



Council Public Meeting

Minutes

C#18-19

Wednesday, April 17, 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 Liu
- Councillor West
- Councillor Cilevitz
- Councillor Chan

Staff Members Present:

- K. Kwan, Commissioner, Planning and Regulatory Services
- G. Galanis, Director, Development Planning
- D. Beaulieu, Manager of Development - Subdivisions
- J. Healey, Senior Planner
- S. Fiore, Planner II
- A. Dunn, Planner 2 - Site Plans
- J. Liberatore, Planning Technician
- M. Makrigiorgos, Regional and Local Councillor Chief of Staff
- J. Hambleton, 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: Regional and Local Councillor Perrelli
Seconded by: Councillor Cilevitz

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

1. Correspondence from Anne Judin, 204 Weldrick Road West, dated March 23, 2019
2. Correspondence from Kang Y. Shin, Richmond Hill resident, dated April 6, 2019
3. Correspondence from a resident of Genuine Lane, dated April 15, 2019
4. Correspondence from Robert Chang, 105 Genuine Lane, dated April 17, 2019
5. Correspondence from Helen Chow, resident of Genuine Lane, dated April 17, 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.19.066 - Request for Comments - Zoning By-law Amendment Application - Ali Givehchian and Arman Givehchian - 99 and 105 Douglas Road - File Number D02-18030

Joseph Liberatore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit the creation of one additional building lot on the subject lands. Mr. Liberatore advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Joanna Fast, Evans Planning Inc., agent for the applicant, advised that the proposed development was consistent with the recommendations of the Douglas Road Neighbourhood Infill Study which recommends that new infill development have a minimum lot frontage of 15 metres along existing streets. Ms. Fast noted that there have been several other similar applications along Douglas Road and that the proposal was consistent with the emerging neighbourhood fabric.

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: Regional and Local Councillor Perrelli

a) That Staff Report SRPRS.19.066 with respect to the Zoning By-law Amendment application submitted by Ali Givvehchian and Arman Givvehchian for the lands known as Lot 6, Plan 558 and Part of Lot 3, Plan 163 (Municipal Addresses: 99 and 105 Douglas Road), City File D02-18030, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPRS.19.067 – Request for Comments – Draft Plan of Subdivision Application – Althea Poulos – 8905 Bayview Avenue - File Number D03-18015

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed draft Plan of Subdivision application to permit a medium density residential development comprised of 26 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.

Joanna Fast, Evans Planning Inc., agent for the applicant, advised that in 2014 applications for a site plan approval, zoning by-law amendment and draft plan of condominium were submitted for a development comprised of 22 townhouse dwelling units and a day nursery on the subject lands. She noted that a revised development proposal was submitted in 2018 to remove the day nursery component and develop the site with 26 townhouse dwelling units. Ms. Fast advised that the form of condominium was changed from a standard condominium to a common element condominium, and that a two block draft Plan of Subdivision application was submitted in late 2018. In conclusion, Ms. Fast noted that they are working on responding to staff comments on the site plan and zoning by-law amendment applications and will take into consideration comments from Council and the public.

Mary Grande, a resident of Genuine Lane, expressed concerns with privacy due to the proposed rooftop terraces and the building heights as it was inconsistent with the surrounding neighbourhood. Ms. Grande advised that the block of six townhouse units adjacent to Genuine Lane could affect sunlight penetration and trees in the area, and expressed her disappointment with the proposed minimum rear yard standard, as the units would be too close to the neighbouring residents.

Moved by: Councillor Chan
 Seconded by: Councillor Cilevitz

a) That Staff Report SRPRS.19.067 with respect to the draft Plan of Subdivision application submitted by Althea Poulos for lands known as Part of Lot 13, Concession 2, E.Y.S. (Municipal Address: 8905 Bayview Avenue), City File D03-18015, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.3 SRPRS.19.055 - Request for Comments – Zoning By-law Amendment Application – Mr. A. Troiano in trust of the Estate of G.M. Troiano, 2099685 Ontario Inc. and 2173558 Ontario Inc. – 491 Elgin Mills Road West - File Number D02-18024

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 six single detached 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.

Helen Lepek, Lepek Consulting Inc, agent for the applicant, advised that the subject property at 491 Elgin Mills Road West was not included in the Plan of Subdivision that was registered for the adjacent lands several years ago. She noted that that the development was going forward by consent as the zoning and roads were in place, and the proposed lots were compliant with the development concept for the area at that time.

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.19.055 with respect to the Zoning By-law Amendment application submitted by Mr. A. Troiano in trust of the Estate of G.M. Troiano, 2099686 Ontario Inc. and 2173558 Ontario Inc. for lands known as Part of Lot 28, Plan 1999 and Blocks 62 and 63, Plan 65M-4403 (Municipal Address: 491 Elgin Mills Road West), City File D02-18024, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.4 SRPRS.19.056 – Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Weldrick West Developments 20-26 Inc., Weldrick West Developments 24-28 Inc., Weldrick West Developments 30 Inc. - File Number D02-18028 & D03-1

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 47 townhouse dwelling units and two semi-detached 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., agent for the applicant, advised that the lands from 20 to 30 Weldrick Road West will implement approximately 90 percent of the medium density 'Area D' designation within the Council-approved Tertiary Plan. He noted that the Tertiary Plan's intention is to facilitate the extension of Sorrento Drive, and advised that the proposal will provide the City with a 10 metre right-of-way which will represent the southerly half of the Sorrento Drive extension.

