

**Extract from Council Public Meeting  
C#06-18 held February 21, 2018**

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| Appendix | A         |
| SRPRS    | 19.052    |
| File(s)  | D02-16037 |

**3.4 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Fifth Avenue (King North) Inc. – 3, 5, 7 and 9 McCachen Street and 300 King Road – File Numbers D02-16037 and D03-16011 (Related File Number D06-17088) – (Staff Report SRPRS.18.056)**

Katherine Faria 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 the construction of a residential development comprised of 10 semi-detached and 37 townhouse dwelling units with a private common element condominium road on the subject lands. Ms. Faria 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 Grossi, KLM Planning Partners Inc., agent for the applicant, reviewed the timeline for the development application and proposed Site Plan, noting that since the first submission they had acquired the property at 9 McCachen Street and therefore initiated a second submission proposing 47 semi-detached and townhouse dwelling units. He confirmed all units would have a building height of three storeys and that they did not include livable attic space, and addressed resident, visitor and barrier-free parking. Mr. Grossi advised that they would continue to work with the property owners to the east, Stateview Homes (Kings Landing) Inc., on matters of coordination and the acquisition of a strip of land along the easterly property line, and displayed artist renderings to show the architectural design, amenity space and private rear yards of the units.

Christopher Tanzola, Overland LLP, lawyers for Stateview Homes (Kings Landing) Inc., confirmed the comments made by Mr. Grossi that they were working with the property owners of the subject lands on matters of coordination. He advised that Stateview Homes submitted applications which were now before the Ontario Municipal Board, that Fifth Avenue (King North) Inc. was involved as a party to the proceedings, and that all parties including the Town of Richmond Hill were working towards a settlement. Mr. Tanzola noted that they participated in the Tertiary Plan process, the applications were consistent with the principles within the Tertiary Plan, and that they would continue to work with the applicant on matters of design, access and servicing as further detailed in his correspondence distributed as Item 3.4 1.

Denise Hunt, 16 Poplar Drive, expressed her concerns with the notification that was provided for the applications on the subject lands and the impact the proposed development would have on existing infrastructure, specifically storm water runoff and water flow onto her property. Ms. Hunt inquired about the traffic lights, traffic flow and safety measures that would be implemented for the area with the additional homes to be built.

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**FOR YOUR INFORMATION AND ANY ACTION DEEMED NECESSARY**

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Danny Sciulli, 11 McCachen Street, advised that he was opposed to Tertiary Plan Scenario A identified in staff report SRPRS.18.056 as the proposed new private road would go onto his property which would make it difficult to sell in the future.

Moved by: Councillor Beros  
Seconded by: Councillor Muench

That staff report SRPRS.18.056 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Fifth Avenue (King North) Inc. for lands known as Lots 11 and 12 and Blocks B and C, Plan 484 (municipal addresses: 3, 5, 7 and 9 McCachen Street and 300 King Road), File Numbers D02-16037 and D03-16011 (Related File Number D06-17088) be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously