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**Council Public Meeting
C#37-17**

**Wednesday, October 25, 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, October 25, 2017 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

Mayor Barrow
Councillor Beros
Councillor Muench
Councillor Liu
Councillor Cilevitz

Regrets:

Regional and Local Councillor Spatafora
Regional and Local Councillor Hogg
Councillor West
Councillor Chan

The following members of Staff were present:

K. Kwan, Commissioner of Planning and Regulatory Services
G. Galanis, Acting Director of Development Planning
D. Beaulieu, Manager, Development - Subdivisions
D. Giannetta, Acting Manager, Development and Site Plans
M. Filippetto, Senior Planner - Subdivisions
A. Long, Senior Planner - Site Plans
S. Fiore, Planner II - Subdivisions
P. Waddell, Interim Manager, Client Support
G. Collier, Deputy Town Clerk

Mayor Barrow read the Public Hearing Statement.

Adoption of Agenda

Moved by: Councillor Cilevitz
Seconded by: Councillor Liu

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

1. Correspondence from Bernie Kliem, 20 Poplar Drive, dated October 2, 2017

2. Correspondence from Howard and Mari Levy, 2 Day Lily Crescent, dated July 25, 2017
3. Correspondence from Kenjo Wu, 138 Birch Avenue, dated October 22, 2017
4. Correspondence from Nima Khorramdel and Negie Mobin, 46A Spruce Avenue, dated October 18, 2017
5. Correspondence from Anthony Cremonese, 42 Spruce Avenue, dated October 19, 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 – 2559986 Ontario Limited and Nicola and Teresina Di Placido – Lots 6 and 7, Registered Plan 484 – 11 and 13 Poplar Drive – File Number D02-17017 – (Staff Report SRPRS.17.161)

Mary Filipetto of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of three (3) additional building lots 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.

Helen Lepek, Lepek Consulting Inc., agent for the applicant, provided additional information regarding the Zoning By-law Amendment application, noting the subject lands were located within the King Road Tertiary Plan Study area, and that the proposal was consistent with single family residential zoning in the area. Ms. Lepek addressed the comments identified in the correspondence distributed as Agenda Item 3.1 b and advised that contact information will be made available to the resident.

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 Muench

That staff report SRPRS.17.161 with respect to the Zoning By-law Amendment application submitted by 2559986 Ontario Limited and Nicola Di Placido and Teresina Di Placido for lands known as Lots 6 and 7, Registered Plan 484, municipally known as 11 and 13 Poplar Drive, File Number D02-17017 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 Application – Iraj Nabizadeh – Part of Lot 9, Registered Plan 1960 – 131 Birch Avenue – File Number D02-17019 – (Staff Report SRPRS.17.158)

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of one (1) additional building lot 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.

Allan Young, agent for the applicant, addressed the proposed lot widths and noted they would fit with the lot patterning of the neighbourhood. He reviewed the design elements, elevations, interior design details, zoning parameters, height, lot conveyance, and side yards of the proposed homes and advised that the applicant was in agreement with staff's recommendation that the rear wall of the corner house be clad in stone which would be reflected in a resubmission. Mr. Young advised that the "birch clump" in front of the existing house would be maintained, the proposal was compatible with the neighbourhood, and there would be no impact on area traffic with the addition of one home.

Mari Levi, 2 Day Lily Crescent, expressed her concerns with the proposed size of the backyards for the houses, the impact on the enjoyment of her home due to the close proximity of the new dwellings, and the negative impact on property values in the area. Ms. Levi requested that the property remain as a single family dwelling to remain compatible with the existing neighbourhood as further detailed in her correspondence distributed as Agenda Item 3.2 b.

Lucia Giambattista, 109 Birch Avenue, advised that she was in agreement with the previous speaker's comments that the lot width should be consistent with the existing neighbourhood and requested that the property remain as a single family dwelling.

Mario Gervasio, 133 Birch Avenue, expressed his concerns with the height of the proposed houses and requested that the property remain as a single family dwelling.

Susan Afousi, 132 Birch Avenue, advised that she was in agreement with the previous speaker's comments that the lot width should be consistent with the existing neighbourhood and requested that the property remain as a single family dwelling.

Moved by: Councillor Cilevitz
Seconded by: Councillor Muench

That staff report SRPRS.17.158 with respect to the Zoning By-law Amendment application submitted by Iraj Nabizadeh for lands known as Part of Lot 9, Registered Plan 1960, municipally known as 131 Birch Avenue, File Number D02-17019, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.3 Request for Comments – Official Plan and Zoning By-law Amendment Applications – 2514099 Ontario Limited – Lot 132, Plan 1960 – 119 Carrville Road – File Numbers D01-17003 and D02-17011 – (Staff Report SRPRS.17.165)

Allison Long of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit an eight storey, mixed-use residential/commercial development on the subject lands. Ms. Long advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Andrew Zappone, Weston Consulting, agent for the applicant, provided additional information regarding the site location, planning context including permitted height and density, and development concept to permit an eight storey, mixed-use residential/commercial building. He advised that they have received comments from staff, commenting agencies and residents and they were working with staff on resubmissions to address all comments received and advancements to the secondary plan process. Mr. Zappone stated that he was in attendance to answer any questions.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Cilevitz
Seconded by: Councillor Muench

That staff report SRPRS.17.165 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 2541099 Ontario Limited for lands known as Lot 132, Plan 1960 (municipal address: 119 Carrville Road), File Numbers D01-17003 and D02-17011, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

Adjournment

Moved by: Councillor Cilevitz
Seconded by: Councillor Liu

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:25 p.m.

Dave Barrow
Mayor

Gloria Collier
Deputy Town Clerk