



Council Public Meeting

Minutes

C#06-19

Wednesday, February 20, 2019, 7:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

Council Members Present: Mayor Barrow
Regional and Local Councillor Perrelli
Regional and Local Councillor DiPaola
Councillor Muench
Councillor West
Councillor Chan

Regrets: Councillor Beros
Councillor Liu
Councillor Cilevitz

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
A. Dunn, Planner 2 - Site Plans
R. Pham-Nguyen, Administrative Assistant to Members of Council
J. Hambletan, 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: Regional and Local Councillor Perrelli
Seconded by: Councillor West

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

1. Correspondence from Russell Newman, 144 Douglas Road, dated February 19, 2019
2. Correspondence from Alan and Meredith Fletcher, 274 Douglas Road, received on February 20, 2019
3. Correspondence from Kathrine Mabley, 300 Douglas Road, received on February 20, 2019
4. Correspondence from Atul Dave, 17 Colesbrook Road, dated February 15, 2019
5. Correspondence from Kevin Chiew, 16 Colesbrook Road, dated February 20, 2019
6. Correspondence from Claudia and Nat Albano, 277 Harris Avenue, dated February 19, 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.19.035 - Request for Comments - Zoning By-law Amendment Application - Weilu He - 262 Douglas Road - File Number D02-18011

Sarah Mowder of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit two new 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.

Shery Cherian, agent for the applicant, advised that the development application proposes to sever the property into two equal lands, and noted it will have minimal impact on the surrounding properties.

Tony Cicerello, 272 Douglas Road, expressed concerns with the proposed detached garages having access from Joyces Point Road. He noted safety and logistical concerns due to the narrow road width, as well as concerns regarding the impact the proposed development would have on traffic in the area.

Kathrine Mabley, 300 Douglas Road, shared her concerns with infill development in the area and the implications on Lake Wilcox. She questioned the ability of the pumping stations on Douglas Road and Joyces Point Road to service the additional development, and noted concerns with flooding and increased runoff of salt and chemicals into the Lake from Joyces Point Road. Ms. Mabley expressed concerns with the proposed development due to the increased density and lot coverage, and the orientation of the garages. She also noted that a number of residents are opposed to the current development proposal, as referenced in her submission distributed as Correspondence Item 3.1.3.

Alex Draper, 278 Douglas Road, shared his concerns with the lack of cohesiveness of the proposed development with the existing neighbourhood, due to the proposed height of the units and the garages directed towards Joyces Point Road.

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor West

a) That Staff Report SRPRS.19.035 with respect to the Zoning By-law Amendment application submitted by Weilu He for the lands known as Part of Lot 9, Plan 163 (Municipal Address: 262 Douglas Road), Town File D02-18011 (Related Files D06-18022 and D06-18023), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPRS.19.036 - Request for Comments - Zoning By-law Amendment Application - Anix Developments Inc. - 0 Lowther Avenue - File Number D02-18016

Sarah Mowder of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit four 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.

Jim Kotsopoulos, JKO Planning Services Inc., on behalf of the applicant, provided an overview of the location of the subject lands, noting that the proposed development would help fill the void at the south-west corner of Lowther Avenue and Merton Street. He advised that the subject lands are surrounded by a combination of townhouses, semi-detached and single

detached units and shared his belief that the development proposal would fit in nicely within the surrounding context. Mr. Kotsopoulos noted that they are seeking site-specific variances to the zoning standards which includes reducing the flankage yard setback from 3 metres to 1.5 metres. He advised that the primary purpose of the flankage yard setback was to protect the visibility at the intersection, noting that the matter was addressed by situating the dwelling as far into the site as possible. Mr. Kotsopoulos also advised that he looked forward to further discussions with staff and a final report before Council.

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 DiPaola
Seconded by: Councillor Chan

a) That Staff Report SRPRS.19.036 with respect to the Zoning By-law Amendment application submitted by Anix Developments Inc. for the lands legally known as Lots 981, 982, 983 and 984, Plan 133 (Municipal Address: 0 Lowther Avenue), Town File D02-18016, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.3 SRPRS.19.021 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - 2539144 Ontario Inc. - 15 Colesbrook Road - File Numbers D02-18021 and D03-18010

Amanda Dunn 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 18 townhouse dwelling units on the subject lands. Ms. Dunn 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, JKO Planning Services Inc., on behalf of the applicant, identified the location of the subject lands. He highlighted the location of medium density townhouses in the neighbourhood and noted that in combination they help to satisfy a key provision in the Official Plan in terms of locational criteria under the Neighbourhood designation. Mr. Kotsopoulos identified the unit widths of the proposed townhouse dwelling units, and he noted that at the request of Town staff, a detailed concept plan was submitted which outlines how the abutting residential lands to the east could develop in a logical and efficient manner. Mr. Kotsopoulos

concluded by advising that he looked forward to further discussions with staff and a final report before Council.

Atul Dave, 17 Colesbrook Road, expressed concerns regarding the density of the proposed development and possible noise implications, as further detailed in his submission distributed as Correspondence Item 3.3.1. He shared his belief that the land was better suited for detached homes given the house types in the surrounding neighbourhood and noted his concern for the wellbeing of the mature tree on the subject property.

A resident of 55 Froud Drive advised of concerns with the density of the proposed development and the implications on traffic in the area. She shared her concerns regarding the capacity of the neighbourhood school to accommodate the additional children and the wellbeing of the mature tree on the subject property.

Kevin Chiew, 16 Colesbrook Road, expressed concerns with the increased density of the proposed development, as further detailed in his submission distributed as Correspondence Item 3.3.2. He noted that the proposed townhouse units share a common driveway leading to Gamble Road, which is inconsistent with other townhouse units in the area as they have their own separate driveways. Mr. Chiew also shared his concerns for the safety of young children in the area due to increased traffic.

Moved by: Councillor West
Seconded by: Councillor Chan

a) That Staff Report SRPRS.19.021 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 2539144 Ontario Inc., for lands known as Part of lot 13, Plan 4667 (Municipal Address: 15 Colesbrook Road), Town Files D02-18021 and D03-18010 be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.4 SRPRS.19.027 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Jefferson Heights Estates Limited - 12, 24 and 36 Beech Avenue, 319 Harris Avenue - File Numbers D02-18014 and D03-18007

Jeff Healey 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

14 semi-detached dwelling units, 38 townhouse dwelling units and an open space block 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.

Murray Evans, Evans Planning Inc., agent for the applicant, provided a description of the site location of the proposed development and the adjacent land uses. He commented that the project is generally consistent with Council approved guidelines for the area and noted his appreciation that some variances are permitted. He advised that the proposed semi-detached units would front Beech Avenue and face the semi-detached units on the opposite side of the road that were approved in the Jefferson South proposal. Mr. Evans also advised that they are confident that their project would facilitate the efficient development of the neighbouring parcel.

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 DiPaola

a) That Staff Report SRPRS.19.027 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Jefferson Heights Estates Limited for lands known as Part of Lots 54 to 57, Registered Plan 1916, and Lot 1, Plan 65M-2071 (Municipal Addresses: 12, 24 and 36 Beech Avenue and 319 Harris Avenue), Town Files D02-18014 and D03-18007, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4. Adjournment

Moved by: Councillor Chan

Seconded by: Regional and Local Councillor DiPaola

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:30 p.m.

Dave Barrow
Mayor

Gloria Collier
Deputy Town Clerk