



## **Council Public Meeting**

### **Minutes**

**C#22-20**

**Wednesday, June 3, 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, June 3, 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 Muench  
Councillor West  
Councillor Cilevitz  
Councillor Chan

Regrets: Councillor Liu

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

G. Galanis, Director, Development Planning  
D. Giannetta, Manager, Development Site Plans  
S. Mowder, Planner I – Development  
K. Graham, Senior Planner – Development  
A. Dunn, Planner II – Development  
R. Ban, Deputy City Clerk  
S. Dumont, Council/Committee Coordinator

Mayor Barrow read the Public Hearing Statement.

**1. Adoption of Agenda**

Moved by: Councillor Cilevitz

Seconded by: Councillor Chan

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

1. Correspondence from Georgia Lee, 17 Lupine Crescent, dated June 1, 2020;
2. Correspondence from Peter Giatas, 137 Coon's Road, dated June 1, 2020;
3. Sandra Tankovich, 9 Lupine Crescent, dated June 3, 2020;
4. Heather and Ryan Fagan, 33 Lupine Crescent, dated June 3, 2020;
5. Bob and Nancy Stephens, 53 Beaufort Hills Road, dated June 3, 2020;
6. Kornelia Stefanidis, 35 Lupine Crescent, dated June 3, 2020;
7. Heather Bennett, 59 Beaufort Hills Road, dated June 3, 2020;
8. Josephine Turner, 11 Lupine Crescent, received on June 3, 2020.
9. William Logush and G. Helena Ferreira, 86 Duncan Road, dated June 3, 2020;
10. Michael Cara, Overland LLP, dated June 3, 2020;
11. John Burnett, 137 Kersey Crescent, dated May 18, 2020;
12. Vadim Culic, 23 Observatory Lane, dated May 19, 2020;
13. Ricki Letofsky, 126 Chassie Court, dated May 21, 2020;
14. Marney Pollock, 67 Drumern Crescent, dated May 28, 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.20.082 – Request for Comments – Zoning By-law Amendment Application – BH Properties Limited – 57 Beaufort Hills Road - City File D02-20005**

Sarah Mowder of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit the creation of one additional single detached dwelling lot on the subject lands.

Joanna Fast, Evans Planning Inc., on behalf of the applicant, described the location of the proposed development, noted the varied lot sizes in the neighbourhood, and highlighted the existence of properties in the area with frontages and square footage less than the subject proposal. She advised that the trees on the property did not meet the criteria to qualify as a significant woodland under the *Oak Ridges Moraine Conservation Plan* as determined by a natural heritage evaluation. Ms. Fast provided an overview of the development proposal, the current zoning in place, and advised that the lot size restrictions were no longer necessary, as municipal servicing was extended to the neighbourhood. She advised that the proposed lots will meet the standards of the parent zoning by-law and will be larger than many lots in the area, and noted her belief that the buildings on the site could be reconfigured to minimize the loss of trees.

Roxann Kozak and Todd Wheeler, 31 Lupine Crescent, shared their concerns with the number of trees that would need to come down to accommodate the development proposal. They shared their belief that the trees did meet the criteria of a wood lot and should be saved. Ms. Kozak advised of concerns with drainage, and shared her preference that a single house be constructed to preserve the trees and character of the neighbourhood.

Bob Stephens, 53 Beaufort Hills Road, noted the significance of the amendment and impact to the neighbouring houses in the area, as further detailed in his submission distributed as Correspondence Item 3.1.1 (e). He advised that a reduction of the lot frontage would establish a different perspective of the street, and that the property was originally designed with the lot size established to maximize the protection of the environment and trees. He advised that he did not support the application, and shared concerns regarding access, traffic, drainage, building heights, and incompatibility of the proposed development with the neighbourhood. Mr. Stephens also shared his belief that the proposal did not meet the general intent of the by-laws and did not align with the City's Official Plan.

Heather Fagan, 33 Lupine Crescent, advised that the community was driven by a strong social, moral and ethical responsibility to maintain the by-law that was in effect pertaining to the severance of the lot and to prohibit the

destruction of trees. She highlighted the beauty and character of the subdivision, noted that the lot lines were drawn to protect the tree canopy, and that the Province, Oak Ridges and the City had established legislation to protect the trees. She advised that severance of 57 Beaufort Hills Road was prohibited based on By-law 146-76, noted that the proposed development if permitted would change the character of the neighbourhood, and would set a precedence for future development.

Alin Florescu, 27 Lupine Crescent, advised that he moved into the community for the beautiful views and the treed landscape. He shared concerns regarding the impact cutting the trees could have on drainage and flooding at the rear of his property and noted his objection to the proposal. Mr. Florescu also shared his belief that the proposed development was not consistent with the character of the surrounding community.

