



## Council Public Meeting

### Minutes

**C#28-19**

**Wednesday, June 19, 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 Muench  
Councillor Liu  
Councillor West  
Councillor Chan

Regrets: Councillor Beros  
Councillor Cilevitz

Staff Members Present:

G. Galanis, Director, Development Planning  
D. Beaulieu, Manager of Development - Subdivisions  
D. Giannetta, Manager, Development - Site Plans  
J. Healey, Senior Planner  
D. Cheng Senior Planner - Site Plans  
K. Prentice, Planner I  
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 West

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

1. Correspondence from Ping Lee, Richmond Hill resident, dated May 20, 2019
2. Correspondence from Susan King, Richmond Hill resident, dated May 20, 2019
3. Correspondence from Ginny Lam, Richmond Hill resident, dated May 27, 2019
4. Correspondence from Leila Rezaei and Fereydoun Aziz Khani, 138 Duncan Road, dated June 19, 2019
5. Correspondence from Russell Chang, President, BayMills Ratepayers Association, dated June 18, 2019
6. Correspondence from Christopher Tanzola, Overland LLP, on behalf of 2598508 Ontario Inc., dated June 19, 2019
7. Petition submitted by The Hindu Temple Society of Canada, received on June 19, 2019
8. Correspondence from a resident of 121 Yorkland Street, dated June 11, 2019
9. Correspondence from Lucia Scarmato, 11121 Yonge Street, dated June 16, 2019
10. Correspondence from Jeffrey Streisfield, Land Law, on behalf of North Elgin Centre Inc., dated June 19, 2019
11. Correspondence from Alim Gangi, 56 Squire Drive, dated June 19, 2019

That the order of Scheduled Business be revised to bring Item 3.4 forward as the first item for consideration.

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.19.116 - Request for Comments - Zoning By-law Amendment Application - Mahin Emadi Khiav - 429 16th Avenue - City File Number D02-19005 (Related City File Number D06-19030)**

Kelsey Prentice of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit the conversion of a single detached dwelling to a day nursery. Ms. Prentice 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.

Deborah Alexander, Alexander Planning Inc., agent for the applicant, provided an overview of the zoning of the subject lands and advised that a zoning by-law amendment was required to permit a day nursery as a stand-alone structure. She noted that the structure will occupy only the portion of the property that was zoned Special Residential One. In response to staff comments, she advised that the site plan will be revised to accommodate two accessible parking spaces, and that circulation within the site will be re-examined. Ms. Alexander also advised that the structure will be renovated with the existing residential character maintained.

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

Moved by: Councillor Chan

Seconded by: Councillor Liu

a) That staff report SRPRS.19.116 with respect to the Zoning By-law Amendment application submitted by Mahin Emadi Khiav for the lands known as Part of Lot 17, Plan 3806 (municipal address: 429 16<sup>th</sup> Avenue), City File Number D02-19005, be received for information purposes only and that all comments be referred back to staff.

Carried

#### 3.2 **SRPRS.19.110 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Afshin Parker - 313 Harris Avenue - City File Numbers D02-19002 and D03-19002**

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 eight single detached 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 that all comments be referred back to staff.

Sasha Milenov, Milenov Associates Architects and Planners, agent for the applicant, described the development proposal and advised that a response to staff comments was forthcoming. He also provided renderings to illustrate the variation in architectural design of the residential dwelling units.

Murray Evans, on behalf of CountryWide Jefferson, noted that his client was developing land north of Harris Avenue and east of Beech Avenue, including the small parcel of land adjacent to the subject lands. He advised that the proposed development fronts a road that will be constructed at the expense of CountryWide Jefferson and requested that staff include a cost recovery condition when preparing the conditions of draft plan approval. Mr. Evans also advised that they will submit cost details to staff.

Moved by: Councillor West

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPRS.19.110 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Afshin Parker for lands known as Lot 2, Plan 65M-2071 (municipal address: 313 Harris Avenue), City File Numbers D02-19002 and D03-19002, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.3 SRPRS.19.112 - Request for Comments - Zoning By-law Amendment Application - Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada - 83 and 97 King Road - City File Number D02-19006 (Related City File Number D01-18002)**

Jeff Healey of the Planning and Regulatory Services Department provided an overview of the Zoning By-law Amendment application to permit the expansion of an existing Place of Worship on the subject lands. Mr. Healey 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.

