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**Council Public Meeting  
C#16-18**

**Wednesday, May 23, 2018  
7:30 p.m.**

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

**Mayor Dave Barrow**

### **Minutes**

A meeting under the *Planning Act* of the Council of the Town of Richmond Hill was held on Wednesday, May 23, 2018 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

Mayor Barrow  
Regional and Local Councillor Hogg  
Councillor Beros  
Councillor Muench  
Councillor Cilevitz

Regrets:

Regional and Local Councillor Spatafora  
Councillor Liu  
Councillor West  
Councillor Chan

The following members of Staff were present:

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

Mayor Barrow read the Public Hearing Statement.

### **Adoption of Agenda**

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

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

1. Correspondence from Stuart MacPherson and Cheryl Roberts, 29 George Street, dated May 23, 2018

2. Correspondence from Dr. Bahareh Asadishad, 706B-9600 Yonge Street, dated May 21, 2018
3. Correspondence from Nick McDonald, President, Meridian Planning Consultants, on behalf of Rocco Colangelo (Gladwood Homes Ltd.), property owner of 16, 18 and 22 Yongehurst Road, dated May 22, 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 – Zoning By-law Amendment Application – Oak Ridge King Residences Ltd. – 220 King Road and a portion of 1 Shaver Street – File Number D02-17045 – (Staff Report SRPRS.18.137)**

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a four (4) storey mixed use building comprised of eight (8) residential units and office space at grade 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.

Helen Lepek, Lepek Consulting Inc., agent for the applicant, advised that she was in attendance to hear all comments and feedback related to the proposed Zoning By-law Amendment application, and noted the Site Plan application for the subject lands would follow after further discussion with staff. Ms. Lepek further advised that the landowners to the west and to the east of the property were both in support of the Zoning By-law Amendment application.

Reza Sadjadi, 226 King Road, advised of cooperation on behalf of the applicant and that he was in total support of the proposed application.

Moved by: Councillor Beros  
Seconded by: Councillor Cilevitz

- a) That staff report SRPRS.18.137 with respect to the Zoning By-law Amendment application submitted by Oak Ridge King Residences Ltd. for lands known as Part of Lot 28, Registered Plan 202 (municipal addresses: 220 King Road and a portion of 1 Shaver Street), File Number D02-17045, be received for information purposes only and that all comments be referred back to staff.

Carried

#### **3.2 Request for Comments – Zoning By-law Amendment Application – Yongehurst Developments (8-10), (12), and (14) Inc. – 8, 10, 12 and 14 Yongehurst Road – File Number D02-17043 – (Staff Report SRPRS.18.072)**

Alison Long of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a nine (9) storey high density residential development containing 83 apartment units 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, addressed the proposed 9 storey height of the residential development and noted that it was within the permissions of the Regional Mixed Use Corridor designation, and that it would provide a transition from Yongehurst Road to Yonge Street. He addressed resident and visitor parking spaces, angular plane policies, northerly extension of Addison Street, and advised that they had met with the Toronto and Region Conservation Authority (TRCA) regarding drainage on the subject lands. He addressed the comments contained in the correspondence distributed as Correspondence Item 3.2 2 and advised that they had no issue coordinating with adjacent property owners regarding the application, but requested that a Tertiary Plan not be made a requirement. Mr. Evans confirmed that the proposed residential development did not have a retail component.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

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

- a) That staff report SRPRS.18.072 with respect to the Zoning By-law Amendment application submitted by Yongehurst Developments (8-10), (12) and (14) Inc. for lands known as Part of Lots 11 and 12, Registered Plan 1923 (municipal addresses: 8, 10, 12 and 14 Yongehurst Road), File Number D02-17043, be received for information purposes only and that all comments be referred back to staff.

Carried

### **3.3 Request for Comments – Zoning By-law Amendment Application – Yonge Ridge Developments 13351 Inc. and Yonge Ridge Developments 13359 Inc. – 13351 and 13359 Yonge Street – File Number D02-17044 – (Staff Report SRPRS.18.073)**

Alison Long of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a residential development comprised of 50 stacked townhouse dwelling units 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.

Adam Layton, Evans Planning Inc., agent for the applicant, reviewed the proposed Zoning By-law Amendment application including context, site location, adjacent properties and current land use designation. He reviewed the proposed Site Plan and highlighted how the proposed application provided as much transition and separation as possible between the low and mixed use density uses along Yonge Street. He addressed pedestrian shared spaces and amenity area within the proposal, reviewed the access to parking level from Ridge Road addressing the steep grade change, and advised that access from Yonge Street was solely for operational uses. Mr. Layton advised that the proposed Zoning By-law Amendment application met the intent of the Oak Ridges Local Centre designation, was in compliance with height and density requirements, and noted that he was in attendance to answer any questions.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Beros  
Seconded by: Councillor Cilevitz

- a) That staff report SRPRS.18.073 with respect to the Zoning By-law Amendment application submitted by Yonge Ridge Developments 13351 Inc. and Yonge Ridge Developments 13359 Inc. for lands known as Part of Lots 1, 2 and 3, Plan 226 (municipal addresses: 13351 and 13359 Yonge Street), File Number D02-17044, be received for information purposes only and that all comments be referred back to staff.

Carried

### **Adjournment**

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

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:20 p.m.

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Dave Barrow  
Mayor

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Gloria Collier  
Deputy Town Clerk