Ryan Fagan, 33 Lupine Crescent, shared his belief that the development compromised the integrity and character of the neighbourhood. He advised that the destruction of approximately 100 trees on the subject property was in contrast to the land-use plan and would impact the connectivity of the natural core and natural linkage network, as further detailed in his submission distributed as Correspondence Item 3.1.1 (d). Mr. Fagan shared his belief that the City and applicant erred in their determination of a Significant Woodland, noted that a zoning by-law was in place to protect the integrity of the neighbourhood, and that comparables used to justify the proposed development were not comparable.

Georgia Lee, 17 Lupine Crescent, shared her belief that the trees in the area were significant to the neighbourhood, regardless of their species, and advised that residents had purchased homes in the area due to the unique characteristics of the natural setting. She shared concerns regarding the precedent that would be set if the severance was approved, and with the proposed development not being consistent with the character of the street, as further detailed in her submission distributed as Correspondence Item 3.1.1 (a). She concluded by asking Council to review all the facts and concerns before making a final decision.

Nancy Collett, 53 Beaufort Hills Road, noted her opposition to the proposal and her desire to protect the woodlots in the area. She advised that the property was located within the Oak Ridges Moraine and designated Natural Core which she advised legally protected it from residential development. Ms. Collett also noted that the proposal neglected the existing by-laws which protected the woodlands. She shared concerns regarding the impact

the proposed development could have on the water table, vegetation, trees and the wildlife and asked Council to respectfully deny the application.

Howard Bennett, 59 Beaufort Hills Road, advised that the beauty of the tree canopy attracted him to the area 35 years ago. He noted that the Estate Homes development was designed to incorporate the environment, and shared his opinion that the removal of trees on the subject property would drastically affect the uniqueness of the cul-de-sac, and could affect water drainage in the area. Mr. Bennett suggested the existing home be replaced with one of a similar size, which would not require the removal of trees, and asked Council to not approval the proposal.

Dianna Lesti, 25 Lupine Crescent, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

Heather Bennett, 59 Beaufort Hills Road, shared her opposition to the proposed development, as further detailed in her submission distributed as Correspondence Item 3.1.1 (g). She described the landscape of the subject property, and shared her belief that the severance of the lot and the removal of 90 trees would be a significant loss to the neighbourhood. Ms. Bennett advised of concerns regarding spring flooding, loss of wildlife due to tree removal, community safety, privacy, infrastructure capacity, and the precedent that would be set for future severances.

Josephine Turner, 11 Lupine Crescent, urged Council, staff and residents to continue to fight for the *Oak Ridges Moraine Conservation Plan*. She shared her belief that the severance would destroy trees located in the Natural Core area, and advised of her concern regarding the precedent that would be set if the severance was approved, as further detailed in her submission distributed as Correspondence Item 3.1.1 (h). Ms. Turner advised that she opposed the severance and respectfully requested that future planning on the site proceed in a manner that did not adversely affect the trees.

Annie Han-Yee Yien and Peter Yien, 21 Lupine Crescent, shared concerns regarding the number of trees that could be taken down, both intentionally and unintentionally, due to the severance of the lot. He advised that the trees and the wildlife within the Oak Ridges Moraine needed to be protected, and highlighted the beauty and maturity of the trees in the area.

Phoenix Fagan, 33 Lupine Crescent, described the maturity and beauty of the trees in her neighbourhood, and advised that her siblings and herself enjoyed exploring in the trees and watching the animals that travelled through. Ms. Fagan noted that during the pandemic the trees remained one of the few places they she could visit. She also highlighted the environmental benefits of trees.

Kornelia Stefanidis, 35 Lupine Crescent, shared her disappointment with the possibility of the trees being removed as a result of not being native to the area, which was further detailed in her submission distributed as Correspondence Item 3.1.1 (f). She advised of moving to the neighbourhood because of its beauty and trees, and remarked on the abundance of animals in the area. Ms. Stefanidis advised that she was against the proposal, and the removal of trees, and requested that Council walk the area before making a decision.

Steve Stefanidis, 35 Lupine Crescent, advised that he opposed the proposal due to the number of trees that would need to be cut down to accommodate the construction of two houses. He noted that he was not against the reconstruction, upgrading or remodeling of the existing home as long as no trees were affected. Mr. Stefanidis shared his belief that proceeding with the subject development would take away from the aesthetics, optics and character of the streets and neighbourhood.

Council consented to waive the City's Procedural By-law, By-law 74-12, as amended, with respect to Section 8.1(b) to permit Council to make a decision at a Council Public meeting.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPRS.20.082 with respect to the Zoning By-law Amendment application submitted by BH Properties Limited for the lands known as Lot 208, Plan M-37 (Municipal Address: 57 Beaufort Hills Road), City File D02-20005, be received for information purposes only and that all comments be referred back to staff.

b) That Council reject the proposed application.

