



Council Public Meeting

Minutes

C#05-20

Wednesday, February 19, 2020, 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 West
Councillor Cilevitz
Councillor Chan

Regrets: Councillor Beros
Councillor Liu

Staff Members Present:

K. Kwan, Commissioner, Planning and Regulatory Services
D. Giannetta, Manager, Development Site Plans
D. Beaulieu, Manager, Development Subdivisions
J. Healey, Senior Planner – Development
D. Cheng, Senior Planner – Development
J. Liberatore, Planning Technician
M. Makrigiorgos, Regional and Local Councillor Chief of Staff
J. Hypolite, IT Service Desk Technical Analyst
R. Ban, 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 Perrelli

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

1. Correspondence from Lin Wang, 189 Church Street South, dated May 21, 2019
2. Correspondence from Anthony and Dora Cardonna, dated February 10, 2020
3. Correspondence from Chris Galway, Lafarge Canada Inc., dated February 19, 2020
4. Correspondence from Kane Yee, 210 Ruggles Avenue, dated February 16, 2020
5. Correspondence from Gerry Goskopf, 219 Ruggles Avenue, dated February 16, 2020
6. Correspondence from Magda Strzelecka, 20 Harding Boulevard West, dated February 17, 2020
7. Correspondence from Tuan Mai, 214 Ruggles Avenue, dated February 17, 2020
8. Correspondence from Patricia Sullivan, Richmond Hill resident, dated February 15, 2020 and February 17, 2020
9. Correspondence from Lin Wang, 189 Church Street, dated February 18, 2020
10. Correspondence from Krzysztof and Christine Conrad, 9955 Yonge Street, dated February 17, 2020

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.20.028 - Request for Comments - Zoning By-law Amendment Application - Vladimir Mirkin and Svetlana Platonova - 301 Harris Avenue - City File D02-19019**

Joseph Liberatore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit the creation of two additional building lots on the subject lands.

Murray Evans, Evans Planning Inc., on behalf of the applicant, provided an overview of the development proposal and noted that the lot sizes were consistent with what was planned for the community. He advised that the subject lands were located within a neighbourhood infill study area, and that the proposed development was consistent with those guidelines with respect to redevelopment along existing streets. Mr. Evans advised that they will work with staff to address environmental issues that were raised in the staff report and noted that they were confident in the findings of their natural heritage evaluation.

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 Chan

a) That Staff Report SRPRS.20.028 with respect to the Zoning By-law Amendment application submitted by Vladimir Mirkin and Svetlana Platonova for the lands known as Lot 4, Registered Plan 65M-2071 (Municipal Address: 301 Harris Avenue), City File D02-19019, be received for information purposes only and that all comments be referred back to staff.

Carried

3.2 SRPRS.20.020 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - 2702485 Ontario Inc. - 178 Centre Street East - City Files D02-19022 and D03-19006

Doris Cheng 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 a residential development comprised of 22 semi-detached and 2 single detached dwelling units on the subject lands.

Jim Kotsopoulos, JKO Planning Services Inc., agent for the applicant, highlighted the location of the proposed development. He shared his belief that it was an ideal site for intensification due to its proximity to other medium density developments to the west, lands to the southeast that

were undeveloped, and a nearby GO Transit Station. Mr. Kotsopoulos noted that the southeast quadrant of the site had a Natural Core feature in the form of the regional floodplain and that environmental analysis was underway to evaluate the issue. He advised that they are working with the Toronto and Region Conservation Authority on the matter and that a positive resolution was anticipated.

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 DiPaola

a) That Staff Report SRPRS.20.020 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 2702485 Ontario Inc. for the lands known as Part of Lot 47, Concession 1, E.Y.S. (Municipal Address: 178 Centre Street East), City Files D02-19022 and D03-19006, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.3 SRPRS.20.019 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - 101 Bloomington Development Inc. - 101 Bloomington Road West - City Files D02-19020 and D03-19005

Doris Cheng 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 a medium density residential development comprised of 18 townhouse dwelling units on the subject lands.

