road in front of her house.

Meg Stokes recommended not opening Street B and removing Street D so that it becomes a multi-use pathway for the trail system. Ms. Stokes suggested traffic numbers along Angus Glen were distorted, as they were taken when the road was being avoided due to its disrepair, and that it is now a major shortcut route.

Richard Deacon suggested reaching out to the Province and Federal governments for a land swap, to preserve this large central green space. He believes that the City owns a large amount of land to the north and the Federal government owns large land tracts in the area that would be more suitable for development. Ms. Gatzios advised that the applicant bought the subject land with the intention of developing it and has no interest in a land swap.

Richard Herold stated that the land is very costly, but homes are priceless. While the applicant has made substantial progress on the application, it will be built in the backyards and at the expense of people who have built and lived in this community for years, depriving the residents of the value of their properties. Mr. Herold suggested moving the mixed use block to the middle of the development to preserve the privacy of Normandale Road residents, and eliminating the 6-storey building that will be facing Delhi Road. Ms. Gatzios responded that the retail commercial space will be more successful on 16th Avenue, which is an arterial road.

Dennis Fortnum spoke in objection to the six-storey mixed use condos, as they will create more traffic on 16th Avenue and will impact whole community. He suggested moving it to the centre of the development where people can walk to it.

Mengyu Gao spoke of the importance of the development and urged improvements to pedestrian and cycling traffic, such as shade trees, benches, bike racks, separated bike lanes, and traffic safety measures. Mr. Gao suggested that higher density development would lead to better public transit service. With respect to the school site, Mr. Gao suggested relocating the parking lot so that students do not have to cross it to get to the school yard.

Sam Chan spoke of family-friendly neighbourhoods and peaceful streets, expressing concerns for increased traffic, safety, privacy, and noise. Mr. Chan noted potential headlight impacts from the new street onto Angus Glen Boulevard, suggesting a multi-use pathway at this location instead.

Michael Gagnon, of the Unionville Ratepayers Association, noted the significant progress made on the greenspace, trails and connectivity, stormwater management ponds, and the potential relocation of the mixed-use block. Mr. Gagnon referred to the existing traffic congestion and questioned when the definitive traffic plan, decisions on improvements, and staff reports would be provided, stating that residents need to be able to form a strategy for the upcoming OMB pre-hearing meeting. Ms. Gatzios clarified the OMB pre-hearing process and advised that the applicants will not be asking to schedule a hearing.

Teresa Fung stated her objections to the increased density and traffic, and questioned when the next opportunity would be to provide feedback. Staff explained the process - staff and agencies will review the revised proposal and seek refinements, and there will be more public input opportunities, followed by a staff report to Development Services Committee prior to a Council decision. The staff report will be confidential due to the OMB appeal, but the information will be released prior to the OMB hearing. Staff will confirm the confidential status with the City Solicitor.

Nancy Rossi, a resident of Romandale Road, objected to the 6-storey condo block overlooking her backyard, suggested that it be relocated internally or to Kennedy Road. Ms. Rossi also commented on the impacts to the privacy of people on Delhi Crescent and Ritter Crescent, and the increased traffic impacts.

Peter Miasek, of the Unionville Ratepayers Association, received clarification that any future widening of 16th Avenue would occur to the north, within the road allowance already identified on the plan. Mr. Miasek suggested that walkways through the residential blocks would be helpful, and that the commercial block be moved to Kennedy Road. He requested to be kept informed on discussions regarding the confidential nature of the staff report.

Ms. Gatzios advised that the suggestions and comments have been heard by the applicant.

The Committee thanked the public for their attendance and encouraged continued input.

Adjournment

The Unionville Sub-Committee adjourned at 10:35 pm.