Murray Evans, Evans Planning Inc., agent for the applicant, advised that the related Official Plan amendment application was presented to Council

on March 20, 2019. He noted that since the meeting, staff coordinated a very productive meeting with the Toronto Region Conservation Authority. Mr. Evans also advised that they were confident solutions will be found to satisfy all the agencies, municipality and church, and that they will be moving forward with a Site Plan Control application shortly.

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: Regional and Local Councillor Perrelli

a) That staff report SRPRS.19.112 with respect to the Zoning By-law Amendment application submitted by the Roman Catholic Episcopal Corporation for the Diocese of Toronto in Canada for lands known as Part of Lots 1 to 3, Plan 136 (municipal addresses: 83 and 97 King Road), City File Number D02-19006, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.4 SRPRS.19.111 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - 1430518 Ontario Limited - 0 Elgin Mill Road East - City File Numbers D01-18008 and D02-16036 (Related City File Number D06-16091)**

Jeff Healey of the Planning and Regulatory Services Department provided an overview of the Official Plan Amendment and revised Zoning By-law Amendment applications to permit the construction of a high-rise development comprising of 376 apartment dwelling units, 97 townhouse dwelling units and 1,412.8 square metres of commercial floor space on the subject lands. Mr. Healey 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.

Lindsay Dale-Harris, Bousfields Inc., agent for the applicant, provided an overview of the subject lands and surrounding area, noting that the proposed development was well separated from the existing low density residential areas to the west. She advised that the property was 4.1 hectares with approximately 40 percent being valley and open space. Ms. Dale-Harris reviewed the development proposal, noting that there was 2.4 hectares of developable land, with 15,000 square feet of commercial floor space proposed to accommodate small neighbourhood facilities. In response to concerns in the staff report pertaining to townhouse units at

grade, Ms. Dale-Harris shared her belief that it was important to provide units that were accessible to individuals with mobility issues, as well as to provide a variety of housing types, as the surrounding area did not offer apartment units.

Ms. Dale-Harris noted that traffic studies were conducted and submitted to the City for approval. She advised that the proposal was consistent with the Provincial policy statement that encouraged intensification and a range of unit types, and noted that it conformed to the Growth Plan and the Richmond Hill Official Plan. Ms. Dale-Harris also indicated that the area had great transit access and was close in proximity to the GO Station.

Drummond Hassan, IBI Group, on behalf of the applicant, provided images of the context plan to illustrate the proposed development and the adjacent land uses and provided details of the development's three phases. Mr. Hassan presented renderings of the proposed apartment buildings and townhouse elevations, and advised that most of the development's density was located at the corner of Elgin Mills Road and Bayview Avenue.

Kidambi Raj, member of the Richmond Hill Ganesha Temple, noted the importance of the location and architectural design of the Temple and highlighted the spiritual significance of the Temple Towers being visible from afar. He advised of concerns regarding high density, traffic congestion, public safety, obstruction of the towers, potential trespassing, zoning and security issues. Mr. Raj also highlighted the need for a traffic light on Bayview Avenue due to the increased traffic that may result.

Nax Nagalingam, a representative of the Hindu Temple congregation, shared his concern with the proposed high-rise apartment buildings obstructing the visibility of the Temple Towers. He advised that the Temple was architecturally designed in accordance with Hindu scripture, and noted the spiritual significance of the Towers' great height to the practicing of the Hindu faith. Mr. Nagalingam noted that permission for greater heights was originally sought in the development application for the Temple but was not approved by the City. He concluded by expressing support for the development, but not for the high-rise apartment buildings located near the Temple.

