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

**Wednesday, May 30, 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, May 30, 2018 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

Deputy Mayor Vito Spatafora  
Councillor Muench  
Councillor Liu  
Councillor West  
Councillor Cilevitz  
Councillor Chan

Regrets:

Mayor Barrow  
Regional and Local Councillor Hogg  
Councillor Beros

The following members of Staff were present:

K. Kwan, Commissioner of Planning and Regulatory Services  
D. Beaulieu, Manager, Development - 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 Chan

That the agenda be adopted as distributed by the Clerk.

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 – 2370637 Ontario Ltd. – 56 and 58 Maple Grove Avenue – File Number D02-18002 (Related File Number D27-18002) – (Staff Report SRPRS.18.107)**

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit the creation of three (3) additional lots for single detached residential purposes 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.

Gord Mahoney, Michael Smith Planning Consultants, agent for the applicant, advised that they had reviewed the staff report and had no further comments, and that he was in attendance to hear all comments from Council and members of the public.

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

Moved by: Councillor West

Seconded by: Councillor Chan

- a) That staff report SRPRS.18.107 with respect to the Zoning By-law Amendment application submitted by 2370637 Ontario Ltd. for lands known as Lots 13 and 14, Plan M-1563 and Blocks 21 and 22, Plan 65M-3372 (municipal addresses: 56 and 58 Maple Grove Avenue), File Number D02-18002 (Related File Number D27-18002), 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 – Fortune Real Estate Development Inc. – 0 Briarhill Boulevard – File Number D02-18001 (Related File Numbers D06-18003, D06-18004, D06-18005) – (Staff Report SRPRS.18.096)**

Denis Beaulieu of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the construction of three (3) single detached dwellings on the subject lands. Mr. Beaulieu 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 history of the easterly portion of the subject lands advising they were the subject of an Ontario Municipal Board hearing in 2014 and noted the settlement arrangement permitted a single family dwelling on the property. He advised that they were recently on site with the Toronto and Region Conservation Authority (TRCA) and Natural Heritage Planning staff to address how to protect the significant woodland and provincially significant wetland, and to determine where a house could be situated. Mr. Evans addressed the proposed depth and width of the proposed lots and advised that in his opinion, there were sufficient lands to accommodate single detached dwellings as well as provide the necessary protection of the woodland and wetland.

Shelley Lang, 23 Macdonald Court, advised that she was speaking on behalf of residents on Macdonald Court and submitted a petition signed by approximately 19 residents in opposition to the development proposal for 0 Briarhill Boulevard. She advised of their concerns regarding the request for a zoning by-law amendment noting the OMB settlement allowed for one single family dwelling on the property and the applicant was proposing three, and noted that a number of residents paid a premium for their lot on Macdonald Court because of the environmental features in the area that were now at risk. Ms. Lang further advised of concerns with the design of the proposed houses specifically related to the reverse slope driveway which was not consistent with the neighbourhood, requested additional information and additional time to review the application as a number of new residents of Macdonald Court had not yet moved in.

Sarah Liang, 21 Macdonald Court, advised that she purchased her home because of the backyard view and the proposed development would negatively impact the enjoyment of her property. Ms. Liang displayed pictures and videos taken from her home to demonstrate the view of the trees at the rear of her property line, and requested that the green forest be preserved.

Ao Lou, 359 Worthington Avenue, advised that he was against the proposed development and noted that he moved to the area because he enjoyed the surrounding nature, trees and view from his backyard. Mr. Lou displayed pictures taken from his home to show the natural features and number of trees at the rear of his property line and requested that they be protected.

Randy Ta, 27 Macdonald Court, advised that he was in agreement with the comments made by the previous speakers and inquired how an application could be brought forward for consideration for the subject lands to be rezoned from its current Natural Core designation. Mr. Ta noted that he too purchased his home because of the surrounding area and paid a premium for his lot, and requested that the current zoning be respected.

Simon Wong, 23 Macdonald Court, requested that supporting documents referenced in the staff report, including the 2014 Ontario Municipal Board (OMB) settlement, be made available to the residents so that they have the background information to better understand the development proposal. Mr. Wong further requested additional time to review the application as a number of residents of Macdonald Court had not yet moved in.

Moved by: Councillor Chan  
Seconded by: Councillor West

- a) That staff report SRPRS.18.096 with respect to a Zoning By-law Amendment application submitted by Fortune Real Estate Development Inc., for lands known as Lots 66, 67 and 68, Plan 201, and part of the former Ethelwyn Avenue road allowance designated as Part 1, Plan 65R-37405 (municipal address: 0 Briarhill Boulevard), File Number D02-18001, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.3 Request for Comments – Draft Plan of Subdivision Application – Nicola and Carmela De Angelis; Gino and Marina De Angelis; Giuseppe and Linda Mary Manserra; and 2579784 Ontario Inc. – 158, 160, 162 and 170 Oxford Street – File Number D03-18001 – (Staff Report SRPRS.18.095)**

Denis Beaulieu of the Planning and Regulatory Services Department provided an overview of the proposed Draft Plan of Subdivision application to facilitate the construction of a residential development comprised of fifteen (15) single detached dwellings on the subject lands. Mr. Beaulieu 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, provided additional information related to the proposed lots and advised that they were an extension to the existing fabric to be consistent with the area, and noted that the application was solely a Draft Plan of Subdivision. Mr. Evans acknowledged that they were working towards fulfilling the technical requirements of the Toronto and Region Conservation Authority (TRCA) for the subject lands, they have paid the required review fee, and 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 West  
Seconded by: Councillor Cilevitz

- a) That staff report SRPRS.18.095 with respect to the draft Plan of Subdivision application submitted by Nicola and Carmela De Angelis, Gino and Marina De Angelis, Giuseppe and Linda Mary Manserra, and 2579784 Ontario Inc., for lands known as Lots 45 and 46 and Part of Lots 47 and 48, Plan 1999 (municipal addresses: 158, 160, 162 and 170 Oxford Street), File Number D03-18001, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**Adjournment**

Moved by: Councillor Chan  
Seconded by: Councillor Liu

That the meeting be adjourned.

Carried Unanimously

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

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Vito Spatafora  
Deputy Mayor

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Gloria Collier  
Deputy Town Clerk