



## **Council Public Meeting**

### **Minutes**

**C#04-19**

**Wednesday, February 6, 2019, 7:30 p.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

#### **Council Members Present:**

Mayor Barrow  
Regional and Local Councillor DiPaola  
Regional and Local Councillor Perrelli  
Councillor Beres  
Councillor Muench  
Councillor Liu  
Councillor West  
Councillor Cilevitz  
Councillor Chan

#### **Staff Members Present:**

K. Kwan, Commissioner of Planning and Regulatory Services  
G. Galanis, Director, Development Planning  
J. Healey, Senior Planner  
S. Mowder, Planner 1 - Subdivisions  
S. Fiore, Planner II - Subdivisions  
R. Pham-Nguyen, Administrative Assistant to Members of Council  
J. Hypolite, IT Service Desk Technical Analyst  
G. Collier, Deputy Town Clerk  
S. Dumont, Council/Committee Coordinator

Mayor Barrow read the Public Hearing Statement

### **1. 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. Petition submitted by area residents, received on January 25, 2019 and January 29, 2019
2. Correspondence from Joe Capone, 113 Lucas Street, dated February 5, 2019
3. Correspondence from Shabbir and Munira Zavery, 120A Lucas Street, dated February 5, 2019
4. Petition submitted by area residents, received on January 30, 2019
5. Correspondence from Flavia and Giulio Silano, 7 Lilley Court, dated February 4, 2019
6. Correspondence from Paule and Marten Bredehoeft, 324 Atha Avenue, dated February 2, 2019
7. Correspondence from Liz Rankin-Horvath, 36 Willett Crescent, dated February 4, 2019
8. Correspondence from Mari Nicolson, 119 Evahill Crescent, dated February 6, 2019
9. Correspondence from Doug and Heather Lowry, 115 Mill Street, dated February 6, 2019
10. Correspondence from Alex Vuong, 352 Weldrick Road East, dated February 6, 2019

Carried

## 2. **Disclosure 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*.

## 3. **Scheduled Business:**

### 3.1 **SRPRS.19.008 - Request for Comments - Zoning By-law Amendment Application - Desiree and Ivona Tomanelli - 116 Lucas Street - File Number D02-18010**

Sarah Mowder of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit two semi-detached dwelling units on the subject lands. 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.

Deborah Alexander, Alexander Planning Inc., agent for the applicant, provided information regarding the Zoning By-law Amendment application,

noting that the proposed development would serve as a transition between the higher density built form in the north (3 to 4 storey dwellings), and the lower density to the south (1 to 1.5 storey dwellings). She commented that the area has been going through intensification in accordance with the Benson/Hunt Tertiary Plan, and that the plan permits semi-detached dwellings to a maximum height of three storeys subject to the height transition and a zoning by-law amendment. Ms. Alexander advised that the proposed units are similar and compatible with the existing units in the area. She also noted that they have reviewed the comments from Urban Design staff and are working on addressing them.

Shabbir Zavery, 102A Lucas Street, expressed concerns regarding the site-specific exceptions being requested, as further detailed in his submission distributed as Correspondence Item 3.1.2. He noted that the requested variances were not permitted in the Benson/Hunt Tertiary Plan, and that he does not object to a development that stays within the zoning by-laws and allowable variances. Mr. Zavery also expressed concerns about the precedent that would be set if the proposed development was permitted.

Revi Mula, 102 Lucas Street, expressed her concerns regarding the proposed development not conforming to the guidelines outlined in the Benson/Hunt Tertiary Plan. Ms. Mula also shared concerns for the safety of children walking to school, due to the impact of additional driveways and the lack of sidewalks on Lucas Street.

Mari Nicolson, 119 Evahill Crescent, shared her concerns with the impact the proposed development may have on the ecosystem, as detailed in her correspondence submitted at the meeting. She expressed concerns with the requested size and height variances of the proposed development, and the impact on the natural and historic character of the area. She also expressed concerns for children due to traffic and speeding on Lucas Street.

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

a) That staff report SRPRS.19.008 with respect to the Zoning By-law Amendment application submitted by Desiree and Ivona Tomanelli for the lands known as Lot 14, Plan 269 (municipal address: 116 Lucas Street), File Number D02-18010, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.2 SRPRS.19.029 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Yonge 19th Avenue Joint Venture Ltd. - 102 19th Avenue and 6 Anglin Drive - File Numbers D02-18023 and D03-18011**

Sarah Mowder 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 extension and terminus of Post Oak Drive and permit 13 single detached dwelling units on the subject lands. 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.

Adam Layton, Evans Planning Inc., agent for the applicant, provided an overview of the proposed draft Plan of Subdivision and the proposed Zoning By-law Amendment. He highlighted site-specific standards for lots fronting Anglin Drive, including increasing the front yard setback to better correspond to the prevailing setback along Anglin Drive. He also identified a slight reduction in the proposed side yard setback, and confirmed that it remains consistent with the prevailing urban standards. Mr. Layton concluded by presenting conceptual elevations of the lots fronting Anglin Drive and Post Oak Drive, noting that they are subject to the Town's architectural review process.