Russell Chang, President of the BayMills Ratepayers Association, advised that the ratepayer group does not support the development proposal in its current form. He shared concerns with the proposed height of the apartment buildings not adhering to the North Leslie Secondary Plan

height standards and the lack of compatibility of the proposed development with the surrounding neighbourhood. He also noted that the proposed development should adhere to the zoning by-laws in place and to the guidelines set forth in the Official Plan, as further detailed in his submission distributed as Correspondence Item 3.4.4.

Natalie Ast, Overland LLP, on behalf of 2598508 Ontario Inc., the owner of lands located to the immediate east of the subject lands, shared her client's interest in ensuring the proposed development was compatible with respect to built form and intensity of uses. She noted concerns with traffic and access, and the potential for cost sharing for municipal infrastructure and various easements, as further detailed in the submission distributed as Correspondence Item 3.4.5.

R.K. Moorthy, past president of the Hindu Temple Society of Richmond Hill, provided a brief history of the Temple, and shared concerns regarding the proposed height of the development eclipsing both the elegance of the towers and the majestic appearance of the Temple. He shared his belief that the proposed high density residential development could impact the Greenlands System and result in significant traffic that may endanger the safety of the public and the Temple's devotees.

Signa Raj, past resident of the Ganesha Temple, shared his concerns with traffic and access to the Temple on weekends and holidays and noted that it may become worse due to the proposed increase in density. He also expressed disappointment with the possibility of the towers being obstructed due to the proposed building heights.

Taneyya Janakan, a volunteer and devotee of the Ganesha Temple, noted the importance of maintaining peace around the Temple to ensure safety for attendees of the Temple. She shared her belief that the proposed high density development will hinder people travelling to the Temple as a peaceful place and may discourage attendance. Ms. Janakan advised that further residential development without additional commercial enterprises does not support the successful long-term development of the City and will not create employment opportunities for Richmond Hill residents, and expressed concerns regarding increased traffic congestion in the area.

Ganga Gnanalingam, past board member of the Richmond Hill Ganesha Temple, shared concerns with the high density development being proposed and the impact it will have on traffic. He advised of an increase in speeding and accidents due to the road widening of Bayview Avenue and expressed concern for pedestrian safety. Mr. Gnanalingam advised

that the need for a traffic signal on Bayview Avenue, across from the Temple, needed to be escalated to the Region as a measure to protect Temple visitors and the neighbouring community.

Theiva Mohan, member of the Hindu Temple, advised that she fully endorsed the concerns raised by the previous speakers. She highlighted the significance of the land in which the Temple resides, and advised that it was everyone's duty to protect the Temple's values and identity. She shared concerns regarding traffic congestion, safety, and the proposed height of the development exceeding the current zoning standards.

Rajesh Mohan, member of the Hindu Temple, shared his belief that the Planning Act protects landowners, and in this circumstance, Temple devotees and visitors, to ensure their enjoyment of the land was not compromised by development. He expressed concern with the impact increased density could have on the Regional Greenlands System, due to body traffic, pollution, vandalism and trespassing. He also noted a concern with traffic congestion that may result from increased density.

N.S. Venkat, member and current Board member of the Temple, noted the importance of the Temple as a landmark and symbol of hope, and questioned why heritage structures were not protected from surrounding development as they were in Europe. He shared concerns with the impact increased density could have on the Rouge River Tributary, and traffic, and noted his displeasure with the proposed zoning not meeting regulatory requirements. He also shared concerns with the 30 metre setback not meeting the 120 metre set back recommended by the Toronto and Region Conservation Authority and asked that development that provided employment opportunities be considered. Mr. Venkat concluded by advising that a petition was submitted with over 500 signatures of individuals that share the above concerns, which was distributed as Correspondence Item 3.4.6.

John Li, President of the Yonge Bernard Resident Association, provided census data to illustrate that Richmond Hill was not far behind Markham and Vaughan in building private dwellings. He advised that the statement that Richmond Hill needed to increase residential dwelling construction and build higher to keep up with its neighbours was not accurate. Mr. Li presented data to illustrate that housing prices from 2011 to 2016 increased at a faster rate than population growth, and shared his opinion that they appeared to have no relationship to one another. Mr. Li also presented a Globe and Mail study that showed a 49 percent increase in

condominium prices within the last two years, and noted his belief that profits were driving growth in condominium construction and not residential demand.

