



APPENDIX "A"

Extract from Council Public Meeting C#25-20 held on June 17, 2020

3. Scheduled Business:

3.2 SRPRS.20.091 – Request for Comments - Official Plan and Zoning By-law Amendment Applications – Leslie Elgin Developments Inc. – 0 McCague Avenue - City Files D01-20002 and D02-20007

Doris Cheng of the Planning and Regulatory Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a medium density residential development comprised of 19 live-work and 16 back-to-back townhouse dwelling units on the subject lands. Ms. Cheng advised that staff's recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Lauren Capilongo, Malone Given Parsons, on behalf of Leslie Elgin Developments Inc., provided an overview of the proposed Official Plan and Zoning By-law Amendments and location of the subject lands. She reviewed the development proposal, and outlined the reason to amend the application to permit stand-alone residential uses on the block. Ms. Capilongo reviewed the plan of subdivision, noted the uniqueness of the northeast corner of the greenbelt area, and indicated that the greenbelt lands had no environmental features and did not serve as a buffer to any adjacent natural heritage features. Ms. Capilongo reviewed the conceptual site plan for the proposed development, including height, laneway access, and private amenity space, and indicated their intent to work with staff to change the private amenity space to a public space for the broader community. She reviewed the proposed and alternative conceptual renderings of the live-work units and back-to-back units, and reviewed the proposed zoning of the subject lands.

There were no applications submitted from the public to appear as an electronic delegation to address Council on this matter.

Moved by: Regional and Local Councillor Perrelli
Seconded by: Councillor Beros

For Your Information and Any Action Deemed Necessary



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- a) That Staff Report SRPRS.20.091 regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Leslie Elgin Developments Inc. for 0 McCague Avenue, be received;
- b) That the Official Plan and Zoning By-law Amendment applications submitted by Leslie Elgin Developments Inc. for the lands known as Block 284, Plan 65M-4571 (Municipal Address: 0 McCague Avenue), City Files D01-20002 and D02-20007, be approved subject to the following;
 - i) that the Official Plan Amendment be brought forward to a future meeting of Council for consideration and adoption, and subsequently forwarded to the Regional Municipality of York for approval;
 - ii) that the amending Zoning By-law be brought forward to a future meeting of Council for consideration and enactment following the applicant's submission and substantial completion of a Site Plan application with respect to the proposed development to be constructed on the subject lands;
 - iii) that pursuant to Section 34 (17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law required to implement the proposed development to be constructed on the subject lands;
 - iv) that the portion of the subject lands designated Protected Countryside and zoned Environmental Protection Two (EPA 2) Zone may be retained in private ownership, subject to conformity with all relevant land use policies in the North Leslie Secondary Plan and the Greenbelt Plan;
 - v) that staff continue working cooperatively with the applicant and other stakeholders to finalize the planning approvals necessary to implement the proposed development to be constructed on the subject lands.

A recorded vote was taken:

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In favour: (4): Regional and Local Councillor DiPaola, Regional and Local Councillor Perrelli, Councillor Beros, Mayor Barrow

Opposed: (4): Councillor Chan, Councillor West, Councillor Muench, Councillor Liu

Motion Failed to Carry on a Tie Vote (4 to 4)

Moved by: Councillor Liu
Seconded by: Councillor West

a) That Staff Report SRPRS.20.091 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Leslie Elgin Developments Inc. for the lands known as Block 284, Plan 65M-4571 (Municipal Address: 0 McCague Avenue), City Files D01-20002 and D02-20007, be received for information purposes only and that all comments be referred back to staff.

A recorded vote was taken:

In favour: (8): Councillor Muench, Councillor Beros, Mayor Barrow, Councillor West, Councillor Liu, Regional and Local Councillor DiPaola, Councillor Chan, Regional and Local Councillor Perrelli

Opposed: (0): None

Carried Unanimously (8 to 0)

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