



Electronic Council Public Meeting

Minutes

C#42-20

Wednesday, September 23, 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, September 23, 2020 at 7:30 p.m. in Committee Room 1 via videoconference.

Council Member Present in Committee Room 1:

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 Cilevitz
Councillor Chan

The following members of Staff were present via videoconference:

K. Kwan, Commissioner of Planning and Regulatory Services
G. Galanis, Director, Development Planning
D. Beaulieu, Manager, Development Subdivisions
D. Giannetta, Manager, Development Site Plans
D. Cheng, Senior Planner – Site Plans
L. Penner, Senior Planner - Subdivisions
S. Mowder, Planner I – Subdivisions
R. Ban, Deputy City Clerk

The following member of Staff was present in Committee Room 1:

L. Sampogna, Council/Committee Coordinator

Mayor Barrow read the Public Hearing Statement

1. Adoption of Agenda

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

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 Yangping Bao and Yanpy Development Inc. for 181 and 187 Elgin Mills Road West - (Item 3.1.1)
- b) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Richmond Hill Ecumenical Homes Corporation (c/o DMS Property Management Ltd.) for 286 Major Mackenzie Drive East - (Item 3.2.2)
- c) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Sabella Ridge Estates Inc. for 10684 and 10692 Yonge Street - (Item 3.4.1)

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.20.133 - Request for Comments - Zoning By-law Amendment Application - Yangping Bao and Yanpy Development Inc. - 181 and 187 Elgin Mills Road West - City File D02-20013

Sarah Mowder of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit a medium density residential development comprised of 15 townhouse dwelling units on the subject lands. Ms. Mowder 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.

Manny Zanders, The Biglieri Group Ltd., agent for the owners, provided an overview of the development proposal and noted that they were seeking to

conform to the existing Official Plan Neighbourhood designation. He reviewed the built form for Blocks 1, 2 and 3, including height, density and intensification of the Official Plan, and stated that in his opinion, the development proposal was compatible with the existing neighbourhood.

Liyan Xue, 90 Arten Avenue, reviewed why she chose to live in the area and expressed concerns with the proposed roadway located at the rear of her property, noting it would increase noise levels, light pollution, privacy, safety issues, and would limit the use of her backyard. Ms. Xue reviewed concerns with the hidden rear common area of the proposal, noting the potential for loitering, unpleasant odours and insects it would attract if used as a garbage storage area. Ms. Xue requested Council consider installing a buffer to eliminate or decrease impacts to her property from the proposed development.

Robert Livingstone, 98 Arten Avenue, echoed the concerns of the previous speaker and requested Council implement buffers and monitor the rear common area usage of the proposed development.

Moved by: Councillor West
Seconded by: Councillor Cilevitz

a) That staff report SRPRS.20.133 with respect to the Zoning By-law Amendment application submitted by Yangping Bao and Yanpy Development Inc. for the lands known as Part of Lots 14 and 15, Plan 1931 (municipal addresses: 181 and 187 Elgin Mills Road West), City File D02-20013, be received for information purposes only and that all comments be referred back to staff.

Carried

3.2 SRPRS.20.131 - Request for Comments - Zoning By-law Amendment Application - Richmond Hill Ecumenical Homes Corporation (c/o DMS Property Management Ltd.) - 286 Major Mackenzie Drive East - City File D02-20016

Doris Cheng of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit an eight-storey apartment building 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.

Lucila Sandoval, Groundswell Urban Planners Inc., agent for the owners, advised that she was joined by Nick Savino, DMS Property Management Ltd. She provided an overview of the applicants' organization and properties they currently oversee in Richmond Hill, including the existing eight-storey building on the subject lands, St. Mark's Apartments. She reviewed the site location, adjacent uses and development proposal, noting that the proposed development would share driveway access with the existing eight-storey building. She advised that the proposal was within the Newkirk Local Development Area of the Official Plan and was consistent with the policies of the Local Development Area. Ms. Sandoval reviewed the proposed Zoning By-law application and development proposal, including the number of rental units, parking and bicycle spaces, and amenity space, and displayed renderings of the proposed building and improved walkway to St. Mark's Apartments on the subject lands.

Victor Yee, Elia Associates, representing York Region Condominium Corporation 645, located at 326 Major Mackenzie Drive East, reviewed the location of his clients building and advised they were opposed to the proposed Zoning By-law Amendment application and was open to dialogue with the owner of the subject lands. He reviewed concerns with the shared driveway and explained how it was located on his clients' lands and was the only through road in the proposal. He reviewed concerns related to increased traffic, and indicated he would request City staff conduct a traffic study of the area. Mr. Yee also expressed concerns with the maintenance and repair of the shared driveway during the construction stage, and once the development was complete. Mr. Yee reviewed concerns regarding trespassing, inadequate roadway lighting, pedestrian safety, drainage, and construction nuisance issues on the subject lands.

