

APPENDIX 9

Results of Public Meeting (November 16, 2020)

City File No. OZS-2020-2020

Subdivision File No.: 21T-20007B

Members Present via Electronic Participation:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent:

Nil

Staff Present:

D. Barrick, Chief Administrative Officer
R. Forward, Commissioner Planning and Development Services
A. Parsons, Director, Planning, Building and Economic Development
B. Bjerke, Director, Policy Planning, Planning, Building and Economic Development
J. Humble, Manager, Planning, Building and Economic Development
S. Ganesh, Manager, Planning, Building and Economic Development
D. VanderBerg, Manager, Planning, Building and Economic Development
M. Gervais, Policy Planner, Planning, Building and Economic Development
C. Caruso, Central Area Planner, Planning, Building and Economic Development
S. Dykstra, Development Planner, Planning, Building and Economic Development
K. Freeman, Development Planner, Planning, Building and Economic Development
K. Henderson, Development Planner, Planning, Building and Economic Development
H. Katyal, Development Planner, Planning, Building and Economic Development

J. Lee, Development Planner, Planning, Building and Economic Development
M. Michniak, Development Planner, Planning, Building and Economic Development
S. Akhtar, City Solicitor
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

Note: In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m., recessed at 9:10 p.m., reconvened at 9:20 p.m., and adjourned at 10:39 p.m.

There were no members of the public who had pre-registered delegations for this meeting.

Correspondence regarding this application was received by Gagnon Walker Domes (GWD) Professional Planners.

On January 25, 2021, Gagnon Walker Domes (GWD) Professional Planners sent correspondence to the City regarding this application. GWD had previously represented the applicant in its prior Official Plan and Zoning By-law Amendment application, which was approved through a settlement at the Ontario Land Tribunal (previously Local Planning Appeal Tribunal), file number PL171426.

In this correspondence, GWD expressed concerns regarding some of the documents submitted in support of the application, including the Planning Justification Report, Urban Design Brief, and the Draft Plan of Subdivision.

In GWD's opinion, the aforementioned documents were submitted with the previous Official Plan and Zoning By-law Amendment applications and same documents should not be relied on by the City in assessing the proposed Draft Plan of Subdivision application. The correspondence also noted the possibility of some of these documents being revised without GWD's notice or consent.

Response

Staff have investigated and considered the allegations raised by GWD. After due consideration of these allegations, staff has nevertheless independently concluded, from the relevant information before it, that the development proposal represents good planning and should be approved. Even if GWD's allegations were proved true, staff still

had ample information before it, whether from the previous OPA/ZBA application or the present application, to objectively assess the land use planning merits of the application.

It is worth noting that the current Draft Plan of Subdivision application proposes to only create one development block to accommodate the technical need to have the lands identified as a block on a registered plan of subdivision, in order to allow a specific type of condominium ownership (common elements condo). No changes are proposed to the previous approvals with respect to the Official Plan designation or Zoning By-law permissions which permitted the residential land uses. The intended land use and built form remains same from the previous approvals.

Staff has notified the applicant of the concerns raised by GWD and advised the applicant to resolve any outstanding issues between them and GWD. Staff has also been notified by both the applicant and GWD that there is an ongoing private legal dispute between them over the concerns raised in the GWD letter. The City is not a party to that private dispute.