Marg Anthony, 125 Weldrick Road West, expressed concerns with the impact the proposed development will have on sanitation, water, and traffic in the area. She shared concerns with the proposed density and height of the development and advised that she was not opposed to infill development that was executed in a proper and expeditious manner.

Vladimir Arkhangeliskiy, 237 Church Street South, shared his opinion that the proposed development resembles a military settlement as it lacks green space and character, and he expressed concern with the density of the proposed development.

A resident of Yongehurst Road expressed his concerns with the proposed increase in density, and the affect the development will have on the character of the neighbourhood.

Moved by: Councillor Cilevitz
Seconded by Councillor West

a)That Staff Report SRPRS.19.056 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Weldrick West Developments 20-26 Inc., Weldrick West Developments 24-28 Inc., and Weldrick West Developments 30 Inc. for lands known as

Lots 62, 63 and 64 and Part of Lots 1, 2, 3, 4 and 5, Plan 1923 (Municipal Addresses: 20, 24, 26, 28 and 30 Weldrick Road West), City Files D02-18028 and D03-18014, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.5 SRPRS.19.062 - Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – Metroview Developments Inc. – 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South - File Number D01-18004 and D02-18029

Jeff Healey of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit the construction of an eight storey mixed use residential/commercial building 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.

Chris Perreira, M. Behar Planning and Design Inc., agent for the applicant, advised that the development applications were submitted on November 27, 2018, deemed complete on December 6, 2018 and that a residents' meeting hosted by the local Councillor was held on April 8, 2019. Mr. Perreira provided an overview of the development application and advised that the policy framework for the proposal came from the Downtown Local Centre Secondary Plan. He noted that they were aware of the repeal of the Plan and will monitor the situation. Mr. Perreira concluded by advising that the proposed development was consistent with Provincial policy framework as it provided compact, efficient, transit-supportive development; contributed to the appropriate amount of residential density required to sustain existing public transit infrastructure along the Yonge Street corridor; and was in keeping with similar heights and densities approved along the corridor.

Victor Ponte, 171 and 175 Church Street South, shared his concern with the proposed 3.75 Floor Space Index and the zero offset to the houses to the north. He expressed concerns with traffic and questioned whether the 45 degree angular view plane was being respected.

Christine Conrad, 9955 Yonge Street, expressed concerns with the lack of parking on Yonge Street and questioned the amount of parking that would be available for the residents and visitors of the proposed development.

Edmund Kuncewicz, 185 Church Street South, expressed concern with the size of the development, and the lack of transition to the residential neighbourhood. He advised that he would like to see good planning and development occur simultaneously along the entire block instead of development progressing in smaller sections.

Vladimir Arkhangeliskiy, 237 Church Street South, shared his opinion that the proposed building height was too high and recommended that it be reduced to six storeys in order to increase its visual appeal. He shared concerns with the impact the development would have on traffic and expressed his disappointment with the removal of trees in the area.

Rick Crawford, 180 Church Street South, shared his opinion that development of the property be postponed for a few years in order to better assess the traffic in the area which would be impacted by development that was scheduled to begin on Church Street in the near future. He also shared concerns with the building height and privacy, as the proposed building would overlook the rear of his home and neighbouring dwellings.

a) That Staff Report SRPRS.19.062 with respect to Official Plan Amendment and Zoning By-law Amendment applications submitted by Metroview Developments Inc. for lands known as Part of Lots 11 and 12 and Lots 35 and 36, Registered Plan 2383 (Municipal Addresses: 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South), City Files D01-18004 and D02-18029, be received for information purposes only and that all comments be referred back to staff.

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

a) That Staff Report SRPRS.19.062 with respect to Official Plan Amendment and Zoning By-law Amendment applications submitted by Metroview Developments Inc. for lands known as Part of Lots 11 and 12 and Lots 35 and 36, Registered Plan 2383 (Municipal Addresses: 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South), City Files D01-18004 and D02-18029, be received for information purposes only and that all comments be referred back to staff, including direction to staff to work with the applicant towards a revised proposal regarding greater height and density, and lower parking standards.

A recorded vote was taken:

In favour: (5): Councillor Beros, Regional and Local Councillor Perrelli, Councillor Chan, Councillor Muench, Regional and Local Councillor DiPaola

Opposed: (3): Councillor West, Mayor Barrow, Councillor Cilevitz

Motion as Amended Carried (5 to 3)

4. Adjournment

Moved by: Councillor West

Seconded by: Councillor Chan

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:11 p.m.

Dave Barrow
Mayor

Gloria Collier
Deputy City Clerk