



## Council Public Meeting

### Minutes

C#12-19

**Wednesday, March 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 Beros  
Councillor Muench  
Councillor Liu  
Councillor West  
Councillor Cilevitz  
Councillor Chan

**Staff Members Present:**

G. Galanis, Director, Development Planning  
D. Giannetta, Manager, Development – Site Plans  
J. Healey, Senior Planner  
L. Penner, Senior Planner  
A. Dunn, Planner 2 - Site Plans  
R. Pham-Nguyen, Administrative Assistant to Members of Council  
J. Hambleton, 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. Correspondence from Dmitri and Victoria Paykin, 11 Carat Crescent, dated March 5, 2019
2. Correspondence from Ravin Cheng, Mack Clement Lane, dated March 5, 2019
3. Correspondence from Marie Daquano, 32 Clarissa Drive, dated March 2, 2019
4. Correspondence from Wendy Cheung, 32 Clarissa Drive, dated March 8, 2019
5. Correspondence from Marie Lou Daquano, 32 Clarissa Drive, dated March 10, 2019
6. Correspondence from Valiantsina and Uladzimir Shaputsko, 34 Mack Clement Lane, dated March 20, 2019
7. Correspondence from Ed Lomax, 351 Church Street South, dated March 14, 2019
8. Correspondence from Claudette McRobbie, 32 Clarissa Drive, dated March 15, 2009
9. Correspondence from Gheorghe Silber, 22 Clarissa Drive, dated March 17, 2019
10. Petition submitted by the Board of York Region Condominium Corporation 688, dated March 18, 2019
11. Correspondence from Tom and Nancy Cutler, 22 Clarissa Drive, dated March 20, 2019

Carried Unanimously

## **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.19.032 – Request for Comments – Zoning By-law Amendment Application – 2304266 Ontario Inc. – 195 Gamble Road - File Number D02-18022**

Amanda Dunn of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a residential development comprised of eight 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.

Jonathan Sasso, Weston Consulting, agent for the applicant, provided a description of the subject property and the adjacent land uses. He advised that the property is subject to a number of provincial, regional and municipal planning policies and regulations, which were considered and evaluated during the preparation of the application. Mr. Sasso identified that the subject lands are located within the Settlement Area land use designation of the Oak Ridges Moraine Conservation Plan and that the proposed development conforms to the policies of that plan. He advised that the application was circulated to the Toronto Regional Conservation Authority (TRCA) as the subject property is located within a TRCA regulated area, and that work is underway to address their comments. Mr. Sasso also provided an overview of the proposed Zoning By-law Amendment and described the development proposal, noting that development is compatible with the surrounding unit types and building forms. Mr. Sasso concluded by providing illustrations of the development's urban design.

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: Councillor Cilevitz

- a) That Staff Report SRPRS.19.032 with respect to the Zoning By-law Amendment application submitted by 2304266 Ontario Inc., for lands known as Part of Lot 25, Plan 4667 (Municipal Address: 195 Gamble Road), Town File D02-18022, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.2 SRPRS.19.047- Request for Comments - Official Plan Amendment Application - Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada - 83 and 97 King Road - File Number D01-18002**

Jeff Healey of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan Amendment application to permit the expansion of an existing Place of Worship 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, advised that the application seeks to expand Our Lady of Annunciation Parish to facilitate the growth of operations and to make it more practical and viable. He noted that the parish has been in the community for approximately 35 to 40 years and was integral to the community. Mr. Evans acknowledged comments in the staff report suggesting that changes be made to the building structure and explained that the proposed development was specifically designed to represent the shape of a cross. Mr. Evans advised that the proposed expanded parking area contains approximately three parking spaces that extend into the floodplain, and that policy indicates a 10 metre buffer from the floodplain. He noted that the subject lands are located within a Special Policy Area, which recognizes that the area is flood prone, however with certain treatment and practices the notion is to allow uses to take place. Mr. Evans explained that the key to development in Special Policy Areas is the safe access and egress to the site and shared his belief that there is safe access and egress to the site given the probability and severity of a possible flood. Mr. Evans concluded by expressing his belief that issues with encroachment into the buffer can be easily dealt with, and that he hopes that the application can be approached in a practical manner.

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: Councillor West

- a) That Staff Report SRPRS.19.047 with respect to the Official Plan Amendment application submitted by the Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada for lands known as Part of Lots 1 to 3, Plan 136 (Municipal Addresses: 83 and 97 King Road), Town Files D01-18002, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.3 SRPRS.19.045 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – NYX 9675 Yonge Ltd. - 9675, 9697 and 9699 Yonge Street – File Numbers D01-18003 and D02-18013**

Leigh Ann Penner of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law

Amendment applications to permit a high density, mixed-use residential/commercial development on the subject lands. Ms. Penner advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Lauren Capilongo, Malone Given Parsons, agent for the applicant, provided an overview of the site location and context and highlighted the existing high-density residential development and commercial plazas. She noted that the proposal complies with all policies within Richmond Hill's Official Plan with the exception of the height and density aspects. Ms. Capilongo noted that the Provincial Growth Plan was updated to provide for new minimum density intensification targets along areas within a major transit station area, and that the proposed development helps achieve those targets. She advised of changes made to the concept plan after working with staff, which included breaking up the massing to provide for two distinct towers and creating a variation of building heights. Ms. Capilongo shared comments received from York Region regarding protecting for a future potential driveway along the rear of the lands and concluded by providing illustrations of both the proposed development and the landscape plan.

Roy Mathers, 22 Clarissa Drive, spoke on behalf of the Board of Directors of the York Region Condominium Corporation 688, in objection to the proposed applications. He shared concerns with the request to amend the requirements pertaining to the minimum distances from the property lines, maximum building heights and maximum floor area ratio. He advised of concerns regarding the impact the proposed development will have on traffic in the area, as well as concerns pertaining to the availability of parking which was further detailed in the Board's submission distributed as Correspondence Item 3.3.7.

Rohinton Kiash, 22 Clarissa Drive, expressed his belief that the proposed development should be better designed to respect the residents in the neighboring development. He shared concerns with the proposed increase in density, traffic in the area, lack of parking and pedestrian safety.

Nancy Cutler, 22 Clarissa Drive, expressed her support for the guidelines outlined in the Town's Official Plan. She shared her observation of the significant traffic at the intersection of Church Street and Weldrick Road, as outlined in her submission distributed as Correspondence Item 3.3.8. She also expressed concern with the impact of increased density and

resulting increase in traffic would have on the neighbourhood, especially children and seniors.

Marjorie Lott, 22 Clarissa Drive, advised of her concerns with safety, and the danger that exists in crossing the road due to traffic and speeding, and shared her desire for a crosswalk. Ms. Lott expressed concerns with the proposed driveway of the development exiting on Clarissa Drive and proposed building heights as it would restrict access to sunlight.

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

- a) That Staff Report SRPRS.19.045 with respect to the Official Plan and Zoning By-law Amendment applications submitted by NYX 9675 Yonge Ltd. for lands known as Part of Lots 1, 2 and 3, Registered Plan 2260 (Municipal Addresses: 9675, 9697 and 9699 Yonge Street), Town Files D01-18003 and D02-18013, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**4. Adjournment**

Moved by: Councillor West

Seconded by: Councillor Chan

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:51 p.m.

---

Dave Barrow  
Mayor

---

Gloria Collier  
Deputy Town Clerk