



## **Council Public Meeting**

### **Minutes**

**C#23-19**

**Wednesday, May 22, 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 Chan

Regrets: Councillor Cilevitz

Staff Members Present:

K. Kwan, Commissioner, Planning and Regulatory Services  
D. Beaulieu, Manager of Development - Subdivisions  
J. Healey – Senior Planner  
K. Faria, Planner II– Subdivisions  
S. Fiore, Planner II – Subdivisions  
M. Makrigiorgos, Regional and Local Councillor Chief of Staff  
J. Hambleton, Administrative Assistant To Members of Council  
R. Pham-Nguyen, 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 West

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.19.090 – Request for Comments – Draft Plan of Subdivision Application – Tania Alexandra Pacitto - 154 Oxford Street - File Number D03-19001**

Katherine Faria of the Planning and Regulatory Services Department provided an overview of the proposed draft Plan of Subdivision application to permit the creation of five single detached residential lots and an extension of Battaglini Avenue 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.

Adam Santos, Evans Planning Inc., agent for the applicant, provided a brief description of the subject lands and draft Plan of Subdivision application. He advised that the adjacent landowners to the west have submitted a draft Plan of Subdivision application that contemplated the extension of Battaglini Avenue, and noted that the proposed development builds off that extension. Mr. Santos advised that it was their intention to continue with the existing and planned lot pattern of Battaglini Avenue, which he identified was in line with the concept plan previously approved for the area. Mr. Santos noted that all proposed lots comply with the relevant development standards, with the exception of Lots 2 and 4, which do not meet the minimum lot area standard. Mr. Santos continued by advising that, in his opinion, the minor proposed deficiencies will have an indiscernible impact.

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 Liu

a)That Staff Report SRPRS.19.090 with respect to the draft Plan of Subdivision application submitted by Tania Alexandra Pacitto, for lands known as Part of Lot 44, Plan 1999 (Municipal Address: 154 Oxford

Street), City File D03-19001, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.2 SRPRS.19.087 - Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Maple Park Homes (GP) Inc. et al. – 7, 9 and 11 Maple Grove Avenue, 4 and 6 Aubrey Avenue - File Number D02-18012 and D03-18006**

Jeff Healey 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 the construction of 12 semi-detached dwelling units and 30 townhouse dwelling units 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.

Jim Kotsopoulos, JKO Planning Services Inc., agent for the applicant, identified the location of the subject lands and advised that a primary feature of the proposal was the facilitation of a new municipal right of way that would connect to Maple Grove Avenue and Aubrey Avenue. He also provided a concept plan to illustrate how the proposed road could facilitate future infill development to the west. Mr. Kotsopoulos advised that the proposal could allow for a conventional and gradient form of development, noting that lands fronting Yonge Street have the ability to be more intensified with less intensified development gradually cascading to the west. He also shared his belief that the proposed development was appropriate and compatible with its surroundings as a similar lot fabric and built form exists in infill developments to the north and west of the subject lands, and on either side of King Road.

Anna Margitta, 28 Aubrey Avenue, expressed concern with the impact increased density may have on traffic, parking availability, sewage capacity, noise and safety of children in the area. She noted concerns regarding the impact the proposed development could have on property values and advised that she does not believe the proposal conforms to the character of the neighbourhood.

Guido Di Piazza, 13 Maple Grove Avenue, shared his belief that the proposed development will change the complete fabric of the street, and expressed his concerns regarding overshadowing, traffic, greenspace and

noise pollution impacts. He also advised of concerns regarding the proposed development not conforming to the style of the street.

Adrian Pagliaroli, 26 Aubrey Avenue, advised that he chose to reside in the area due to the large lot sizes, noting the proposed development with its smaller lot sizes, would change the landscape of the area. He also shared concerns with the affect the proposed infill development could have on traffic and the quality of life of his children who play outdoors.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPRS.19.087 with respect to revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Maple Park Homes (GP) Inc. et. al. for lands known as Lots 3, 4, and 5, Plan M-18 and Part of Lot 63, Plan 202 (Municipal Addresses: 7, 9 and 11 Maple Grove Avenue, 4 and 6 Aubrey Avenue), City Files D02-18012 and D03-18006, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.3 SRPRS.19.089 - Request for Comments - Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications - Yorkdale Group Inc. and Yorkdale Centres Inc. - 13532 and 13554 Yonge Street - File Number D01-18006, D02-18032, D03-18017**

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications to permit a mixed-use development comprised of a four-storey office building, a four-storey residential building and 10 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.

Ryan Guetter, Weston Consulting, agent for the applicant, provided an overview of the proposed site plan. He advised that both the office building and residential condominium front Yonge Street, with the townhouse units located at the rear to provide transition to the west. Mr. Guetter noted that access to the site was proposed between the office and residential building with underground parking available. He also provided renderings to illustrate the office building and streetscape, and highlighted the

considerable grade change on the subject lands. Mr. Guetter concluded by noting that many studies were submitted to the City in support of the proposed development.

Alana Kanapka, 22 Cynthia Crescent, expressed concerns with the proposed increase in density, traffic, and with the access that will be provided into and out of the property. She also noted that the proposed development neglects to maintain the greenspace within the subject lands.

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

a) That Staff Report SRPRS.19.089 with respect to the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Yorkdale Group Inc. and Yorkdale Centres Inc. for lands known as Part of Lot 69, Concession 1, W.Y.S. (Municipal Addresses: 13532 and 13554 Yonge Street), City Files D01-18006, D02-18032 and D03-18017, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**4. Adjournment**

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

That the meeting be adjourned

Carried

The meeting was adjourned at 8:27 p.m.

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Dave Barrow  
Mayor

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Gloria Collier  
Deputy City Clerk