



## **Council Public Meeting**

### **Minutes**

**C#37-20**

**Wednesday, September 9, 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, September 9, 2020 at 7:30 p.m. in Committee Room 1 via videoconference.

Council Member present in Committee Room 1:

Mayor Barrow (Chair)

Council Members present via videoconference:

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

Regrets: Councillor Cilevitz

Staff Members present via videoconference:

K. Kwan, Commissioner, Planning and Regulatory Services

Staff Members present in Committee Room 1:

R. Ban, Deputy City Clerk

S. Dumont, Council/Committee Coordinator

Staff Members present in Committee Room 2:

G. Galanis, Director, Development Planning

D. Giannetta, Manager, Development – Site Plans

D. Cheng, Senior Planner - Development  
P. Liu, Planner I – Development  
S. Fiore, Planner II – Development

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.

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.20.112 – Request for Comments – Zoning By-law Amendment Application - Vomano Valley Developments Inc. - 12955A and 12955B Bathurst Street - City File D02-20012**

Doris Cheng of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to add additional office and commercial uses with site specific parking standards 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.

Claudio Brutto, Brutto Consulting, agent for the applicant, advised that the site plan was recently approved for a development consisting of two buildings and that minor variances were sought and approved at the Committee of Adjustment. Mr. Brutto advised that the purpose of the application was to seek approval to add a dental practice as a permitted use within the zoning by-law. He noted that a parking analysis determined that the quantity of parking spaces approved in the site plan were adequate to facilitate the dental practice, and that a reduction in the capacity of the daycare would help the parking situation.

Sheena Bassari, 69 Betony Drive, and Alex Papaevangela, 20 Betony Drive, shared their opposition to the proposal to add additional commercial uses to the development, and noted that a petition was submitted with

approximately 80 signatures from the community in opposition. They advised of concerns regarding the building height and location, speeding vehicles, narrow streets, and on-street parking causing access issues for emergency and snow removal vehicles. Ms. Bassari and Mr. Papaevangela noted that they did not support the entrance of the commercial building on Betony Drive due to the impact it could have on traffic and the safety of children playing in the neighbourhood. They also advised that allowing private clubs as a permitted use was concerning, and shared their belief that the proposed commercial building would not enhance the community.

Joseph Petranker, 75 Betony Drive, advised that he was in full support of the previous speakers arguments and asked Council to pay close attention to the concerns raised by Ms. Bassari and Mr. Papaevangela.

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

a) That Staff Report SRPRS.20.112 with respect to Zoning By-law Amendment Application submitted by Vomano Valley Developments Inc. for the lands known as Block 1 on Plan 65M-4416 (Municipal Addresses: 12955A and 12955B Bathurst Street), City File D02-20012, be received for information purposes only and that all comments be referred back to staff.

Carried

### **3.2 SRPRS.20.122 – Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Zonix Developments Inc. - 47 Elm Grove Avenue – City Files D02-20008 and D03-20004**

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 three single detached dwellings and the extension of a public road on the subject lands. Mr. Liu 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.

Nicole Sampogna, Evans Planning Inc., agent for the owner, advised that through the draft plan application they would convey half a portion of a public road to allow for a complete municipal road to be conveyed and built through the Carrville site to the south. She noted that the road would eventually connect to a future road to the east and west. Ms. Sampogna advised that additional lot coverage and a reduced side yard setback was

being sought through the re-zoning application and was consistent with the zoning standards already approved, and being sought in the neighbourhood.

Unika and Cheryl Hypolite, 35 Maple Grove, addressed Council and indicated that they had no comments to add.

Moved by: Councillor Beros

Seconded by: Councillor Liu

a) That Staff Report SRPRS.20.122 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Zonix Developments Inc. for lands known as Part of Lot 149, Plan 202 (Municipal Address: 47 Elm Grove Avenue), City Files D02-20008 and D03-20004, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.3 SRPRS.20.117 – Request for Comments – Zoning By-law Amendment Application – Carefirst Seniors and Community Services Association – 9893 Leslie Street - City File D02-20015**

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a six-storey long-term care facility and associated community uses on the subject lands. Ms. Fiore 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.

Helen Leung, Chief Executive Officer, Carefirst Seniors and Community Services Association, provided an overview of the proposed application, noting that the lands currently supported a home of over 100 years old, which they proposed to redevelop. She advised that the proposed development responded to the needs of a fast growing aging population, the need for long-term care beds and a Community Hub in Richmond Hill. Ms. Leung highlighted the features of the proposed Community Hub and advised that Carefirst had the experience and qualifications to provide a range of services within the Community Hub. She concluded by noting the benefits of the Carefirst Campus of Care for Richmond Hill residents.

Randal Dickie, Urban Growth Inc., agent for the applicant, advised that they were committed to working with staff to work through the technical matters. He noted that a number of supporting reports were submitted with

the application, and that they looked forward to hearing back from staff and working through any issues that may arise.

Joyce Horner, 32 Love Court, provided an overview of the history and heritage significance of the Horner House that was located on the subject lands. She expressed her hope that the City, Carefirst and the community could work together to incorporate the existing building into the project, as other owners in the hamlet had done. Ms. Horner expressed concerns with the proposed building height, greenspace for facility residents, the erosion at the rear of the lot, and questioned the suitability of the development at the proposed location. Ms. Horner shared concerns regarding the safety of staff, medical vehicles, visitors, patients, and customers, entering and exiting the building into day and evening heavy traffic. She also advised that the Horner House was listed in the Heritage Inventory for the City of Richmond Hill and had been on the designation list. She noted that the Horner House had been well maintained and not under threat and therefore not a priority to designate. Ms. Horner concluded by sharing her belief that the development could be an asset to the community and hamlet if done so in a respectful manner.

Moved by: Councillor Liu  
 Seconded by: Councillor Chan

a) That Staff Report SRPRS.20.117 with respect to the Zoning By-law Amendment application submitted by Carefirst Seniors and Community Services Association for the lands known as Part of Lot 20, Concession 3, E.Y.S. (Municipal Address: 9893 Leslie Street), City File D02-20015, be received for information purposes only and that all comments be referred back to staff.

Carried

#### **4. Adjournment**

That the meeting be adjourned

Moved by: Councillor Liu  
 Seconded by: Councillor Chan

Carried

The meeting was adjourned at 8:24 p.m.

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Dave Barrow, Mayor

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Ryan Ban, Deputy City Clerk