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Council Public Meeting C#32-17

Wednesday, September 27, 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, September 27, 2017 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 Muench
Councillor West
Councillor Cilevitz
Councillor Chan

Regrets:

Councillor Beros
Councillor Liu

The following members of Staff were present:

K. Kwan, Acting Commissioner of Planning and Regulatory Services
D. Beaulieu, Manager, Development - Subdivisions
G. Galanis, Manager, Development – Site Plans
S. Cham, Senior Planner
M. Filippetto, Senior Planner - Subdivisions
S. Fiore, Planner II - Subdivisions
G. Collier, Deputy Town Clerk

Mayor Barrow read the Public Hearing Statement.

Adoption of Agenda

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

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

1. Correspondence from Maurice Kwok, 19 Silk Court, dated September 26, 2017
2. Correspondence from Carlos Lopez and Maria Isaza, 21 Silk Court, dated September 26, 2017

3. Correspondence from Russell Newman, 144 Douglas Road, dated September 23, 2017
4. Correspondence from Patrick Man Fai Ma, 61 Grange Drive, dated September 27, 2017
5. Correspondence from Rajabali Ghandhari and Leeda Maanavi, 63 Grange Drive, dated September 27, 2017

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 Application – Rodeo Homes Richmond Hill Inc. – 143 Pathlane Road – File Number D02-17007 – (Staff Report SRPRS.17.152)

Mary Filipetto of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the construction of seven (7) residential units consisting of six (6) semi-detached dwellings and one (1) single detached dwelling on the subject lands. Ms. Filipetto advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Richard Domes, agent for the applicant, reviewed the development proposal and provided additional information regarding vehicular access, at-grade visitor parking and underground garage facility to accommodate resident parking, south facing units towards Springbrook Park, elevation and design elements. He provided context to the application within the existing zoning framework and advised that the proposed development was compatible with the adjacent uses. Mr. Domes advised of supporting studies completed for the subject lands, addressed comments in the staff report regarding approval of the amending Zoning By-law to be withheld until approval of the related draft Plan of Condominium application, and submitted a petition from adjacent residents who were in support of the proposed development.

Wera Tachtaul and Charles Fraser, 149 Pathlane Road, advised that they were opposed to the proposed development and advised that the purchase agreement for their home included a provision for their backyard to face Springbrook Park. They requested that Council deny the application so that they could maintain the view of the park and to preserve the trees and green space.

Maurice Kwok, 19 Silk Court, expressed his concerns with the loss of mature trees and advised that he was opposed to the proposed development because the proposed density was not compatible with the existing neighbourhood, would negatively impact area property values, and the proposed entrance to the site was too narrow and would result in traffic problems as further detailed in his correspondence distributed as Correspondence Item 3.1 1.

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

That staff report SRPRS.17.152 with respect to the Zoning By-law Amendment application submitted by Rodeo Homes Richmond Hill Inc. for lands known as Lot 10, Registered Plan 65M-4511 (municipal address: 143 Pathlane Road), File Number D02-17007, 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 and Draft Plan of Subdivision Applications – P. Campagna Investments Limited, Pasquale Campagna and 1480420 Ontario Limited – 18, 22 and 26 Sunset Beach Road – File Numbers D02-17009 and D03-17003 – (Staff Report SRPRS.17.139)

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 facilitate the construction of a residential development comprised of six (6) freehold 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.

Murray Evans, Evans Planning Inc., agent for the applicant, reviewed the development proposal and provided additional information to address comments received from area residents related to lot width, density, rear yard setbacks, front yard setbacks, and parking, and advised that a portion of the subject lands were proposed to be conveyed to a public authority. He advised that the subject lands were within the Oak Ridges Local Centre and that the proposed development was consistent with the planning policy framework of the Town, and noted the request for relief from the current zoning to allow a deck to encroach 3.7 metres into the minimum rear yard.

Russell Newman, 144 Douglas Road, advised that existing residential lots in the area have 50 ft. frontages and in his opinion, single family dwellings would be better suited for the site. He expressed his concerns with the site not having adequate parking and requested that the front yard setback and floodplain be pushed back as further detailed in his correspondence distributed as Correspondence Item 3.2 1.

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

That staff report SRPRS.17.139 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by P. Campagna Investments Limited, Pasquale Campagna and 1480420 Ontario Limited for lands known as Part of Lot 65, Concession 1, E.Y.S., (municipal address: 18, 22 and 26 Sunset Beach Road), File Numbers D02-17009 and D03-17003, 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 – Metropole Developments Inc. – 25, 45 and 61 Harris Avenue – File Numbers D02-17014 and D03-17004 – (Staff Report SRPRS.17.134)

Shelly Cham 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 a townhouse development comprised of 44 townhouse units on the subject lands. Ms. Cham 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 Kotsopolous, JKO Planning Services Inc., agent for the applicant, advised he was in attendance with the property owners of the subject lands. He stated that they had reviewed the staff report and were present to hear comments from Council and the public, to answer any questions and looked forward to a recommendations report being brought forward for approval.

Frank Xu, 55 Grange Drive, advised that when he purchased his property he paid a lot premium and was told that there would be no development behind his home. He expressed his concerns with the proposed development because of the proposed height, density, and increase in traffic, and the impact it would have on area property values. Mr. Xu requested that if the proposed development was approved, that there be a buffer between the new and existing homes and that consideration be given to the land designated for a storm water management pond to be used as a park.

Yao Peng, 51 Grange Drive, also advised that when she purchased her property she was told there would be no development behind her home and the land would remain green space. Ms. Peng inquired about the status of a proposed park that had been included on previous plans for the subject lands, as the property now shows only townhouses, and stated that she had hoped for a better development proposal for the area.

Leeda Maanavi, 63 Grange Drive, advised that she was in agreement with the comments made by the previous speakers and that she objected to the proposed development because of the height and density which would shadow her yard, impact on area property values, traffic, noise and air pollution as further detailed in her correspondence distributed as Correspondence Item 3.3 2.

Patrick Ma, 61 Grange Drive, noted that the existing homes along Grange Drive are at a lower elevation than the townhouses within the proposed development which would negatively impact their privacy, light, ventilation, and property value. Mr. Ma expressed his concerns with the lack of green space and loss of mature trees, and advised that he was opposed to the proposed development as further detailed in his correspondence distributed as Correspondence Item 3.3 1.

A resident of 57 Grange Drive advised of her concerns with the proposed development because of the density, increase in the number of cars in the area, loss of green space, pollution and impact on the environment, and loss of mature trees.

Yuhuai Chen, 56 Grange Drive, expressed his concerns with the proposed development because of the loss of mature trees, height, density, traffic, pollution and impact on the environment.

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

That Staff Report SRPRS.17.134 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Metropole Developments Inc. for lands known as Lots L and N, Part of Lots H, J and K, Plan 1916 (municipal address: 25, 45 and 61 Harris Avenue), File Numbers D02-17014 and D03-17004, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

Adjournment

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

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:15 p.m.

Dave Barrow
Mayor

Gloria Collier
Deputy Town Clerk