



Council Public Meeting

Minutes

C#18-20

Wednesday, May 20, 2020, 7:30 p.m.

**(Electronic Meeting during an Emergency, pursuant to Section 238(3.3) of the
Municipal Act, 2001)**

An Electronic Council Public Meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Wednesday, May 20, 2020 at 7:30 p.m. in Committee Room 2 via videoconference.

Council Members Present via videoconference:

Mayor Barrow (Chair)
Regional and Local Councillor DiPaola
Regional and Local Councillor Perrelli
Councillor Beros
Councillor Liu
Councillor West
Councillor Chan

Regrets: Councillor Muench
Councillor Cilevitz

The following members of Staff were present in Committee Room 2:

G. Galanis, Director, Development Planning
D. Beaulieu, Manager, Development Subdivisions
S. Fiore, Planner II - Development
J. Liberatore, Planning Technician
P. Liu, Planner I - Development
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator

Mayor Barrow read the Public Hearing Statement and provided opening remarks with respect to tonight's first electronic Council Public Meeting.

1. Adoption of Agenda

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Beros

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

1. Correspondence from a Richmond Hill resident, dated May 19, 2020;
2. Correspondence from Mary E. Fleming, 177 Parkston Court, received May 20, 2020;
3. Correspondence from Alice Chik, 52 Major Mackenzie Drive West, dated May 13, 2020;
4. Correspondence from Harry Harakh, 66 Major Mackenzie Drive West, dated May 18, 2020;
5. Correspondence from Jason Cherniak, Cherniak Law Professional Corporation, on behalf of Harry and Pamela Harakh, dated May 19, 2020;
6. Correspondence from David Fleiner, 224 Glenada Court, dated May 19, 2020;
7. Correspondence from Harry Harakh, 66 Major Mackenzie Drive West, dated May 20, 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.20.060 - Request for Comments - Zoning By-law Amendment Application - 2051984 Alberta Ltd. - 170 Lucas Street - City File D02-20002 (Related File D06-20002)

Joseph Liberatore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit the construction of two semi-detached dwelling units on the subject lands.

Jim Kotsopolous, JKO Planning Services Inc., agent for the applicant, provided additional information related to the site location and adjacent uses, and highlighted the mix of existing built forms in the surrounding neighbourhood noting that the area was in a noticeable transition. He advised that the proposed 3 storey concept plan for the semi-detached dwelling units functioned as 2 storey dwelling units, and that the proposal was reasonable within the context of the Benson/Hunt Tertiary Plan which the subject lands were situated within. Mr. Kotsopolous advised that he looked forward to the recommendations report being brought forward, and that he was available to answer any questions.

There were no members of the public who submitted an application to appear as an electronic delegation to address Council on this matter.

Moved by: Councillor West

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPRS.20.060 with respect to the Zoning By-law Amendment application submitted by 2051984 Alberta Ltd. for the lands known as Lot 23, Plan 2300 (municipal address: 170 Lucas Street), City File D02-20002, be received for information purposes only and that all comments be referred back to staff.

Carried

3.2 SRPRS.20.067 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - 20 Maple Grove Ltd. - 20 Maple Grove Avenue - City Files D02-20003 and D03-20001

Philip Liu 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 13 single detached dwelling lots and the westerly extension of Carmela Avenue on the subject lands.

Christine Halis, KLM Planning Partners Inc., agent for the applicant, reviewed the location and policy context of the proposed residential development, and noted that the subject lands were within the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study area. She highlighted the purpose and direction provided within the Infill Study, and reviewed the revised Infill Demonstration Plan which correctly illustrated how the proposed development fit within the vision of the infill Study and within the context of the two adjacent draft approved Plans of Subdivision. Ms. Halis reviewed the proposed concept plan for the residential

development, site specific exceptions to the Zoning By-law Amendment application, and proposed front building elevations.

Adam Pells, Incon Group, advised that he had no further comments to add.

There were no members of the public who submitted an application to appear as an electronic delegation to address Council on this matter.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPRS.20.067 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 20 Maple Grove Ltd. for lands known as Part of Lots 114, 115, 116, 150, 151 and 152, Plan 202 (municipal address: 20 Maple Grove Avenue), City Files D02-20003 and D03-20001, be received for information purposes only and that all comments be referred back to staff.

Carried

3.3 SRPRS.20.047 - Request for Comments - Zoning By-law Amendment Application - Yeda Major Mackenzie Inc. - 58 Major Mackenzie Drive West - City File D02-20001

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a five storey residential apartment building comprised of 33 dwelling units on the subject lands.

Joanna Fast, Evans Planning Inc., agent for the applicant, provided additional information related to the location of the proposed residential apartment building advising that the subject property was located off a City owned laneway shared with four other property owners, and that the site was currently vacant. She noted the subject lands were designated Downtown Local Centre within the Village District and that the proposed development conformed with the provisions of the City's Official Plan but required a Zoning By-law Amendment. Ms. Fast provided an overview of the Laurier Homes Site Plan, followed by an overview of the proposed Site Plan and Development Proposal for 58 Major Mackenzie Drive West highlighting the number of dwelling units, access to the building and two level underground parking garage, number of parking spaces, indoor and outdoor amenity space, and urbanization of the existing laneway. Ms. Fast addressed the southerly extension of Elizabeth Street, acknowledged

the concerns identified in the correspondence received by area residents, advised that a Transportation Study had been submitted, and displayed conceptual renderings of the proposed building.

Harry Harakh, 66 Major Mackenzie Drive West, was not in attendance but submitted correspondence identifying his concerns regarding the proposed Zoning By-law Amendment application submitted by Yeda Major Mackenzie Inc. for 58 Major Mackenzie Drive West, distributed as Item 3.3.1 e) in lieu of participating as an electronic delegation.

Pamela Harakh, 66 Major Mackenzie Drive West, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

Martin Abramian, 76 Major Mackenzie Drive West, advised of his concerns with the proposed residential apartment building because of the additional noise, impact on personal privacy, added traffic in an already congested area, and overall lack of practicality of the development. Mr. Abramian further advised of concerns regarding the private laneway, specifically related to access for emergency services into the development, and requested that a plan be considered for the entire area rather than just for the subject lands to create a unified look for the neighbourhood.

Mona and David Lancaster, 74 Major Mackenzie Drive West, advised that they were in agreement with the comments made by the previous delegate and expressed their concerns regarding the height of the proposed residential apartment building and the impact it would have on the ambiance of the area. They further advised of concerns with the proposed underground parking garage and roundabout; impact of the increased number of cars using the private laneway; and access to the development for emergency services, particularly in the winter months. Mr. and Mrs. Lancaster inquired about when the Laurier Homes development would be finished, and noted that they would prefer the proposed street extension be completed in advance of the proposed development at 58 Major Mackenzie Drive West.

Alice Chik, 52 Major Mackenzie Drive West, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

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

a) That staff report SRPRS.20.047 with respect to the Zoning By-law Amendment application submitted by Yeda Major Mackenzie Inc. for lands known as Part of Lot 46, Concession 1, W.Y.S. (municipal address: 58 Major Mackenzie Drive West), City File D02-20001, be received for information purposes only and that all comments be referred back to staff.

Carried

4. Adjournment

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

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:26 p.m.

Dave Barrow, Mayor

Ryan Ban, Deputy City Clerk