



York Region Standard Condominium Corporation # 972 and #1008

SUBMISSION TO COUNCIL MEETING ON OCTOBER 9, 2024

For Agenda Item 15.3 - SRPBS.24.078 - Request for Direction – Completion of Comprehensive Official Plan Update and Secondary Plan Approach

1. Our Condominium Corporations represent about 1,500 residents in the condominium buildings (9015 and 9017 Leslie Street) neighbouring the Parkway Hotels. We are located within the East Beaver Creek and Highway 7 Local Centre.
2. We fully support the recommendations in Staff Report SRPBS.24.078 to complete the Official Plan Update in East Beaver Creek and Highway 7 area, and to prepare a comprehensive Secondary Plan for the area. We believe these are necessary steps that the City must undertake before it can consider any development proposal that does not meet the current OP policies.

As a key stakeholder, we would like to be actively involved in the consultation and public engagement process when the Official Plan Update and Secondary Plan for the area is being developed.

3. Parkway Hotels' proposal to develop their land as a KDA does NOT comply with the current Official Plan in effect, hence it is necessary to Update the Official Plan and include the hotel land in a Secondary Plan. Official Plan Policy 3.2.3.2 states that the addition of new or expansion of existing centres and corridors shall only be initiated by the City through a municipal comprehensive review. The OP Conformity Update is a municipal comprehensive review. Hence, it is a requirement that the OP Update be completed before Parkway's application can be considered by the City.
4. We affirm what is stated in the Staff Report that a Secondary Plan will be required to consider land use changes in the area. The Secondary Plan would include its own transportation and infrastructure capacity studies to determine the maximum height and density of development that can be accommodated. Approving a development application without first making sure that it can be supported by transportation and infrastructure capacity is an irrational and irresponsible decision. We must have the Official Plan and Secondary Plan in place before considering any development proposals.
5. At the Committee of the Whole Meeting on October 2, 2024, the developer requested that the Sheraton Parkway lands be excluded from the Secondary Plan process. Some Councillors expressed support for the request, indicating that Sheraton may appeal to OLT if their proposal gets delayed by the Secondary Plan. No one speaks about the need to be fair and impartial in decision making. No one speaks about the fact Sheraton's proposal does not comply with the Official Plan and the need for a secondary plan to determine sustainability of the transportation

and other infrastructure. More importantly, no one speaks out for the interests of the residents if Sheraton lands is exempted from the secondary plan.



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6. A large number of residents have come to Council Meeting to-day because they are concerned that Council may give preferential treatment to their developer friend next door. The residents want to make sure that Council will truly represent their interests in making decisions about this development proposal. They need your help to protect against this invasive development right at their backyard. The monstrous towers will seriously impact the quality of life of the 1,500 residents who have been living peacefully in the neighboring condominium buildings for the past 20 years. Three of the proposed towers are just a short distance away from the condo buildings. This is literally pushing them against a brick wall three times the height of their own building and boxing them inside several encroaching towers.
7. Council has a duty of care to protect the residents from overdevelopment and invasive development. It is now time for Council to demonstrate leadership and stand up against the ambitious developer to protect the interests of the residents.
8. To conclude, we urge Council to approve the Staff Report in its entirety, with no change in the scope and component of work as identified in the report. The only area that can be changed is the "completion timelines", as City can consider allocating more resources to the project to expedite its completion.

Submission prepared by Vincent Ching

on behalf of YRSCC 972/1008

October 8, 2024