



## **Council Public Meeting**

### **Minutes**

**C#07-20**

**Wednesday, March 4, 2020, 7:30 p.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

Council Members Present: Mayor Barrow  
Regional and Local Councillor Perrelli  
Regional and Local Councillor DiPaola  
Councillor Beros  
Councillor Muench  
Councillor West  
Councillor Cilevitz

Regrets: Councillor Liu  
Councillor Chan

Staff Members Present:

G. Galanis, Director, Development Planning  
D. Beaulieu, Manager, Development Subdivisions  
S. Cham, Senior Planner – Development  
L. Penner, Senior Planner – Development  
F. Toniolo, Senior Planner – Development  
K. Prentice, Planner I – Development  
J. Hypolite, IT Service Desk Technical Analyst  
R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator

Mayor Barrow read the Public Hearing Statement.

#### **1. Adoption of Agenda**

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

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

1. Correspondence from Sal Crimi, S.C. Land Management Corporation, representing Garden Homes (Bond) Inc., dated January 8, 2020 and February 15 2020 - (refer to Item 3.1)
2. Correspondence from Pavel Shkolnikov, 47 Bond Crescent, dated February 22, 2020 - (refer to Item 3.1)
3. Correspondence from Robert MacFarlane, Zelinka Priamo Ltd., representing Loblaws Companies Limited, dated March 3, 2020 – (refer to Item 3.3)

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.20.039 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - George Mansour and Rosette Mansour - 46 Bond Crescent - City Files D02-19013 and D03-19004**

Kelsey Prentice 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 a residential development comprised of two single detached dwelling lots fronting on the proposed easterly extension of Wellspring Avenue on the subject lands.

Jim Kotsopolous, 27 Fieldflower Crescent, representing the applicant, provided an overview of the development proposal for the creation of two single detached dwellings at the easterly extension of Wellspring Avenue. He advised that the development standards were in full compliance with the applicable zoning, and noted the exception of a minor reduction in the side yard setback on the subject lands. Mr. Kotsopolos advised that he looked forward to advancing the application for final approval and that he was in attendance to answer questions.

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: Regional and Local Councillor Perrelli

a) That staff report SRPRS.20.039 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by George Mansour and Rosette Mansour for the lands known as Lot 9, Plan 412 (municipal address: 46 Bond Crescent), City Files D02-19013 and D03-19004, be received for information purposes only and that all comments be referred back to staff;

b) That Council approve staff report SRPRS.20.039, with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by George Mansour and Rosette Mansour for the 46 Bond Crescent, subject to the receipt of satisfactory comments from the Development Engineering Section.

A recorded vote was taken on Clause a) of the Main Motion:

In favour: (7): Councillor Beros, Mayor Barrow, Regional and Local Councillor Perrelli, Councillor Muench, Councillor West, Councillor Cilevitz, Regional and Local Councillor DiPaola

Opposed: (0): None

Carried Unanimously (7 to 0)

A recorded vote was taken on Clause b) of the Main Motion:

In favour: (7): Councillor Beros, Mayor Barrow, Councillor Cilevitz, Councillor Muench, Councillor West, Regional and Local Councillor DiPaola, Regional and Local Councillor Perrelli

Opposed: (0): None

Carried Unanimously (7 to 0)

**The complete motion to read as follows:**

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

a) That staff report SRPRS.20.039 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by George Mansour and Rosette Mansour for the lands known as Lot 9, Plan 412 (municipal address: 46 Bond Crescent), City Files D02-19013 and

D03-19004, be received for information purposes only and that all comments be referred back to staff;

b) That Council approve staff report SRPRS.20.039, with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by George Mansour and Rosette Mansour for the 46 Bond Crescent, subject to the receipt of satisfactory comments from the Development Engineering Section.

Carried Unanimously

**3.2 SRPRS.20.032 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - 2706379 Ontario Limited - 12600 Bayview Avenue - City Files D01-19004 and D02-19021**

Leigh Ann Penner of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan amendment and Zoning By-law amendment applications to permit the construction of a medium density residential development comprised of 19 townhouse dwelling units fronting on a private condominium lane on the subject lands.

