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**Council Public Meeting  
C#11-18**

**Wednesday, April 11, 2018  
7:30 p.m.**

**Council Chambers  
Richmond Hill Town Hall  
225 East Beaver Creek Road  
Richmond Hill, Ontario**

**Deputy Mayor Vito Spatafora**

**Minutes**

A meeting under the *Planning Act* of the Council of the Town of Richmond Hill was held on Wednesday, April 11, 2018 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

Deputy Mayor Spatafora  
Mayor Barrow  
Regional and Local Councillor Hogg  
Councillor Beros  
Councillor Liu  
Councillor West  
Councillor Cilevitz  
Councillor Chan

Regrets:  
Councillor Muench

The following members of Staff were present:

K. Kwan, Commissioner of Planning and Regulatory Services  
G. Galanis, Director, Development Planning  
D. Beaulieu, Manager, Development - Subdivisions  
A. Long, Senior Planner - Site Plans  
S. Cham, Senior Planner - Subdivisions  
B. Robb, Senior Planner - Subdivisions  
S. Fiore, Planner I - Subdivisions  
J. Hypolite, IT Service Desk Technical Analyst  
G. Collier, Deputy Town Clerk

Deputy Mayor Spatafora read the Public Hearing Statement.

**Adoption of Agenda**

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

That the agenda be adopted as distributed by the Clerk with the following addition:

1. Christopher J. Tanzola, Overland LLP, representing Stateview Homes (Kings Landing) Inc., dated April 10, 2018

Carried

**Disclosures of Pecuniary Interest and General Nature Thereof**

There were no disclosures of pecuniary interest by Members of Council under the *Municipal Conflict of Interest Act*.

**Scheduled Business****3.1 Request for Comments – Official Plan Amendment Application – 2522772 Ontario Inc. c/o Zen Homes Inc. – Part of Lot 12, Plan 3806 – 243 16th Avenue – File Number D01-17007 – Related File Numbers D02-14013, D03-14002, D05-14003 and D06-14038 – (Staff Report SRPRS.18.078)**

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan Amendment application to permit a medium density residential development consisting of eleven (11) common element condominium townhouse 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.

Richard Domes, Gagnon Walker Domes Ltd., agent for the applicant, reviewed the development proposal including site location and adjacent uses, and noted the Neighbourhood designation of the lands and its close proximity to the flood plain of the German Mills Creek. He provided background information related to the initial development proposal and revisions made to the original submission since the Council Public Meeting held in February 2015, and advised that after liaising with the Toronto and Region Conservation Authority, updated flood plain assessments were provided and it was confirmed that the floodline was not located on the site. M. Domes advised that they were proposing to construct a vertical freeboard buffer that would provide protection from the flood plain and reviewed the Official Plan exemption being requested by the applicant.

Ross Vaccaro, owner of 82 Duncan Road and 98 Duncan Road, advised that the rear portion of his lot backs onto the subject lands and explained the impact the proposed development would have on his property, specifically related to flooding. He advised that he was in support of cost sharing for a future road and the reservation of a 10 metre right-of-way as part of any development plan for the neighbourhood. Mr. Vaccaro advised that he was opposed to the proposed development and requested that the rear portion of the subject lands remained single family dwellings in accordance with the present zoning.

Joe Vatalia, resident of Woodbridge, and Emilio Russo, 225 16th Avenue, expressed their concerns with the impact of the proposed development on Mr. Russo's property, specifically related to the flood plain and proximity of the development site to his property line, and advised of their support for adjacent property owners to work together and for the consideration of shared road between the properties.

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

That staff report SRPRS.18.078 with respect to the Official Plan Amendment application submitted by 2522772 Ontario Inc. c/o Zen Homes Inc. for lands known as Part of Lot 12, Plan 3806 (municipal address: 243 16th Avenue), File Number D01-17007, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.2 Request for Comments – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Fifth Avenue Homes (King West) Inc., Celestino and Guiseppina Persi, Barbara Bartsch and Richard and Charlene Owen – 4, 6, 8, 10 and 12 McCachen Street – File Numbers D01-17008, D02-17038 and D03-17011 – (Staff Report SRPRS.18.084)**

Shelly Cham of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a residential development comprised of thirty-six (36) townhouse dwelling units on the subject lands. Ms. Cham advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Rob Lavecchia, KLM Planning Partners Inc., agent for the applicant, reviewed the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications including site location and current zoning, and advised that the subject lands were within the Puccini Drive Neighbourhood Residential Infill Study area. He advised that they intended to coordinate their development with the property owners of the lands to the west, and that they would continue to work with staff to address any issues. Mr. Lavecchia advised that he was in attendance to hear any comments by members of Council and the public.