Claudio Brutto, Brutto Consulting, agent for the applicant, provided an overview of the development application, noting that the proposed medium density was suitable to the site, would create no land use impacts, and was to be serviced through a watermain located on the north side of Bloomington Road. Mr. Brutto displayed conceptual elevation drawings to illustrate the blend of modern and traditional architecture and noted that adequate parking would be provided for residents and visitors. He advised that the site had its challenges, and highlighted the importance of the environmental report that was prepared. Mr. Brutto also advised that they have hired an environmental consultant, and have met with staff and the

conservation authority to determine what the appropriate setbacks should be.

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 Muench

a) That Staff Report SRPRS.20.019 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by 101 Bloomington Development Inc. for the lands known as Part of Lot 70, Concession 1, W.Y.S. (Municipal Address: 101 Bloomington Road West), City Files D02-19020 and D03-19005, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.4 SRPRS.20.022 - Request for Comments - Revised Official Plan Amendment and Zoning By-law Amendment Applications - Metroview (Elmwood) Developments Inc. - 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South - City Files D01-18004 and D02-18029

Jeff Healey of the Planning and Regulatory Services Department provided an overview of the revised Official Plan Amendment and Zoning By-law Amendment applications to permit the construction of a 20 storey mixed use residential/commercial building on the subject lands.

Moiz Behar, M. Behar Planning and Design Inc., agent for the applicant, provided a brief history of the development application, noting that Council had provided direction at the April 17, 2019 Council Public Meeting for staff to work with the applicant towards a revised proposal regarding greater height and density, and lower parking standards. He shared his belief that the revised development concept achieved Council's direction and was an appropriate response from a land use planning perspective.

Mr. Behar advised that the revised application removed all parking entrances along Church Street and provided for underground parking for all units. He displayed a rendering of the building, highlighted its contemporary design, and shared his opinion that the improved architectural design would serve as a focal point within the Civic District. Mr. Behar also shared his belief that the application was consistent with the Provincial Policy Statement and current Provincial legislation as a

compact, efficient and transit-supportive development, further noting that it contributed an appropriate amount of residential density required to sustain the current and future transit infrastructure in the area.

Geoff Green, 297 Church Street South, expressed concern with the proposed height and density of the development. He displayed renderings of two other developments to demonstrate the significance of the density being proposed and urged Council to seek the best talent available to defend the City and its residents at the Local Planning Appeal Tribunal hearing. Mr. Green noted the increase in the proposed FSI from the applicant's original submission and highlighted a section of the Official Plan that prescribed the maximum density of a development within the Civic District.

Norman McMullen, on behalf of Joan and Keith Connolly, 37 Elmwood Avenue, expressed concerns with the lack of proposed parking, and possible overflow of cars parking on Elmwood Avenue and Church Street. He advised of safety concerns due to increased traffic, questioned if electric charging stations would be provided and whether short-term rentals would be permitted. He also shared concerns regarding the proposed height and density of the development, overshadowing, infrastructure capacity, flooding and with the lack of greenspace.

Ken Chan, 35 Palmer Avenue, shared concerns regarding the reduction of visitor parking being proposed and the impact it will have on on-street parking in the neighbouring streets. He expressed concerns with traffic on Church Street, and traffic infiltration through the neighbourhood, and suggested that a parking restriction on one side of Church Street could improve traffic flow. Mr. Chan also noted concerns with shadowing on a nearby park, and questioned how the proposed development will affect park space in the area.

Martha Forge, 297 Church Street, shared concerns with the impact the proposed development will have on traffic on Church Street, and noted difficulty in exiting her driveway and concerns regarding pedestrian safety due to increased traffic volumes and speeding vehicles.

A resident of 189 Church Street, expressed concerns with the major change the development could have on the community due to its proposed density.

Roozbeh Charkhtabian, 161 Church Street South, expressed concerns with the impact the proposed development could have on traffic and parking in the neighbourhood.

Moved by: Councillor Cilevitz
Seconded by: Councillor Muench

a) That Staff Report SRPRS.20.022 with respect to revised Official Plan Amendment and Zoning By-law Amendment applications submitted by Metroview (Elmwood) Developments Inc. for lands known as Part of Lots 11 and 12 and Lots 35 and 36, Registered Plan 2383 (Municipal Addresses: 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South), City Files D01-18004 and D02-18029, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4. Adjournment

Moved by: Councillor Chan
Seconded by: Councillor Cilevitz

That the meeting be adjourned

Carried

The meeting was adjourned at 8:55 p.m.