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**Council Public Meeting  
C#34-17**

**Wednesday, October 18, 2017  
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, October 18, 2017 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

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

Regrets:

Regional and Local Councillor Spatafora  
Councillor Beros

The following members of Staff were present:

K. Kwan, Commissioner of Planning and Regulatory Services  
G. Galanis, Acting Director of Development Planning  
D. Beaulieu, Manager, Development - Subdivisions  
S. Cham, Senior Planner  
A. Long, Senior Planner, Site Plans  
B. Robb, Senior Planner - Subdivisions  
S. Fiore, Planner II - Subdivisions  
P. Waddell, Interim Manager, Client Support  
G. Collier, Deputy Town Clerk

Mayor Barrow read the Public Hearing Statement.

**Adoption of Agenda**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

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

1. Correspondence from Helen A. Mihailidi, North Leslie Residential Landowners Group Inc., dated October 6, 2017

2. Correspondence from Jianping Che, Mine Che, Yichen Che, Xiangzhi Huang, 84 Marbrook Street, dated October 18, 2017
3. Correspondence from Rosemarie Humphries, Humphries Planning Group Inc., representing Bluegrove Investments Inc., 1080 Elgin Mills Road East, dated October 12, 2017

Carried Unanimously

### **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 – King Hill Holdings Inc. and Carmine Francella – Lots 476, 479 and 480, Plan 133 – 0 Portage Avenue – File Number D02-17012 – (Staff Report SRPRS.17.140)**

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 three (3) single detached building lots 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.

Domenic Conforti, representing the applicants, advised that the proposed development would facilitate two (2) 40 ft. lots and one (1) 55 ft. lot for future development that would combine the existing parcels of land. Mr. Conforti advised that he was in attendance to answer any questions or concerns.

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

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

That staff report SRPRS.17.140 with respect to the Zoning By-law Amendment application submitted by King Hill Holdings Inc. and Carmine Francella for lands known as Lots 476, 479 and 480, Plan 133 (municipal address: 0 Portage Avenue), File Number D02-17012, 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 Application – Neuhaus Developments Ltd. – Part of Lots 86 and 87, Plan 1931 – 343, 349 and 355 Elgin Mills Road West – File Number D02-17013 – (Staff Report SRPRS.17.164)**

Alison Long of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of six (6) building 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.

Andrew Zappone, Weston Consulting, representing the owners, advised his clients were seeking the same approval as the Zoning By-law amendment that currently existed on the street to facilitate the development of six (6) residential lots on the subject lands. He advised the proposed zoning would permit a compact development which would be compatible and in character with the development to the south, and would facilitate the extension of Marbrook Street. Mr. Zappone advised they would continue to work with staff to address comments on the application and was in attendance to answer any questions.

Ms. Chen, 84 Marbrook Street, advised that not all residents had received notice of the meeting regarding the proposed development and requested that any correspondence received after today's submission deadline be taken into consideration. She requested clarification regarding the extension of Marbrook Street, expressed concerns with children safety, traffic increase, snow clearing operations, and requested that construction safety measures be monitored when development commences.

Moved by: Councillor West  
Seconded by: Councillor Chan

That staff report SRPRS.17.164 with respect to the Zoning By-law Amendment application submitted by Neuhaus Developments Ltd. for lands known as Part of Lots 86 and 87, Plan 1931 (municipal address: 343, 349 and 355 Elgin Mills Road West), File Number D02-17013, 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 – Loretta DiPede and Connie Iafrate – Part of Lot 26, Concession 2, E.Y.S. – 0 Elgin Mills Road East – File Numbers D02-17002 and D03-17001 – (Staff Report SRPRS.17.163)**

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 213 townhouse dwellings 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.

Angela Sciberras, Macaulay Shiomi Howson Ltd., representing the applicant, advised that all comments have been received by staff from the circulation of the application and that they were in the process of revising the application for resubmission. She advised that the comments had been addressed, and noted that prior to resubmitting the application they would be meeting with adjacent landowners to coordinate their plan for consistency purposes, and stated their intent to comply with the existing zoning standards for the area.

Adam Grossi, KLM Planning Partners, representing Elgin Mills Properties, 1000 Elgin Mills Road East, located to the west of the subject lands, advised that the development applications for his client's lands were currently being reviewed by Town staff. He advised that his client had no objection to the proposed development, outlined concerns relating to interconnectivity between his clients lands and requested that the road network be included as part of the condition of approval. Mr. Grossi explained concerns relating to the functional servicing report, and grading plan inconsistencies, centerline road grades, and stated that he looked forward to working with staff and the applicant to resolve their common issues.

Moved by: Councillor Liu  
Seconded by: Councillor Cilevitz

That staff report SRPRS.17.163 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Loretta DiPede and Connie lafrate for lands known as Part of Lot 26, Concession 2, E.Y.S. (municipal address: 0 Elgin Mills Road East), File Numbers D02-17002 and D03-17001, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

### **Adjournment**

Moved by: Councillor Cilevitz  
Seconded by: Councillor Chan

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:10 p.m.

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Dave Barrow  
Mayor

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Gloria Collier  
Deputy Town Clerk