Paul Tobia, Evans Planning Inc., acting on behalf of the adjacent property owner located at 356 King Road, noted that they also had applications before the Town and advised that they were pleased to hear the comments regarding coordination of the development proposals for the area. Mr. Tobia advised that going forward a cooperative effort should be made for a comprehensive development between the two landowners as identified in the staff report.

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

That staff report SRPRS.18.084 with respect to the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Fifth Avenue Homes (King West) Inc., Celestino and Giuseppina Persi, Barbara Bartsch and Richard and Charlene Owen, for lands legally described as Lots 1, 2, 3 and Block A on Registered Plan 484 (municipal addresses: 4, 6, 8, 10 and 12 McCachen Street), File Numbers D01-17008, D02-17038 and D03-17011, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.3 Request for Comments – Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Applications – Elbay Developments Inc. – 930 Elgin Mills Road East – File Numbers D01-17004, D02-14017, D03-14004 and D06-17042 – (Staff Report SRPRS.18.087)**

Bruce Robb of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision and Site Plan applications to facilitate the construction of a residential development comprised of 222 stacked townhouse dwellings, and the retention of one existing single detached dwelling, on the subject lands. Mr. Robb advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Mark McConville, Humphries Planning Group Inc., agent for the applicant, addressed the initial comments that were received regarding the applications, specifically related to snow storage and garbage and recycling pickup, and noted that garbage disposal was designed to municipal standards. Mr. McConville advised that he was in attendance to answer any questions.

Chinniah Krishnalingam, resident of Richmond Hill, reviewed the comments that his son, Hiran Krishnalingam, made on behalf of the younger generation of The Hindu Temple Society of Canada membership at the May 2017 Council Public Meeting where the applications were first brought forward for consideration. He expressed his concerns with development in the municipality and how some of the lands do not have direct street access. Mr. Krishnalingam requested that a variety of architectural designs be used for the proposed townhouses, consideration be given to accessible community centres with the approval of higher density residential developments, and that the proposed stacked townhouses dwellings be energy efficient.

Moved by: Councillor Liu  
Seconded by: Mayor Barrow

That staff report SRPRS.18.087 with respect to the Official Plan Amendment, Zoning By-law Amendment, draft Plan of Subdivision and Site Plan applications submitted by Elbay Developments Inc. for lands known as Part of Lots 26 and 27, Concession 2 E.Y.S. (municipal address: 930 Elgin Mills Road East), File Numbers D01-17004, D02-14017, D03-14004 and D06-17042, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.4 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – King East Developments Inc. and Paula Minuti – 1, 3, 5, rear of 7, 9, and rear of 11 Toscanini Road, 438, 446, 456, 476, 490 and 500 King Road, 31A and 33 Puccini Drive, and 1, 3, 4, 4a, 4b, 5, 5a, 6, 7 and 8 Aida Place – File Numbers D02-17041 and D03-17013 – (Staff Report SRPRS.18.071)**

Allison Long of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit a residential development comprised of 110 single detached dwellings, 24 semi-detached dwellings, and 44 townhouse dwellings on the subject lands. Ms. Long advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Murray Evans, Evans Planning Inc., agent for the applicant, reviewed the Zoning By-law Amendment and draft Plan of Subdivision applications which would complete the southerly extension of Aida Place. He reviewed the proposed dwelling types within the draft Plan of Subdivision, and displayed the development in relation to the already approved applications in the area. Mr. Evans addressed access points and the tree preservation and planting plan for the subject lands, and advised that in their opinion, the proposal was appropriate for the area.

Sue Herron, representing Temperanceville United Church, expressed concerns regarding parkland dedication requirements for new development and the impact of the proposed development on the lands owned by the Church.

Moved by: Councillor Beros  
Seconded by: Councillor West

That staff report SRPRS.18.071 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by King East Developments Inc. and Paula Minuti for lands known as Block B, Lots 36, 38, 40 to 45, 48, 51 to 56 and Part of Lots 35, 37, 46 and 49, Plan M-807 (municipal addresses: 1, 3, 5, rear of 7, 9, and rear of 11 Toscanini Road, 438, 446, 456, 476, 490 and 500 King Road, 31A and 33 Puccini Drive, and 1, 3, 4, 4a, 4b, 5, 5a, 6, 7 and 8 Aida Place), File Numbers D02-17041 and D03-17013, be received for information purposes only and that all comments be referred back to staff.

Carried

### Adjournment

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:00 p.m.

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Vito Spatafora  
Deputy Mayor

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Gloria Collier  
Deputy Town Clerk