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**Council Public Meeting
C#19-18**

**Wednesday, June 6, 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 6, 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
S. Fiore, Planner II - Subdivisions
P. Liu, Planner I - Site Plans
S. Mowder, Planner I - Subdivisions
J. Liberatore, Planning Technician
J. Hypolite, IT Service Desk Technical Analyst
G. Collier, Deputy Town Clerk
L. Sampogna, Council Committee Coordinator

Mayor Barrow read the Public Hearing Statement.

Adoption of Agenda

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

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 - Lalu 1053 16th Avenue Developments Inc. - 1053 16th Avenue - File Numbers D02-18003 and D03-18002 - (Staff Report SRPRS.18.136)**

Simone Fiore 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 60 semi-detached dwelling units, 7 townhouse dwelling units and the extensions of Lagani Avenue and Montesano Crescent 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.

Jim Kotsopoulos, on behalf of the ownership group, extended thanks to the local councillor for facilitating a neighbourhood residents meeting and indicated that the comments at the meeting would be addressed as the proposed application progresses. He advised that the development proposal was in compliance with the Official Plan permitted use provisions and maximum density provisions and would complete the Lagani Avenue and Montesano Crescent right-of-ways, and noted that the built form already existed within the Doncrest community. Mr. Kotsopoulos advised that he was in attendance to answer any questions and that they looked forward to further discussions with staff and a final report before Council.

Margaret Law, 9 Horizon Court, advised that area residents had met and were concerned that the development proposal was incompatible with the surrounding neighbourhood which was comprised of single detached homes with double and 3-car garages. Ms. Law advised of the residents' concerns relating to the impact of traffic on the local streets as a result of the extension of Lagani Avenue and Montesano Crescent.

Ajay Jariwala, 20 Montesano Crescent, advised of the proximity of his property to the proposed development and his opposition to the 3 storey townhouse development as it would block the view of existing homes, create additional traffic and was not compatible with the existing neighbourhood.

Rashid Savojbolaghi, 91 Lagani Avenue, advised that his property abutted the proposed development and expressed his concerns regarding the proposed height of the townhouses and single car garages being incompatible with the existing neighbourhood. He advised of concerns related to Lagani Avenue not being equipped to accommodate larger traffic volumes, the duration of construction for the three phases of the project and depreciation of property values.

Andrew Leung, 10 Montesano Crescent, advised that he had expressed concerns at the neighbourhood residents meeting to the builder regarding the proposed height of the townhouses and the walkout basement. Mr. Leung referred to the cost of building semi-detached and single detached houses in Richmond Hill and expressed his concerns with the housing pricing information provided by the builder.

Du Zhijiang, 8 Montesano Crescent, expressed her disappointment with the proposed development not being compatible with the existing neighbourhood, and expressed concerns relating to density, noise, proposed height and construction period. Ms. Zhijiang indicated the proposed development would increase traffic and create safety concerns and that she did not agree with an exit onto 16th Avenue.

Sabu Varghese, 84 Lagani Avenue, advised that the proposed development would create too much traffic pressure on Lagani Avenue and an additional exit to 16th Avenue was needed. He advised that in his opinion, the subject lands should accommodate a maximum of 15 houses, as further detailed in his written submission included as Correspondence Item 13.1 3.

Antonios Danambassis, 80 Lagani Avenue, expressed his concerns with not having an exit onto 16th Avenue, noting the proposed development would create too much traffic on Lagani Avenue and neighbouring roads. He further advised of concerns relating to speeding and pedestrian safety.

Ratilal Jariwala, 20 Montesano Crescent, advised that she would like to maintain the quiet neighbourhood and a safe play area for children. She advised that it was her preference for a development with less density and expressed her concern that the proposed development would decrease property values in the neighbourhood.

Patrick Hung, 18 Montesano Crescent, advised that he was opposed to placing an exit onto 16th Avenue, noting that it would increase traffic and invite additional vehicles into the neighbourhood. Mr. Hong further advised of concerns relating to the proposed height and density, on-street parking and the decrease in property values for the existing neighbourhood.

Moved by: Councillor Chan
Seconded by: Councillor Cilevitz

- a) That staff report SRPRS.18.136 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Lalu 1053 16th Avenue Developments Inc. for lands known as Part of Lot 9, Registered Plan 2113 (municipal address: 1053 16th Avenue), File Numbers D02-18003 and D03-18002, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 Request for Comments - Draft Plan of Subdivision Application - King South-East Developments 74A Inc. - 74A Bond Crescent - File Number D03-18004 - (Staff Report SRPRS.18.135)

Sarah Mowder of the Planning and Regulatory Services Department provided an overview of the proposed draft Plan of Subdivision application to facilitate the creation of four (4) single detached dwelling lots along the westerly extension of Wellspring Avenue. Ms. Mowder 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, advised that the proposed development represents the logical westerly extension of Wellspring Avenue and that the draft plan of subdivision complies with the existing zoning of the subject lands and the recommendations of the Bond Crescent Neighbourhood Infill Study. Ms. Fast acknowledged correspondence from the neighbouring developer regarding cost sharing arrangements and advised that they looked forward to receiving comments from 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 Beros
 Seconded by: Councillor West

- a) That staff report SRPRS.18.135 with respect to the draft Plan of Subdivision application submitted by King South-East Development 74A Inc. for the lands known as Part of Lot 41, Plan 136 (municipal address: 74A Bond Crescent), File Number D03-18004, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.3 Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Cal-Leslie Developments Inc. - 12826 and 12844 Leslie Street - File Numbers D02-17026 and D03-17006 - (Staff Report SRPRS.18.097)

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 permit a residential development comprised of two semi-detached dwellings and 43 street 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.

