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**Council Public Meeting
C#22-18**

**Wednesday, June 20, 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, June 20, 2018 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

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

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
D. Giannetta, Manager, Development - Site Plans
B. Robb, Senior Planner
A. Long, Senior Planner - Site Plans
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 West
Seconded by: Councillor Cilevitz

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 and Draft Plan of Subdivision Applications – Leslie View Developments 11580 Inc. – 11580 Leslie Street – File Numbers D02-18006 and D03-18005 (Related File Number D05-18001) – (Staff Report SRPRS.18.149)**

Bruce Robb of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the construction of nineteen (19) block townhouse units 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.

Joanna Fast, Evans Planning, agent for the applicant, provided additional information related to the site location, adjacent uses and development proposal, and noted that the subject lands were within the North Leslie Secondary Plan. She addressed the shared lane within the development proposal that would provide the townhouses with access to Street D within the Deergate Holdings Inc. ("Deergate") draft Plan of Subdivision, and advised that the height of the proposed townhouse units would be increased to meet the minimum density requirements.

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

Moved by: Councillor Liu
Seconded by: Councillor Chan

- a) That staff report SRPRS.18.149 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Leslie View Developments 11580 Inc. for lands known as Part of Lot 31, Concession 2, E.Y.S. (municipal address: 11580 Leslie Street), File Numbers D02-18006 and D03-18005, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Amir-Hessam Limited and 668152 Ontario Limited – 11280 Leslie Street – File Numbers D02-18005 and D03-18003 – (Staff Report SRPRS.18.115)

Denis Beaulieu of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the construction of 78 single detached dwellings, 64 street townhouse dwellings and 110 condominium townhouse 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.

Bill Tam, KLM Planning Partners Inc., agent for the applicant, advised that they have read the staff report and they would continue to work with staff regarding Department and Agency comments. He noted that a meeting had been scheduled for the following week to address the comments from the Fire and Emergency Services Division related to the number of units permitted without a second access point, parcels of land not included in the draft Plan of Subdivision application, and their plans for the medium density blocks. Mr. Tam advised that he would be pleased to answer any questions that Council may have.

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

Moved by: Councillor Liu
Seconded by: Councillor West

- a) That staff report SRPRS.18.115 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Amir-Hessam Limited and 668152 Ontario Limited for lands known as Part of Lot 29, Concession 2, E.Y.S. (municipal address: 11280 Leslie Street), File Numbers D02-18005 and D03-18003, 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 – Metroview Developments (Harding) Inc. – 9825-9839 Yonge Street, 254, 258 and 264 Church Street and 11 and 17 Harding Boulevard East – File Numbers D01-16005 and D02-16034 – (Staff Report SRPRS.18.142)

Alison Long 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, mixed use commercial/residential development comprised of two 15-storey residential buildings with ground floor retail/commercial, and 11 townhouse units along Church Street. 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.

Michael Goldberg, Goldberg Group, agent for the applicant, provided additional information regarding the site location, adjacent uses, and development proposal. He provided background information on the property including the appeal to the Local Planning Appeal Tribunal (LPAT), advised the applicant acquired additional lands since their original submission, and reviewed the revised applications. Mr. Goldberg reviewed the proposed height of the various buildings, access to the site, ground floor plans, and live/work units; displayed artist renderings of the development proposal to show the architectural features of the two proposed towers and the urban streetscape; and addressed the angular plane and density policies within the Official Plan and Downtown Local Centre Secondary Plan.

Rosalia Miceli, 18 Harding Boulevard, Unit 121, submitted a petition on behalf of the residents of 18 Harding Boulevard to advise of their concerns regarding the proposed development because of the proposed height and density within a small area, and the impact it would have on the existing neighbourhood and municipal and emergency services. Ms. Miceli further advised of concerns with the provincial planning process and referenced how the City of Toronto made decisions regarding development applications and hoped that the Town of Richmond Hill could adopt a similar decision making process.

Vladimir Arkhangeliskiy, 237 Church Street South, advised of his concerns with the proposed development because of the proposed density and the impact it would have on the existing neighbourhood and residents, area traffic and local roads, and noted that in his opinion, the area was not designed to accommodate the additional density.

Moved by: Councillor Cilevitz
Seconded by: Councillor West

- a) That staff report SRPRS.18.142 with respect to the revised Official Plan and Zoning By-law Amendment applications submitted by Metroview Developments (Harding) Inc. for lands known as Lots 7, 8 and 9 and Part of Lots 4, 5 and 6, Plan 3801 (municipal addresses: 9825-9839 Yonge Street, 254, 258 and 264 Church Street and 11 and 17 Harding Boulevard East), File Numbers D01-16005 and D02-16034, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

Adjournment

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

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:40 p.m.

Dave Barrow
Mayor

Gloria Collier
Deputy Town Clerk