



Council Public Meeting

Minutes

C#25-19

Wednesday, June 5, 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

Regrets:

- Councillor Liu
- Councillor Chan

Staff Members Present:

- G. Galanis, Director, Development Planning
- D. Beaulieu, Manager of Development - Subdivisions
- D. Giannetta, Manager, Development - Site Plans
- L. Penner, Senior Planner
- K. Graham, Senior Planner – Site Plans
- S. Mowder, Planner I – Subdivisions
- 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: Councillor West
Seconded by: Regional and Local Councillor DiPaola

That the agenda be adopted as distributed by the Clerk.

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.19.105 – Request for Comments – Zoning By-law Amendment Application – Farzad Eslami and Iman Esfahani-Alasl – 142 Snively Street - File Number D02-19001

Sarah Mowder 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. Ms. Mowder advised that staff's recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Mark McConville, Humphries Planning Group Inc., agent for the applicant, advised that they were in consultation with the Toronto Region Conservation Authority (TRCA) for two years to determine the best way to provide the buffer for the Provincially Significant Wetland. He noted that providing adequate rear yard amenity space for the existing house was taken into consideration when determining the configuration of the buffer. Mr. McConville displayed photographs to highlight the property lines and proposed buffer, and advised that over one acre of land would be dedicated into public ownership. He noted that an armour stone wall was proposed on the west side of the property, and that the buffer would be replanted with natural features.

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.19.105 with respect to the Zoning By-law Amendment application submitted by Farzad Eslami and Iman Esfahani-Alasl for the lands known as Part of Lot 6, Plan 200 (Municipal Address: 142 Snively Street), City File D02-19001, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPRS.19.099 – Request for Comments – Zoning By-law Amendment Application – Unicorr Limited – 68 Leek Crescent - File Number D02-19003

Kaitlyn Graham of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit the expansion of the existing parking lot located on the subject lands. Ms. Graham advised that staff's recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Martin Rendl, agent for the applicant, advised that they will be working with the Toronto Region Conservation Authority as some of the proposed work was within a regulated area. He noted that initial discussions with the TRCA have been productive, and that their comments have yet to be received by the City.

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

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

- a) That Staff Report SRPRS.19.099 with respect to the Zoning By-law Amendment application submitted by Unicorr Limited, for lands known as Part of Blocks 8 and 9, Plan 65M-2202 and Part of Lot 13, Concession 3, E.Y.S. (Municipal Address: 68 Leek Crescent), File D02-19003, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.3 SRPRS.19.114 – Request for Comments – Official Plan Amendment Application – Deergate Holdings Inc. – 11546 Leslie Street - File Number D01-18005

Leigh Ann Penner of the Planning and Regulatory Services Department provided an overview of the Official Plan Amendment application to facilitate the construction of a medium density residential development consisting of 15 townhouse dwelling units on the subject lands. Ms. Penner advised that staff's recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Adam Grossi, Humphries Planning Group Inc., agent for the applicant, advised that an application to permit standalone residential on lands designated Neighbourhood Commercial was submitted to the City along with a Commercial Needs Study. Mr. Grossi advised that the study found that market for commercial uses in the area would be restricted given the lack of development north of 19th Avenue, and suggested that the Secondary Plan area was already fairly well-served by commercial uses.

Mr. Grossi noted that the findings of a peer review indicated that commercial development on the site was not essential to providing a sufficient level of service to the neighbourhood, but suggested the site was suitable for convenience retail uses. Mr. Grossi advised that they have a differing opinion and believe that the peer review failed to understand technical issues of the site that make it unsuitable for commercial uses. He explained the impact of the grade differential which would limit visibility of commercial uses and prevent access to the site from Leslie Street. Mr. Grossi shared his opinion that residential uses were consistent with the street edge to be completed and neighbouring development to the north.

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

Moved by: Councillor Muench

Seconded by: Regional and Local Councillor Perrelli

- a) That Staff Report SRPRS.19.114 with respect to the Official Plan Amendment application submitted by Deergate Holdings Inc. for lands known as Part of Lot 31, Concession 2, E.Y.S. (Municipal Address: 11546 Leslie Street), City File D01-18005, be received for information purposes only and that all comments be referred back to staff.

Carried

4. Adjournment

June 5, 2019

C#25-19

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

That the meeting be adjourned.

Carried

The meeting was adjourned at 7:57 p.m.

Dave Barrow
Mayor

Gloria Collier
Deputy City Clerk