



Council Public Meeting

Minutes

C#25-20

Wednesday, June 17, 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 17, 2020 at 7:30 p.m. in Committee Room 2 via videoconference.

Council Member Present Committee Room 2:

Mayor Barrow

Council Members Present via videoconference:

Regional and Local Councillor Perrelli
Regional and Local Councillor DiPaola
Councillor Beros
Councillor Muench
Councillor Liu
Councillor West
Councillor Chan

Regrets:

Councillor Cilevitz

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

G. Galanis, Director, Development Planning
D. Beaulieu, Manager, Development Subdivisions
D. Cheng, Senior Planner – Site Plans
J. Healey, Senior Planner - Subdivisions
R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator

Mayor Barrow read the Public Hearing Statement

1. Adoption of Agenda

Moved by: Councillor Chan

Seconded by: Councillor Beros

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

a) Correspondence received regarding the draft Plan of Subdivision application submitted by 1430518 Ontario Limited for 0 Elgin Mills Road East - (Item 3.1.2)

b) Correspondence received regarding the Official Plan and Zoning By-law Amendment Applications submitted by Leslie Elgin Developments Inc. for 0 McCague Avenue - (Item 3.2.2)

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.20.089 – Request for Comments – Draft Plan of Subdivision Application – 1430518 Ontario Limited - 0 Elgin Mills Road East – City File D03-20003 (Related Files D01-18008, D02-16036 and D06-16091)

Jeff Healey of the Planning and Regulatory Services Department, provided an overview of the proposed draft Plan of Subdivision application to permit the creation of blocks to permit a mixed use, high-rise development proposal on the subject lands. Mr. Healey advised that staff's recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Lindsay Dale-Harris, Bousfields Inc., agent for the owners, provided an overview of the site location, area context, application history, Richmond Hill Official Plan Settlement Plan, and the North Leslie Secondary Plan Land Use, noting the commercial designation density and height for the subject lands. She advised of staff's request for changes to the site plan, specifically to the design of the proposed building, and advised of meetings held with the Hindu Temple, which resulted in the Temple Board providing a signed letter of support for the development of the two towers with a maximum height of 14 storeys each.

Ms. Dale-Harris reviewed the requirements for the proposed draft plan of subdivision application and noted that the process they were following would allow for all four applications: draft plan, zoning, Official Plan amendment and the site plan applications to proceed together at a future meeting of Council later this year. Ms. Dale-Harris reviewed the draft plan of subdivision for Blocks 1, 2, and 3; preliminary site plan; site plan overlay; and a rendering of the proposed 14-storeys buildings on the subject lands.

Maryam Mansouri Hurst, owner, advised of several meetings held with the President and Trustees of the Hindu Temple Board, to listen to concerns of the Temple and to review the development proposal. She advised of the Temple's desire for the installation of traffic lights at the entrance of the Temple property, and indicated they were in receipt of a letter of support from the Temple Board in December 2019. She advised of changes to the applicants' proposal in early 2020, which included an improved site plan which would simplify the construction process, noting it materialized to a reduced GFA and unit count. Ms. Mansouri Hurst advised that the changes complied with Urban Design and Planning comments, acknowledged the professional architecture team retained to create the development on the subject lands, and indicated their commitment to building prominent architecture with the appropriate urban form that aligned with the planning intentions for the area.

Jegajenany Sivalingam, Live Member, Founder Member Hindu Temple Society of Canada, advised that the Temple hosted a number of summer festivals held in the mornings and evenings that drew many participants. She requested that the builder notify the purchasers of the Temple's festivals, and the increased noise and traffic that they may cause, and indicated that she was in support of the proposed development, provided that her request was addressed.

Venu Thampi, 2018 and 2019 President, Richmond Hill Hindu Temple, advised of successful discussions with the owners of 850 and 0 Elgin Mills Road East. He acknowledged that the increased building height from two 10-storeys building to two 14-storey buildings did not increase density in the revised plan and stated reasons not to appeal the proposed development to the LPAT. He advised of the need to secure the premises and install a fence, including installation of traffic lights at the entrance of the Temple. Mr. Thampi advised that the Region supported the installation of traffic lights and stated that the owner of the subject lands offered financial assistance toward a fence around the Temple property. Mr.

Thampi reiterated the concern of the previous delegate with respect to the builder ensuring potential buyers were made aware of the noise levels arising from the temple during festivals and trusted that this request would be included as part of their negotiations.

