



Council Public Meeting

Minutes

C#42-19

Wednesday, December 4, 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
Councillor Muench
Councillor West
Councillor Chan

Regrets: Regional and Local Councillor Perrelli
Councillor Beres
Councillor Liu
Councillor Cilevitz

Staff Members Present:

G. Galanis, Director, Development Planning
D. Giannetta, Manager, Development - Site Plans
K. Graham, Senior Planner – Development
J. Liberatore, Planning Technician
J. Hypolite, IT Service Desk Technical Analyst
R. Ban, Deputy City Clerk
S. Dumont, Council/Committee Coordinator

1. Adoption of Agenda

Moved by: Councillor Chan
Seconded by: Councillor Muench

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.19.192 - Request for Comments - Zoning By-law Amendment Application - Tabaron Holdings Ltd. - 31 North Lake Road - City File Number D02-19014**

Joseph Liberatore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment Application to permit additional commercial uses and reduced parking standards for the existing commercial development located on the subject lands.

Deborah Alexander, Alexander Planning Inc., agent for the applicant, identified the location of the subject lands and advised that a veterinary clinic and Bell Mobility cellular tower were located on the property. Ms. Alexander provided a brief description of the development proposal and noted that a site-specific parking rate was being sought. She advised that the development proposal satisfied the policies of the City's Official Plan, and shared her belief that the zoning amendment would help to implement those policies by expanding the number of uses within the Oak Ridges Local Centre.

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.19.192 with respect to the Zoning By-law Amendment application submitted by Tabaron Holdings Ltd. for the lands known as Part of Lot 25 and Lane, Plan 169 (Municipal Address: 31 North Lake Road), City File D02-19014, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPRS.19.183 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – Yonge Sixteen LP – 9251 Yonge Street - City File Numbers D01-19002 and D02-19012 (Related File D06-17009)

Kaitlyn Graham of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to facilitate the construction of a high density, mixed-use residential/commercial development on the subject lands.

Chris Pereira, M. Behar Planning and Design Inc., agent for the applicant, provided an overview of the site location, application history, and advised of the owner's intention to provide a high quality purpose-built rental project on the subject lands. He outlined the development proposal and identified the amendments to the Official Plan and zoning standards that were required to facilitate the development. Mr. Pereira acknowledged the need to build purpose-built rental to meet Regional and Municipal housing objectives and noted that the draft Yonge-Sixteen Key Development Area Secondary Plan promoted new rental accommodation. He also advised of recent discussions with members of Council to explore the potential of a higher number of rental units beyond the quantity identified in the application.

Zaheer Sajun, 418 Summeridge Drive, noted he was a tenant of the building located on the subject lands. He inquired as to the amount of notice that will be provided before his tenancy is terminated and the duration of the approval process.

Moved by: Councillor Chan
Seconded by: Councillor West

a) That Staff Report SRPRS.19.183 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by Yonge Sixteen LP, for lands known as Part of Lot 1, Plan 3805 and Part of Lots 1, 2 and 3, Plan 3806 (Municipal Address: 9251 Yonge Street), Files D01-19002 and D02-19012, be received for information purposes only and that all comments be referred back to staff.

A recorded vote was taken:

In favour: (3): Councillor Chan, Councillor West and Mayor Barrow

Opposed: (2): Regional and Local Councillor DiPaola and Councillor Muench

Absent: (4): Regional and Local Councillor Perrelli, Councillor Beros, Councillor Liu and Councillor Cilevitz

Carried (3 to 2)

4. Adjournment

Moved by: Councillor West

Seconded by: Councillor Chan

That the meeting be adjourned

Carried

The meeting was adjourned at 8:52 p.m.