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: Councillor Chan

a) That staff report SRPRS.19.029 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Yonge 19<sup>th</sup> Avenue Joint Venture Ltd. for the lands known as Lot 2 and Part of Lot 1, Plan 5509 (municipal addresses: 102 19<sup>th</sup> Avenue and 6 Anglin Drive), File Numbers D02-18023 and D03-18011, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.3 SRPRS.19.006 - Request for Comments - Zoning By-law Amendment Application - Sanaz Sharifi - 227 Harding Boulevard - File Number D02-18008**

Simone Fiore, of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a medium density residential development consisting of five townhouse dwelling units 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.

Ryan Guetter, Weston Consulting, agent for the applicant, advised that an open house was held to discuss the proposed development, and that the owner is committed to making adjustments to the plan based on feedback received. Mr. Guetter provided an overview of the proposed development, elevations, architectural renderings and landscape plan. Mr. Guetter noted that they will be commissioning a traffic analysis to address residential traffic concerns, and advised that they are working with staff regarding refining the details pertaining to site drainage and stormwater management. Mr. Guetter concluded by advising that they are committed to hearing all comments, and that they will work with the Local Councillor, Members of Council and the community to ensure the appropriate revisions are made.

Katarina Papas, 221 Harding Boulevard, spoke on behalf of her parents and shared concerns regarding the impact the proposed development would have on traffic in the area. She noted that Harding Boulevard already experiences heavy traffic due to the medical building, hospital and school, and that area residents have difficulty exiting their driveways.

Carlo Astorino, a resident of Harding Boulevard, advised that his family has resided on Harding Boulevard for many years and that traffic and congestion in the area has become worse over that time. He noted the significance of the intersection in Richmond Hill, due to the location of the hospital, medical building and school, and expressed that he was not against development, but would like development to be an opportunity to make a bad situation better and not worse.

Leslie Black, 21 Lilley Court, expressed concerns relating to the impact of the proposed development, noting that adjacent properties could also be redeveloped in the future which would destroy the neighbourhood. Mr. Black advised of concerns with parking on Lilley Court due its proximity to the medical building, as well as concerns pertaining to changes in the sewage capacity that would result from the proposed development.

Scott Garrow, 15 Lilley Court, advised of concerns pertaining to the lack of compatibility of the proposed development with the existing

neighbourhood. He expressed concerns with privacy, the orientation of lots, the massing and height of the townhouse units and the lack of snow storage.

Dino Puppi, 24 Lilley Court, advised of concerns with the number of proposed units on the subject lands. He questioned why the maximum lot coverage calculation of 42 percent does not take into consideration the driveway and also questioned the percentage of green space calculation.

Emilio Pesce, 26 Lilley Court, advised that his property backs onto the proposed development and expressed concerns with privacy and safety as a pool owner. He advised of liability concerns should children become hurt due to traffic volumes, and cars backing out of driveways on Lilley Court. Mr. Pesce communicated that he is not opposed to future development proposals, but felt the development proposal was not suited for the corner location.

Rachel Smith, 27 Lilley Court, questioned the 2 parking space allocation for each townhouse unit, and shared her belief that additional parking may be needed given the size of the units. She also expressed concern with only 2 visitor parking spaces being proposed and questioned where the additional vehicles would park.

A resident of Lilley Court, spoke on behalf of his parents, to express concerns that the area could get busier when the new hospital in Vaughan was completed due to patients transferring between the new hospital and Mackenzie Health.

Melvin Sokolsky, 29 Lilley Court, shared concerns regarding the affect the proposed townhouse units could have on drainage and sewage given the downward slope at the front of his property. Mr. Sokolsky advised that his unit was located near the ravine, and that he was concerned the proposed development could change the natural surroundings.

Gaye Robertson, 190 Harding Boulevard West, shared her concerns with the traffic congestion in the area.

Moved by: Councillor Cilevitz

Seconded by: Councillor West

a) That staff report SRPRS.19.006 with respect to the Zoning By-law Amendment application submitted by Sanaz Sharifi for lands known as Lot 1, Plan 65M-2366 (municipal address: 227 Harding Boulevard), File

Number D02-18008, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.4 SRPRS.19.017 - Request for Comments - Zoning By-law Amendment Application - Dormer Bond Inc. - Multiple Addresses on Yonge Street and Bond Crescent - File Number D02-18009**

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a medium density residential development consisting of 116 stacked townhouse dwelling units 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.

Chris Perreira, M. Behar Planning and Design Inc., agent for the applicant, provided an overview of the location of the subject lands and details on the development proposal. He noted that the application for stacked and back-to-back townhouses was submitted to the Town on April 5, 2018 and deemed complete on April 19, 2018. Mr. Perreira advised that in response to staff comments, the application was revised and new plans submitted for 116 stacked and back-to-back townhouses. He also noted that the proposed development contributes to the mix of housing types, lot and unit sizes in the area. Mr. Perreira provided details of the architectural design of the townhouses, and noted that they were able to accommodate staff request to rearrange the orientation of the blocks. He also advised that they will continue to work with staff on minor items that they may identify.

