
3. Scheduled Business:

3.1 SRPI.21.097 - Request for Comments - Draft Plan of Subdivision Application - Montagna Capital (BT) Inc. - 1577 to 1621 Major Mackenzie Drive East - City File SUB-21-002 (D03-21002) (Related File D03-11004)

Simone Fiore of the Planning and Infrastructure Department provided an overview of the proposed Draft Plan of Subdivision application submitted by Montagna Capital (BT) Inc. to permit a low density residential development to be comprised of 124 single detached dwelling units on the subject lands. Ms. Fiore advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Lincoln Lo, Malone Given Parsons Ltd., representative for the applicant, provided an overview and history of the subject lands. He noted the approval of the Region to re-designate the lands to permit mix-use development with high density residential, commercial and office uses, the change of ownership of the lands, and the development of a concept plan that proposed residential and park uses, including an institutional block that would permit a long-term care facility. Mr. Lo advised that the Province enacted a Minister's Zoning Order (MZO) in accordance with the proposed concept plan, after endorsement by Richmond Hill Council at its meeting held on October 20, 2020. He added that the MZO permitted a range of low, medium and high density residential uses, in addition to institutional, commercial and conservation uses on the entire land holdings. Mr. Lo reviewed the proposed development, and concluded by indicating his intention to respond to the correspondence received for the meeting upon resubmission of the application.

Ian Andres, Goodmans LLP, on behalf of Baif Developments Ltd., provided a history of both the Baif and Montagna lands, highlighted the joint integration of both sites, and the land use compatibility issues that existed between the two properties, as noted in his submission as Correspondence Item 3.1.2.(a). Mr. Andres advised of the incompatibility of residential homes being located near industries, noting that residents may have to tolerate noise, smell and dust from neighbouring factories. He advised of the truck traffic associated with any future development of



Extract from
Council Public Meeting
C#41-21 held October 20, 2021

employment and industrial uses on the Baif lands, noting that the applicant did not consider the truck traffic that would inevitably travel through Montagna lands to access the highway in their traffic studies. Mr. Andres shared his opinion that the challenges to develop Baif lands would be exacerbated if the Montagna subdivision was approved without the compatibility issues being addressed. He shared his belief that a possible solution would be for the City and Region to reconsider its previous position on the types of uses permitted on the Baif lands, and questioned why there was not a development block created for the long-term facility in the applicant's proposal.

Moved by: Councillor Liu

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.21.097 with respect to the draft Plan of Subdivision application submitted by Montagna Capital (BT) Inc. for lands known as Part of Lot 20, Concession 3, E.Y.S. (Municipal Addresses: 1577 to 1621 Major Mackenzie Drive East), City File SUB-21-0002 (D03-21002), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

For Your Information and Any Action Deemed Necessary