



Council Public Meeting

Minutes

C#21-19

Wednesday, May 8, 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 Beros
- Councillor Muench
- Councillor West
- Councillor Cilevitz
- Councillor Chan

Regrets:

- Councillor Liu

Staff Members Present:

- K. Kwan, Commissioner, Planning and Regulatory Services
- G. Galanis, Director, Development Planning
- D. Beaulieu, Manager of Development - Subdivisions
- D. Giannetta, Manager, Development - Site Plans
- S. Mowder, Planner I - Subdivisions
- A. Dunn, Planner II - Site Plans
- K. Faria, Planner II – Subdivision
- R. Pham-Nguyen, Administrative Assistant To Members Of Council
- N. Chakravorty, Administrative Assistant To Members Of Council
- J. Hypolite, IT Service Desk Technical Analyst
- G. Collier, Deputy City 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 a resident of Eleanor Circle, dated April 26, 2019
2. Correspondence from Christopher J. Tanzola, Overland LLP, on behalf of Stateview Homes (Kings Landing) Inc., dated May 6, 2019
3. Correspondence from a resident of Eleanor Circle, dated May 2, 2019
4. Correspondence from a resident of Eleanor Circle, dated May 8, 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.19.076 – Request for Comments – Zoning By-law Amendment Application – Shahla Siavash Pour - 112 Hunt Avenue - File Number D02-18035

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

Ahmad Mostafian, agent for the applicant, provided an overview of the proposed development application and advised that wildlife and the safety of the children were taken into consideration in the development proposal. Mr. Mostafian summarized the development statistics regarding the application, noting the request for a slight reduction in the front yard and side yard setback. He advised that additional trees will be planted on the southerly border of the subject lands, as well as along Hunt Avenue and Lucas Street. Mr. Mostafian stated that the proposed driveways will be located on Hunt Avenue which he believed will have less impact on existing traffic on Lucas Street. He concluded by providing illustrations of

the proposed elevation plans, noting that he was working on addressing comments from Urban Design staff to simplify the west elevation and revise the site plan.

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.19.076 with respect to the Zoning By-law Amendment application submitted by Shahla Siavash Pour for the lands known as Part of Lot 25, Plan 2300 (Municipal Address: 112 Hunt Avenue), City File D02-18035, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPRS.19.080 - Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Carval Homes (Shaver) Inc. – 234 to 252 King Road, 1 Parker Avenue and 2 and 4 Shaver Street - File Number D02-18031 and D03-18016

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 medium density residential development comprised of 32 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.

Murray Evans, Evans Planning Inc., agent for the applicant, provided an overview of the draft Plan of Subdivision application, noting that it would facilitate the future land division of the property and conveyance of road widenings to the City and Region. Mr. Evans advised that the proposed development follows the trend in the area to have higher density uses, specifically townhouse units, along King Road which is priority Regional transit route. He advised that the proposed development was consistent with the Stateview Homes development application with respect to townhouses fronting Parker Avenue and referred to future development in the area that he believed could logically be developed with townhouse units. He also advised that there were comments identified in the staff report regarding access to the underground parking and the communal garbage storage area that will be addressed.

Gisella Imbrogno, 6 Walkview Crescent, advised that she was in favour of development, but not of development that was unfocused and non-cohesive. She shared her belief that site-specific zoning was needed to ensure that the area was developed in a consistent manner that complies with the Richmond Hill Official Plan, the Oak Ridges Local Centre and the government mandate for infill development. Ms. Imbrogno expressed concern with the delayed development of a Secondary Plan and Tertiary Plan and requested that it move forward in order to facilitate the cohesive development of the area.

Maurizio Barbon, 7 Parker Avenue, advised that he has concerns with parking, set backs and building heights. He also advised that he will submit his concerns in writing to the City.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPRS.19.080 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Carval Homes (Shaver) Inc. for lands known as Part of Lots 29 and 30, Plan 202 (Municipal Addresses: 234 to 252 King Road, 1 Parker Avenue and 2 and 4 Shaver Street), City Files D02-18031 and D03-18016, be received for information purposes only and that all comments be referred back to staff.

Carried

3.3 SRPRS.19.084 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – Metroview Developments (GARDEN) Inc. – 8700 and 8710 Yonge Street - File Number D01-18007 and D02-18033

Katherine Faria 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. 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.

Chris Pereira, M. Behar Planning and Design Inc., agent for the applicant, advised that the application was submitted in December 2018 and deemed complete on January 11, 2019. He provided an overview of the site location and development proposal, including providing illustrations to

highlight the amenity areas and proposed elevations. Mr. Pereira advised that given the regional importance of Yonge Street, the significant transit infrastructure and the site specific importance as a primary gateway into Richmond Hill, the application can be improved upon. He noted that based on Council's feedback within the last several months, they believe that the site warrants the exploration of additional height and density which may enable them to provide a more prominent massing and architectural emphasis at the corner. Mr. Pereira also noted that additional items such as reduced parking standards, and a possible strata parking garage below the future public road would help achieve greater height and density.

Grigori Soummer, 12 Eleanor Circle, shared concerns regarding the impact the 20 storey building would have on the neighbourhood and property values. He also raised concerns with a proposed road connecting to Eleanor Circle.

Claude Allard, Eleanor Circle, shared his opinion that the City should adhere to the original height restriction that has been in place in the 20 year plan. He noted that taller high rise developments could be built on commercial land located on the east side of Yonge Street, as it could be developed without impacting the homes that are in close proximity to the current site. Mr. Allard shared his hope that the proposed road does not access Eleanor Circle and respectfully asked Council and staff to reject such a proposal.

Iman Barazandehpay, 128 Eleanor Circle, questioned how long the project has been in the plan as he was not provided notice until three weeks prior to the public meeting. He advised that Eleanor Circle was a quiet neighbourhood with young and elderly families, and that he does not want any access from Eleanor Circle to the proposed development. Mr. Barazandehpay advised that he will address further questions in an email to the City.

Yu Chengcheng, 46 Eleanor Circle, advised that he was not aware of the meeting until today. He expressed displeasure with the possibility of the tree line behind the building being torn down and noted his opposition to an access road from the proposed development to Eleanor Circle. He also expressed concern with the impact increased density may have on traffic and schools in the area.

A resident of 128 Eleanor Circle shared her concerns regarding the impact the proposed increase in density would have on traffic and schools in the neighbourhood. She raised concerns regarding the proposed walkway

from the development to Eleanor Circle, as well as the overshadowing caused by the proposed development. She also asked Council to consider the residents in the area as they have been affected by the construction on Yonge Street due to the rapidway and will be further affected by the upcoming subway construction.

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

a) That Staff Report SRPRS.19.084 with respect to the Official and Zoning By-law Amendment applications submitted by Metroview Developments (GARDEN) Inc. for lands known as Part of Lots 1, 2, 3 and 4, Plan 1984 (Municipal Addresses: 8700 and 8710 Yonge Street), City Files D01-18007 and D02-18033 (Related File D06-18068), 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 9:13 p.m.

Dave Barrow
Mayor

Gloria Collier
Deputy City Clerk