Moved by: Councillor Muench

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPRS.20.131 with respect to the Zoning By-law Amendment application submitted by Richmond Hill Ecumenical Homes Corporation c/o DMS Property Management Ltd. for the lands known as Part of Lot 46, Concession 1, E.Y.S. (municipal address: 286 Major Mackenzie Drive East), City File D02-20016, be received for information purposes only and that all comments be referred back to staff.

Carried

3.3 SRPRS.20.121 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Libang Developments Inc. - 159, 169, 177, 181 and 189 Carrville Road - City Files D02-18015 and D03-18008

Leigh Ann Penner 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 the construction of a medium density residential development comprised of 36 townhouse dwelling units on the subject lands. Ms. Penner 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.

Jenna Thibault, Weston Consulting, representing the owner, advised that the proposal was a resubmission since 2018, noting they had considered some of the previous comments in the new proposal, and provided a status update on the application. She reviewed the site location, adjacent uses, and the planning framework for the proposed development. She further reviewed the draft plan of subdivision for Blocks 1 and 2, displayed renderings of the south view from the Carrville Road access point, key modifications to the proposal, and noted supporting studies and drawings provided with the resubmission. Ms. Thibault advised that she and Ryan Guetter, Weston Consulting, were both available to answer questions.

Hassan Ghaemi, 201 Carrville Road, explained how the proposed development would impact his family living and noted concerns with height, privacy and depreciation of property value. He advised of his intentions to redevelop his lands and highlighted future access concerns. Mr. Ghaemi also advised that he shared a sketch of his proposed redevelopment in communications with City staff and the agent for the applicant.

Moved by: Councillor Cilevitz

Seconded by: Councillor West

a) That staff report SRPRS.20.121 with respect to the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Libang Developments Inc. for lands known as Part of Lots 125 and 126, and Lots 127 and 128, Plan 1960 (municipal addresses: 159, 169, 177, 181 and 189 Carrville Road), City Files D02-18015 and D03-18008, be received for information purposes only and that all comments be referred back to staff.

Carried

3.4 SRPRS.20.132 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Sabella Ridge Estates Inc. - 10684 and 10692 Yonge Street - City Files D01-20004 and D02-20010

Doris Cheng of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a 28 storey high density residential apartment building 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.

Lincoln Lo, Malone Given Parsons Ltd., representing the owner, reviewed the site location and development proposal, including parking and bicycle spaces, access to the proposed building, emergency access, and public park on the subject lands. He advised that the area was recognized as a Flood Vulnerable Area, noting that a flood risk assessment was prepared and under review, and that he would work with City staff to address issues to modifying the building design and flood impacts for the proposed design. Mr. Lo acknowledged concerns regarding the emergency access and noted that a traffic study was submitted that did not attribute any percentage of traffic to the emergency access. He displayed a photograph of an emergency access located in Richmond Hill and explained how a similar access could also be included at the proposed site. He reviewed a rendering of the proposed site, and noted that in his opinion, the proposal was in keeping with the policy direction that the City had recently advanced in terms of height and density and would increase the rental housing stock that was lacking in Richmond Hill.

Bruno Colozza, 101 Arten Avenue, advised that since the notice for the proposed application was public, area and surrounding residents congregated with concerns to the proposed development. He advised of the number of residents, groups and petitions that were opposed to the proposed development and stated that the community was not opposed to development, but merely opposed to overdevelopment on the subject lands. He reviewed concerns related to the proposed height; Flood Vulnerable Area; buffer protection zone; advancement to any flood remediation; increased density; proposed zoning; suitable transition policy; emergency access; increased traffic congestion; and public health and safety issues. Mr. Colozza requested Council adhere and protect the neighbourhood from any flood related damages, and direct the applicant

to revise the applications and work with area residents toward a suitable development on the subject lands.

Christina Tao, 47 Arten Avenue, explained her experience with the landowner, and outlined the need for a buffer on the subject lands. She expressed concerns with the emergency access, proposed height, density, loss of privacy and sunlight, light pollution, increased traffic, proposed zoning and flood concerns in the area. Ms. Tao indicated that in her opinion, local schools and the hospital would not be able to support the overpopulation.