Rob Colavecchia, KLM Planning Partners Inc., agent for the applicant, advised that they were in agreement with the staff report regarding the proposed development. He clarified that the proposed development was comprised of 43 full townhouse lots with one half lot being shared with the adjacent lands. Mr. Colavecchia advised that he was present to answer questions and looked forward to continue working with staff in moving the proposal 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

- a) That staff report SRPRS.18.097 with respect to Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Cal-Leslie Developments Inc. for lands legally described as Part of Lot 4, Concession 2, E.Y.S. (municipal addresses: 12826 and 12844 Leslie Street), File Numbers D02-17026 and D03-17006, be received for information purposes only and that all comments be referred back to staff

Carried Unanimously

3.4 Request for Comments - Zoning By-law Amendment Application - Hides International Ltd. - 13380 and 13390 Yonge Street - File Number D02-18004 - (Staff Report SRPRS.18.134)

Philip Liu of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the development of a three storey, 70 unit residential apartment building above the existing multi-unit commercial plaza and associated above grade parking structure on the subject lands. Mr. Liu advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Jim Kotsopoulos, agent for the applicant, displayed a rendering of the proposed residential/commercial mixed development and advised that the applicant did not intend to seek an amendment to the Official Plan and were discussing with staff adjusting the Gross Floor Area in order to maintain conformity with the Town's Official Plan.

Majid Mirzohari, 12 Blackforest Drive, advised that he had submitted a petition containing approximately 20 signatures opposing the proposed development to the Town planner. He reviewed the existing surrounding area and advised that the proposed development was not compatible with the neighbourhood and would impact the natural habitat, creeks and parks. Mr. Mirzohari reviewed concerns related to the four level above grade parking structure, density, noise pollution, children safety, increased traffic and the impact on property values.

Bijan Jianfar, 7 Acorn Road, advised that the Oak Ridges neighbourhood consisted of single family dwellings on large lots and noted that the development proposal for 70 units was not compatible with the residential area. He reviewed concerns relating to the proposed density and height and the environmental impact, and advised that he was opposed to the proposed development.

Eric Brown, 18 Blackforest Drive, advised that he has resided in the area for 30 years and indicated the traffic along Blackforest Drive has increased considerably over time. Mr. Brown expressed concerns regarding the impact of the proposed development on creating additional traffic congestion on Blackforest Drive as there was only one access road to the development site. He advised the proposed development was not compatible with the existing neighbourhood, noting concerns related to the proposed height and density, increased traffic, safety and the negative impact to the value of the existing neighbourhood.

Joe Trifiro, 14 Blackforest Drive, advised of his concerns regarding the impact of the residential/commercial development combined with the current commercial operation on creating considerable traffic congestion for area residents.

Deborah Thompson, 49 Blackforest Drive, advised that her family had resided on Blackforest Drive for 26 years and have witnessed many development changes in Oak Ridges over the years. She outlined concerns relating to the proposed development including non-conformity with the existing neighbourhood; traffic congestion; egress to and from the new site; dual use of northbound left turning lane at Blackforest Drive and Yonge Street. Mrs. Thompson asked whether the new building would consist of condominium or rental apartments and the type and size of the units and requested details regarding egress of the site, parking standards, environmental impacts and the maximum building height permitted. Mrs. Thompson reviewed the traffic issues currently in the area and outlined her concerns with the impact of the development further increasing traffic along Blackforest Drive, noting safeguards that would need to be implemented to address the traffic problems.

Suzanne Payne, 7 Black Willow Court, advised that she has resided in the area for 34 years and was involved with the public process for the Town's Official Plan and Secondary Plan Amendments. She advised of the sensitive environmental features surrounding the area, noting that the area was intentionally zoned for specific reasons. She outlined her concerns with the proposed development noting traffic and height, and indicated that certain comments from external agencies remained outstanding. Ms. Payne inquired whether a geotechnical survey would be conducted to determine whether the current building would support the proposed development weight, and whether future public meetings would be held regarding the development proposal.

Henry Francis, 11 Blackforest Drive, advised of the proximity of his home to the development site and advised that he did not support the proposed development as it was incompatible with the existing neighbourhood. Mr. Francis advised that the proposed development would depreciate the property values in the area.

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

- a) That staff report SRPRS.18.134 with respect to the Zoning By-law Amendment application submitted Hides International Ltd. for lands known as Part of Lot 68, Concession 1, W.Y.S. (municipal addresses: 13380 and 13390 Yonge Street), File Number D02-18004, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

Adjournment

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

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:45 p.m.

Dave Barrow
Mayor

Gloria Collier
Deputy Town Clerk