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 DiPaola

a) That staff report SRPRS.19.017 with respect to the Zoning By-law Amendment application submitted by Dormer Bond Inc. for lands known as Lots 68 to 71 and Part of Lots 72 and 73, Plan 136 (municipal addresses: 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street, and 1, 3 and 5 Bond Crescent), File Number D02-18009 (Related File D06-18017), be received for information purposes only and that all comments be referred back to staff.

Carried

**3.5 SRPRS.19.025 - Request for Comments - Zoning By-law Amendment Application - Richmond Hill Christian Community Church - 9640 and 9670 Bayview Avenue - File Number D02-18018**

Jeff Healey of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a two storey discipleship building and a four storey parking garage on the subject lands. Mr. Healey advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Rebecca Tannahill, WSP Canada Inc., agent for the applicant, provided a description of the subject site, the existing zoning, and the proposed development. She advised that discipleship building is designed to directly front onto Bayview Avenue and Hillsview Drive, and noted that it will screen the parking structure. Ms. Tannahill presented a conceptual rendering of the discipleship building, and highlighted that the design improvements urbanizes the frontage and appropriately addresses the intersection while integrating well with the existing church.

Paul Ting, Executive Pastor of the Richmond Hill Christian Community Church, advised that the church facility was used daily and that over 4000 people attend church services and programs on a weekly basis. He explained that the vision of the church was to enhance services to the Richmond Hill community by expanding the facility, which would enable them to train more people to grow in faith and serve the community.

Wilburn Chiu, a resident of Richmond Hill, provided an overview of the programs run by the church's activity centre. He noted the growth in the seniors programs and the more than 40 interest group programs offered throughout the year. Mr. Chiu advised that programs are well attended by the Richmond Hill community, and that expansion of the church was required as the facility had reached its capacity.

Monica Ma, a volunteer at the Richmond Hill Christian Community Church, shared that she has volunteered with the church's Love, Mercy and Justice Ministry for seven years. She explained that the ministry runs programs for women and children who live at women's shelters, as well as programs for low-income families, refugees and immigrants.

Donald Wong, a volunteer at the Richmond Hill Christian Community Church for more than 18 years, shared his support for the church's application. Mr. Wong explained that the church's Special Needs Ministry



has provided him with support as a parent of a child with special needs. He also advised that the Ministry has seen a growth in families attending, from seven to over 70 during his time at the church. Mr. Wong explained that the need for additional programming for adult children with special needs was required and with that the need for additional facilities.

Michael Falico, 35 Valleyford Avenue, shared concerns related to traffic congestion near the church, noting the area is congested and could become worse after the construction of the church parking garage and residential development across the street. Mr. Falico conveyed his belief that the proposed development should be reconsidered.

Moved by: Councillor Chan

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPRS.19.025 with respect to the Zoning By-law Amendment application submitted by the Richmond Hill Christian Community Church for lands known as Part of Lots 35 to 38, Plan 2260 (municipal addresses: 9640 and 9670 Bayview Avenue), File Number D02-18018, be received for information purposes only and that all comments be referred back to staff.

Carried

### **3.6 SRPRS.19.015 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - J-G Cordone Investments Limited - 11130 Yonge Street - File Numbers D01-18001 and D02-18007**

Jeff Healey of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit an eight storey apartment building comprising of 114 dwelling units on the subject lands. Mr. Healey advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Joshua Butcher, Bousfields Inc., agent for the applicant, provided information on the purpose of the rezoning application and details on the location of the development. He identified that the submitted zoning scheme showed an eight storey residential building, and noted they are seeking additional land uses, such as a senior's citizen's dwelling, independent senior's residence or long-term care home, in addition to other uses. Mr. Butcher explained the rationale for providing for residential uses in the original application, and advised that they are happy to work with staff and look at options to include grade related commercial uses. He

acknowledged comments pertaining to refining the base building, advising they would discuss it further with staff. Mr. Butcher noted an error in the proposed zero metre yard set back, and advised that it will be corrected for the next submission. He also commented that staff encouraged a site plan application be submitted prior to finalizing the zoning plan amendment, noting that the owner felt it was premature at this stage. Mr. Butcher acknowledged the Town's desire to widen Brookside Road and indicated the owner would work with staff on that matter.

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: Regional and Local Councillor Perrelli

a) That staff report SRPRS.19.015 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by J-G Cordone Investments Limited for lands known as Part of Lot 3, Registered Plan 1642 (municipal address: 11130 Yonge Street), File Numbers D01-18001 and D02-18007, be received for information purposes only and that all comments be referred back to staff.

Carried

#### **4. Adjournment**

Moved by: Councillor West

Seconded by: Regional and Local Councillor DiPaola

That the meeting be adjourned.

Carried

The meeting was adjourned at 10:24 p.m.

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Dave Barrow  
Mayor

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Gloria Collier  
Deputy Town Clerk