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

In favour: (8): Regional and Local Councillor Perrelli, Councillor Cilevitz, Councillor Muench, Councillor West, Councillor Chan, Councillor Beros, Mayor Barrow, Regional and Local Councillor DiPaola

Opposed: (0): None

Absent: (1): Councillor Liu

Carried Unanimously (8 to 0)

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

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

Opposed: (1): Councillor Muench

Absent: (1): Councillor Liu

Carried (7 to 1)

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

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPRS.20.082 with respect to the Zoning By-law Amendment application submitted by BH Properties Limited for the lands known as Lot 208, Plan M-37 (Municipal Address: 57 Beaufort Hills Road), City File D02-20005, be received for information purposes only and that all comments be referred back to staff.

b) That Council reject the proposed application.

Carried

**3.2 SRPRS.20.061– Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Silver Spring Homes Development Inc. – 265 and 305 16th Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road - City Files D02-20004 and D03-20002**

Amanda Dunn 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 infill development comprised of 14 single detached and 20 semi-detached dwelling units on the subject lands.

Jim Kotsopoulos, JKO Planning Services Inc., on behalf of the applicant, provided an overview of the proposed development and location of the

subject property, noting that the properties were located within one of the City's priority infill areas. He shared his opinion that the approval of the infill development would facilitate and be a catalyst to enable future development of lands to the east. Mr. Kotsopoulos advised that a few properties along the south side of 16<sup>th</sup> Avenue and those facing Elm Avenue had already provided half the portion of land required for a future municipal right-of-way. He also noted that staff had identified a few issues in the staff report, and that preparations were underway to address those comments.

Wayne Richards, on behalf of Monica Beltrame, 355 16th Avenue, advised that he owned properties east of the subject lands, and that he was not opposed to the proposed development. He inquired if the municipal water and sewage system would be extended easterly toward Elm Avenue, and if there would be capacity to connect and accommodate future development. Mr. Richards also inquired as to when the proposed roadway to Elm Avenue would be built, noting that he gave up two properties 18 years ago to accommodate the construction of the road.

Ross Vaccaro, 82 and 98 Duncan Road, shared his support for the proposed development, and his desire for the proposed road to be extended easterly to Elm Avenue. He advised that he owned a property that abutted the proposed development, and requested that services be extended to the end of the road to facilitate the creation of two lots. Alternatively, Mr. Vaccaro also suggested that he would support and pay for the construction of the road to continue westerly, and requested two sets of 50' semi-detached lots.

Moved by: Councillor Chan

Seconded by: Councillor Cilevitz

a) That Staff Report SRPRS.20.061 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Silver Spring Homes Development Inc. for lands known as Part of Lots 11, 12, 13, 32, 35 and 36 and Lots 33 and 34, Plan 3805 and Part of Lots 13 and 53, Plan 3806 (Municipal Addresses: 265 and 305 16th Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road), City Files D02-20004 and D03-20002, be received for information purposes only and that all comments be referred back to staff; and,

b) That Council authorize the inclusion of City-owned lands (previously acquired for future road allowance purposes) as part of the submitted Zoning By-law Amendment and Draft Plan of Subdivision applications to



facilitate the comprehensive design and construction of proposed Street “A” as shown on Map 5 to Staff Report SRPRS.20.061.

Carried

**3.3 SRPRS.20.081 – Request for Comments – Revised Official Plan and Zoning By-law Amendment Applications – Yonge Sixteen LP – 9251 Yonge Street - City Files D01-19002 and D02-19012 (Related File D06-17009)**

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

Chris Pereira, M. Behar Planning and Design Inc., on behalf of the applicant, provided an overview of the location of the subject lands, described the current development approved on the lands and noted that the building was envisioned to be a high-quality purpose-built rental. He advised that at the December 4, 2019 Council Public meeting, there was general consensus by Council to increase the number of rental units, and that since the meeting work had been undertaken to test the site’s ability to accommodate greater units. Mr. Pereira also advised that the site plan control process was underway with demolition planned for 2020 and construction completion and occupancy planned for 2023.

Mr. Pereira provided an overview of the revised proposal to increase the height, density and number of units. He noted that the proposal was consistent with the planned function of the Yonge and 16<sup>th</sup> KDA with respect to increasing the supply of rental units, and helped to achieve the Official Plan objectives related to housing options and affordability. Mr. Pereira concluded by noting that the revised proposal increased the number of rental units, which he believed better addressed Provincial policies pertaining to affordable housing, and was consistent with recent shifts in Richmond Hill policies.

Moved by: Councillor Chan

Seconded by: Councillor Cilevitz

a) That Staff Report SRPRS.20.081 with respect to the revised 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.

Carried Unanimously

**4. Adjournment**

That the meeting be adjourned

Moved by: Councillor Chan

Seconded by: Councillor Cilevitz

Carried

The meeting was adjourned at 10:09 p.m.

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Dave Barrow, Mayor

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Ryan Ban, Deputy City Clerk