Moved by: Councillor Liu

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPRS.19.111 with respect to the Official Plan Amendment and revised Zoning By-law Amendment applications submitted by 1430518 Ontario Limited for lands known as Part of Lot 26, Concession 2, E.Y.S. (municipal address: 0 Elgin Mills Road East), City File Numbers D01-18008 and D02-16036, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.5 SRPRS.19.119 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Jubilee Garden Non-Profit Housing Corporation - 102 Yorkland Street - City File Numbers D01-19001 and D02-19007**

Doris Cheng of the Planning and Regulatory Services Department provided an overview of the Official Plan and Zoning By-law Amendment application to permit a high density, mixed-use residential development on the subject lands. Ms. Cheng 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.

Sabrina Sgotto, Weston Consulting Planning + Urban Design, agent for the applicant, provided an overview of the subject lands, and advised that Jubilee Garden Non-Profit Housing Corporation will continue to operate the site in its new form. Ms. Sgotto noted the current zoning standards in place and reviewed the proposed site plan. She provided a preliminary rendering to illustrate the orientation of massing along the Yonge Street frontage, and the gradual step down in height towards the existing low-rise townhouses to the east. With respect to the transition, she noted that the 45-degree angular plane had been met.

Ms. Sgotto highlighted the proposed pedestrian connections, and advised that access to the site will be maintained through two existing accesses off Yorkland Street. She advised that they are seeking site-specific exemptions to increase the maximum density from 2.0 FSI to 2.55 FSI and increase the maximum building height from eight storeys to 12 storeys.

John Li, President of the Yonge Bernard Resident Association, advised that his Association was opposed to the application. He shared his opinion that .3 hectares of the subject lands are buildable and not .72 hectares as noted in the development proposal. Mr. Li shared his concerns with the proposed building height, density and lack of parkland in the area. He concluded by sharing his belief that the area was being over-developed and that profits were driving high-rise residential development.

Sherry Zhang, Richmond Hill resident and Director of the Yonge Bernard Resident Association, advised of the Association's opposition to the application. She shared concerns regarding the proposed building height and density, removal of green space and lack of parkland. Ms. Zhang noted concern with the precedent that would be set if the development was approved and requested that development standards be adhered to. Ms. Zhang shared her belief that high-rise development not be permitted in residential areas and also noted the traffic and safety concerns of residents in the neighbouring Yonge Bernard Key Development Area.

Robert Salna, 11121 Yonge Street, shared his concern with the proposed building height and asked for protection from the overshadowing and obstruction of views, which could diminish the enjoyment of his residence. He shared his belief that there will not be 12 and half metres between towers, and that the set back from the watercourse at the south boundary of the property was inadequate. He expressed concern with the proposed density and shared his belief that the floor space index exceeded 2.55 as he believed the acreage of the subject lands was incorrectly identified. Mr. Salna also noted concerns with flooding and lack of parking.

Ed Star, housing consultant working with Jubilee Garden, advised that Jubilee Garden was trying to protect people who have no place to live and asked Council to weigh the needs of those who lack housing when considering the merits of the application. He noted the long waiting list for low-income housing in Richmond Hill and York Region and advised that very few organizations provide low-income housing. Mr. Star noted that the proposed condominium on the site would be used to generate funds that would cover the costs of the affordable housing. He advised that the Federal Government passed a National Housing Strategy that offered funding to enable low-income housing and noted the amount of Federal funding that would be brought into Richmond Hill should Jubilee Garden be successful in achieving this development.

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

a) That staff report SRPRS.19.119 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by Jubilee Garden Non-Profit Housing Corporation for lands known as Block 75, Registered Plan 65M-2822 (municipal address: 102 Yorkland Street), City File Numbers D01-19001 and D02-19007, be received for information purposes only and that all comments be referred back to staff.

Carried

**4. Adjournment**

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

That the meeting be adjourned.

Carried

The meeting was adjourned at 10:33 p.m.

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Dave Barrow  
Mayor

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Gloria Collier  
Deputy City Clerk