Joanna Fast, Evans Planning Inc., representing the applicant, provided background information on past commercial applications for the subject lands, and reviewed the development proposal, noting it was consistent with the neighbourhood permissions for a medium density development adjacent to an arterial road. She displayed renderings of the proposed 3-storey development and explained how the height and elevation was an appropriate transition to the surrounding area. She advised that the subject lands had been regraded and did not have significant landforms; a Commercial Needs Study was submitted and was peer reviewed and highlighted the findings stating that in their opinion, the proposed development was appropriate for the area and would allow for the final piece of the subdivision to be developed in the community.

Shabir Mandan, 19 Barnwood Drive, advised that he was opposed to the proposed residential development and noted his preference for a proposal that would include a combination of residential and commercial development on the subject lands. He reviewed the distance to the nearest stores in the area and noted the need for local amenities for the neighbourhood. Mr. Mandan expressed concerns with the proposed development as it would add pressures to the neighbourhood school, advised that the proposed height was not compatible with the existing

neighbourhood, and that the proposed development could depreciate the property values in the neighbourhood.

Jane Jawantie, 23 Barnwood Drive, advised that she was not opposed to the proposed residential development, but had concerns with the number of proposed units and height, safety issues with narrow lane access and emergency services access, and the effect the proposed development would have on property values in the area.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPRS.20.032 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by 2706379 Ontario Limited for lands known as Block 226, Plan 65M-3802 (municipal address: 12600 Bayview Avenue), City Files D01-19004 and D02-19021, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

### **3.3 SRPRS.20.036 - Request for Comments - Zoning By-law Amendment - City of Richmond Hill - City File D24-19003**

Ferdi Toniolo of the Planning and Regulatory Services Department provided an overview of the proposed Omnibus Zoning By-law Amendment noting that the purpose was to harmonize the City's by-laws relating to Commercial Schools as an additional permitted use in commercial and mixed use zones throughout the City.

Saad Askandar, 71 Yorkland Street, inquired whether it was financially feasible for the City to propose a Zoning By-law Amendment, and stated that in his opinion, it would reduce revenue from future development applications. Mr. Askandar further inquired whether the proposed By-law would affect the Yonge/Bernard Key Development Area and requested to protect and exclude the area from the proposed Zoning By-law Amendment.

Rob MacFarlane, Zelinka Priamo Ltd., representing Loblaws Companies Limited, advised of their support for the proposed Zoning By-law amendment, indicated that his clients' had a prospective tenant waiting to occupy vacant space, and requested that Council approve the Zoning By-law Amendment, as detailed in his correspondence included as Item 3.3.1.

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That staff report SRPRS.20.036 with respect to the Zoning By-law Amendment for the City of Richmond Hill be received and all comments be referred back to staff;

b) That Council approve staff report SRPRS.20.036, regarding the Zoning By-law Amendment for the City of Richmond Hill, subject to the receipt of satisfactory comments from the City's Legal Division.

A recorded vote was taken on Clause a) of the Main Motion:

In favour: (7): Councillor Beros, Mayor Barrow, Councillor West, Regional and Local Councillor Perrelli, Councillor Cilevitz, Councillor Muench, Regional and Local Councillor DiPaola

Opposed: (0): None

Carried Unanimously (7 to 0)

A recorded vote was taken on Clause b) of the Main Motion:

In favour: (6): Councillor Beros, Councillor West, Councillor Muench, Regional and Local Councillor DiPaola, Regional and Local Councillor Perrelli, Mayor Barrow

Opposed: (1): Councillor Cilevitz

Carried (6 to 1)

**The complete motion to read as follows:**

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That staff report SRPRS.20.036 with respect to the Zoning By-law Amendment for the City of Richmond Hill be received and all comments be referred back to staff;

b) That Council approve staff report SRPRS.20.036, regarding the Zoning By-law Amendment for the City of Richmond Hill, subject to the receipt of satisfactory comments from the City's Legal Division.

Carried

**4. Adjournment**

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Cilevitz

That the meeting be adjourned

Carried

The meeting was adjourned at 8:29 p.m.

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Dave Barrow, Mayor

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Ryan Ban, Deputy City Clerk