Visvan Kathiravelu, Former Trustee and Member of the Hindu Temple, extended his appreciation to Council and the owners of the subject lands toward successful negotiations and requested support to secure traffic lights at the entrance of the Temple.

Ananth Thambi, 91 Shadow Falls, submitted an application to appear as an electronic delegation to address Council on this matter, but was not in attendance.

David Spencer, 229 Judlea Court, did not address Council as he had technical difficulties with his audio connection. Mayor Barrow requested that he submit written correspondence to address his concerns regarding this matter.

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

a) That Staff Report SRPRS.20.089 with respect to the draft Plan of Subdivision application submitted by 1430518 Ontario Limited for lands known as Part of Lot 26, Concession 2, E.Y.S. (Municipal Address: 0 Elgin Mills Road East), City File D03-20003, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPRS.20.091 – Request for Comments - Official Plan and Zoning By-law Amendment Applications – Leslie Elgin Developments Inc. – 0 McCague Avenue - City Files D01-20002 and D02-20007

Doris Cheng of the Planning and Regulatory Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a medium density residential development comprised of 19 live-work and 16 back-to-back townhouse dwelling units on the subject lands. Ms. Cheng advised that staff's recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Lauren Capilongo, Malone Given Parsons, on behalf of Leslie Elgin Developments Inc., provided an overview of the proposed Official Plan

and Zoning By-law Amendments and location of the subject lands. She reviewed the development proposal, and outlined the reason to amend the application to permit stand-alone residential uses on the block. Ms. Capilongo reviewed the plan of subdivision, noted the uniqueness of the northeast corner of the greenbelt area, and indicated that the greenbelt lands had no environmental features and did not serve as a buffer to any adjacent natural heritage features. Ms. Capilongo reviewed the conceptual site plan for the proposed development, including height, laneway access, and private amenity space, and indicated their intent to work with staff to change the private amenity space to a public space for the broader community. She reviewed the proposed and alternative conceptual renderings of the live-work units and back-to-back units, and reviewed the proposed zoning of the subject lands.

There were no applications submitted from the public to appear as an electronic delegation to address Council on this matter.

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

- a) That Staff Report SRPRS.20.091 regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Leslie Elgin Developments Inc. for 0 McCague Avenue, be received;
- b) That the Official Plan and Zoning By-law Amendment applications submitted by Leslie Elgin Developments Inc. for the lands known as Block 284, Plan 65M-4571 (Municipal Address: 0 McCague Avenue), City Files D01-20002 and D02-20007, be approved subject to the following;
 - i) that the Official Plan Amendment be brought forward to a future meeting of Council for consideration and adoption, and subsequently forwarded to the Regional Municipality of York for approval;
 - ii) that the amending Zoning By-law be brought forward to a future meeting of Council for consideration and enactment following the applicant's submission and substantial completion of a Site Plan application with respect to the proposed development to be constructed on the subject lands;
 - iii) that pursuant to Section 34 (17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law

required to implement the proposed development to be constructed on the subject lands;

- iv) that the portion of the subject lands designated Protected Countryside and zoned Environmental Protection Two (EPA 2) Zone may be retained in private ownership, subject to conformity with all relevant land use policies in the North Leslie Secondary Plan and the Greenbelt Plan;
- v) that staff continue working cooperatively with the applicant and other stakeholders to finalize the planning approvals necessary to implement the proposed development to be constructed on the subject lands.

A recorded vote was taken:

In favour: (4): Regional and Local Councillor DiPaola, Regional and Local Councillor Perrelli, Councillor Beros, Mayor Barrow

Opposed: (4): Councillor Chan, Councillor West, Councillor Muench, Councillor Liu

Motion Failed to Carry on a Tie Vote (4 to 4)

Moved by: Councillor Liu

Seconded by: Councillor West

a) That Staff Report SRPRS.20.091 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Leslie Elgin Developments Inc. for the lands known as Block 284, Plan 65M-4571 (Municipal Address: 0 McCague Avenue), City Files D01-20002 and D02-20007, be received for information purposes only and that all comments be referred back to staff.

A recorded vote was taken:

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

Opposed: (0): None

Carried Unanimously (8 to 0)

4. Adjournment

Moved by: Councillor Beros
Seconded by: Councillor West

That the meeting be adjourned.

A recorded vote was taken:

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

Opposed: (0): None

Carried Unanimously (8 to 0)

The meeting was adjourned at 9:10 p.m.

Dave Barrow, Mayor

Ryan Ban, Deputy City Clerk