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**Council Public Meeting
C#01-18**

**Wednesday, January 24, 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, January 24, 2018 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

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

Regrets:

Regional and Local Councillor Hogg

The following members of Staff were present:

K. Kwan, Commissioner of Planning and Regulatory Services
G. Galanis, Director, Development Planning
D. Giannetta, Acting Manager, Development - Site Plans
A. Long, Senior Planner - Site Plans
F. Toniolo, Acting Senior Planner - Site Plans
S. Fiore, Planner II
J. Hypolite, IT Service Desk Technical Analyst
G. Collier, Deputy Town Clerk

Mayor Barrow read the Public Hearing Statement.

Adoption of Agenda

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

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

1. Correspondence from Massimo Sansone, 50 Lake Avenue, dated November 10, 2017

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 – Honglu Lin – 49 Sunset Beach Road – File Number D02-17030 (Staff Report SRPRS.18.007)**

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of one (1) additional building lot 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.

Joanna Fast, Evans Planning Inc., agent for the applicant, reviewed the proposed zoning by-law amendment application including site location, adjacent uses and development proposal and advised that the subject lands were within the Douglas Road Neighbourhood Infill Study. She addressed the comments made in the staff report regarding measurement of lot frontages, and noted that they requested a reduced minimum lot frontage which in their opinion was appropriate for the area as two other applications requesting a reduced lot frontage had previously been approved. Ms. Fast noted the rezoning of 50 and 56 Lake Avenue, located to the south of the subject lands, and addressed the concerns identified in the correspondence from the owners of 50 and 56 Lake Avenue related to the type of home to be built and tree inventory.

Massimo Sansone, 50 Lake Avenue, confirmed they severed and rezoned 50 and 56 Lake Avenue but were able to maintain a 5 feet side yard and had a total lot frontage of 135 feet. He advised that he constructed a wood fence at the rear of his property to protect the mature trees. Mr. Sansone advised that he was against the proposed Zoning By-law Amendment application as it was not in compliance with the minimum lot frontage requirements and the proposed homes were irregular in shape which would be out of character for the neighbourhood.

Moved by: Councillor Beros
Seconded by: Councillor Chan

That staff report SRPRS.18.007 with respect to the Zoning By-law Amendment application submitted by Honglu Lin for lands known as Lot 15, Plan 203 and East Part of Leonard Avenue (municipal address: 49 Sunset Beach Road), File Number D02-17030 be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 Request for Comments – Official Plan and Zoning By-law Amendment Applications – Castlegrove Developments Inc. – 357 King Road – File Numbers D01-17005 and D02-17021 (Staff Report SRPRS.18.009)

Allison Long of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to facilitate the creation of five (5) single detached lots 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.

Jenna Thibault, Weston Consulting, agent for the applicant, provided additional information regarding the proposed Official Plan and Zoning By-law Amendment applications including site location and adjacent uses, and noted that the subject lands were just outside the Oak Ridges Local Centre and Yonge Street Corridor. She advised that the development proposal was to facilitate the creation of five lots, each to be developed with one single family dwelling, which was compatible with the surrounding area. Ms. Thibault addressed the vacant workshop building on the subject lands and the current zoning, and advised they had retained a consulting firm to prepare a Commercial Market Study which concluded that the removal of the commercial designation would not result in a disservice to the community. Ms. Thibault reviewed the proposed site plan, lot size, architectural design, and comments received, and noted they were eager to continue working with staff to move the application forward.

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: Regional and Local Councillor Spatafora

That staff report SRPRS.18.009 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Castlegrove Developments Inc. for lands known as Part of Lots 26 and 27, Plan 136 (municipal address: 357 King Road), File Numbers D01-17005 and D02-17021, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.3 Request for Comments – Official Plan and Zoning By-law Amendment Applications – Yongehill Developments 11305 Inc. – 11305 Yonge Street – File Numbers D01-17006 and D02-17027 (Staff Report SRPRS.18.010)

Ferdi Toniolo of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a high density residential development on the subject lands. Mr. Toniolo advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Jason De Luca, Weston Consulting, agent for the applicant, provided additional information regarding the proposed Official Plan and Zoning By-law Amendment applications including site location and adjacent uses, planning context, and current zoning. He reviewed the proposed development concept including height, density, parking, and access, and advised that pedestrian mews and a walkway were proposed to be situated between the two rows of townhouses. Mr. De Luca noted the planning process undertaken with the applications to date and next steps, and advised that he along with the owners of the subject lands were in attendance to receive all comments and answer any questions from Members of Council and 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 Muench
Seconded by: Regional and Local Councillor Spatafora

That staff report SRPRS.18.010 with respect to Official Plan and Zoning By-law Amendment applications submitted by Yongehill Developments 11305 Inc. for lands known as Lots 123, 126 and 136, Registered Plan 65M-2816 (municipal address: 11305 Yonge Street), File Numbers D01-17006 and D02-17027, 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 West

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:15 p.m.

Dave Barrow
Mayor

Gloria Collier
Deputy Town Clerk