



Council Public Meeting

Minutes

C#43-20

Wednesday, October 7, 2020, 7:30 p.m.

(Electronic Meeting 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, October 7, 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 Cilevitz
Councillor Chan

The following member of Staff was present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure Services

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

D. Beaulieu, Manager, Development - Subdivisions
S. Fiore, Planner II - Subdivisions
J. Healey, Senior Planner - Subdivisions

The following members of Staff were present in Committee Room 1:

R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator

Mayor Barrow read the Public Hearing Statement.

1. Adoption of Agenda

Moved by: Councillor West
Seconded by: Councillor Cilevitz

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

- a) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Zonix Group (Harris) Inc. for 229 Harris Avenue - (Item 3.1.1);
- b) Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc., for 13572 and 13586 Bayview Avenue - (Item 3.2.1).

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.20.128 - Request for Comments - Zoning By-law Amendment Application - Zonix Group (Harris) Inc. - 229 Harris Avenue - City File D02-20011

Jeff Healey of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit the construction of six (6) semi-detached dwelling units on the subject lands.

Murray Evans, Evans Planning Inc., agent for the applicant, provided additional information regarding the application to permit six semi-detached dwelling units on the subject lands which were located within the Harris-Beech Infill Study area, and reviewed the concept site plan for the property, acknowledging the large lots for the proposed dwellings. He

advised that they had been on site with City and Toronto and Region Conservation staff to address the valleyland feature and narrow woodland finger at the rear of the subject lands, and noted that the natural heritage submission was appropriate for the property. Mr. Evans reviewed the demonstration/concept plan and the proposed scenario for the area, and advised that the proposed plan conformed with the Official Plan and was consistent with the Neighbourhood designation.

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

Moved by: Councillor West

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPRS.20.128 with respect to the Zoning By-law Amendment application submitted by Zonix Group (Harris) Inc. for lands known as Lot 49, Plan 1916 (municipal address: 229 Harris Avenue), City File D02-20011, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPRS.20.134 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - 2747883 Ontario Inc. and 2753502 Ontario Inc. - 13572 and 13586 Bayview Avenue - City Files D01-20003 and D02-20009

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit an eleven (11) storey residential apartment building on the subject lands.

Rob Gibson, Evans Planning Inc., agent for the applicant, provided additional information related to the site location and adjacent uses, Official Plan Land Use Designation and current Zoning. He reviewed the 2015 Site Plan application which included wetland and buffer limits, displayed the proposed elevations, and noted approval under Official Plan Amendment 280. Mr. Gibson provided an overview of the 2020 Site Plan including proposed elevations, and scale and transition, and noted that it was being driven by the environmental policies and directions of 2015. Mr. Gibson concluded the presentation by displaying a conceptual rendering of the proposed development and advised that they would continue to work with City and Toronto and Region Conservation Authority staff, as well as with the local Councillor, to ensure the environmental premises of

the development established in 2015 were carried forward, and in regards to the natural heritage evaluation.

Carol Davidson, 25 Green Meadow Crescent, referred to a recent survey that found the number one priority for Richmond Hill residents was the preservation of the natural environment and that in her opinion, the proposed development to amend the Official Plan and Zoning By-law was the opposite of putting nature first. She advised of her concerns with the height and density of the proposed development and its location as it was adjacent to a significant wetland within the Oak Ridges Moraine, and noted the impact the building would have on the environment and on older homes in the area because of water runoff and potential flooding. Ms. Davidson concluded her delegation by inquiring if the proposed development was considered bad planning.

Anna Kucharczyk, 92 Snively Street, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

Preston Wong, 58 Wolfson Crescent, advised that he objected to the proposed Official Plan and Zoning By-law Amendment applications to permit a residential apartment building on the subject lands, and stressed the importance of responsible development. He advised that he was in agreement with the comments made by the previous delegate and advised of his concerns with the proposed development because of the impact on area traffic, noise and light pollution; impact on the environment and how it would affect the significant wetland; did not integrate with the character of the community; impact on the education system; and misalignment with existing legislation and policy frameworks. Mr. Wong inquired how this development could sustain a win/win situation for the residents and wildlife while continuing an overall environmental balance that the residents currently enjoy.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPRS.20.134 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for lands known as Part of Lot 1, Plan 200 (municipal addresses: 13572 and 13586 Bayview Avenue), City Files D01-20003 and D02-20009, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4. Adjournment

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Perrelli

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:37 p.m.

Dave Barrow, Mayor

Ryan Ban, Deputy City Clerk