Frank Veltri, 97 Arten Avenue, advised he was opposed to the proposed development and reviewed concerns related to the proposed zoning by-law application, including a change with the neighbourhood character, and stated that the applicant did not provide any justification or rationale for the proposal. Mr. Veltri advised that additional concerns were addressed in his written submission included as Agenda Item 3.4.1.

David Jiang, 17 Creekview Avenue, expressed concerns with the proposed development, including loss of privacy and sunlight, increased noise, and with the emergency access located at the rear of his property. He advised of his support for development when done responsibly, and highlighted concerns regarding the Official Plan, maintaining the neighbourhood characteristic, suitable transition, height, density, traffic flow, pressures to schools and the hospital, and environmental issues. Mr. Jiang requested Council address the environmental concerns and maintain the Official Plan and Zoning By-law designations for the subject lands.

Robert Livingstone, 98 Arten Avenue, advised that he was opposed to the proposed development and reviewed concerns with the rear service road, vehicular traffic overflow, visitors parking onto Arten and Creekview Avenues, proposed height and density, and pedestrian safety. He indicated that the proposal was too large for the subject lands and requested that the vehicular connection onto the rear streets be removed from the development proposal and that the proposal be further reviewed to reflect the new two-year City Council Strategic Plan survey.

Sharon Yuan, 17 Creekview Avenue, reviewed her experience with the owner of the subject lands and noted impacts to her property from the York Region Transit construction project. She expressed concerns with the construction stage nuisance, increased noise, traffic, parking, emergency access, lack of privacy and sunlight, and safety issues. She

reviewed the need to retain the neighbourhood characteristic, and requested Council ensure environmental issues were addressed, consider building a park in its place as there was a need for greenspace in the community, and to support residents opposed to the proposed development.

Elizabeth Krstevski, 15 Creekview Avenue, submitted an application to appear as an electronic delegation to address Council on this matter, and did not respond to the Chair's invitation to speak.

Layla Rahbar, 55 Arten Avenue, advised that she was in support of the petition that was circulated to advise of residents who were in opposition to the proposed development. She provided her opinion on how the proposed development would impact the existing luxury homes in the area, and shared concerns regarding the devaluation of neighbourhood properties, obstruction of sunlight, privacy, right-of-way access, increased traffic, and the safety of children. Ms. Rahbar reviewed the applicants request to amend the City's Official Plan and Zoning By-law applications, and requested that Council support area residents and deny the proposed application.

Firouzeh Samari, 55 Arten Avenue, advised that she was opposed to the proposed development and reviewed concerns including impacts to her family's quality of life, lack of privacy, children safety and depreciation of neighbourhood property values. She advised of her choice to live in a large home and requested Council protect the community.

Majid Rahbar, 55 Arten Avenue, submitted an application to appear as an electronic delegation to address Council on this matter, and did not respond to the Chair's invitation to speak.

Roya Assai Ardakani, 52 Arten Avenue, advised why she chose to live on Arten Avenue, reviewed her concerns with the proposed development, including emergency access, loss of privacy, increased traffic, noise, proposed resident and street parking, and the safety of children and seniors in the area. She shared her opinion on how Arten Avenue would become a throughway, and noted that the proposal was not compatible with the existing neighbourhood, would change the character of the neighbourhood, as well as depreciate property values for the existing single-family homes in the area. Ms. Ardakani advised of the number of hours the community had come together to coordinate their concerns regarding the proposed development and requested Council support a reasonable development on the subject lands.

Masoud Masoudi, 52 Arten Avenue, submitted an application to appear as an electronic delegation to address Council on this matter, and did not respond to the Chair's invitation to speak.

Nkechi Nwarfor-Robinson, 55 Arten Avenue, advised of her support of the concerns raised by previous speakers regarding the proposed development and reviewed her concerns including overdevelopment and incompatibility with the existing neighbourhood. She explained how the character of the area had attracted herself and residents to the neighbourhood, and requested that Council consider all statements raised by previous speakers, including taking the necessary steps to protect and preserve, and implement measures to minimize any impacts to the community.

Max Haroon, 53 Arten Avenue, advised that he was opposed to the proposed development and stated that he supported all comments from previous speakers. He advised of his involvement and experience with flood issues in the area, highlighted concerns with the surrounding lands being designated a Flood Vulnerable Area and a high vulnerable aquifer area, and requested Council protect the neighbourhood.

Betty Saratopoulos, 8 Arten Avenue, advised of her support for all comments raised by previous speakers regarding the proposed development, and indicated that she had no issues with the current Zoning By-law and that any changes made should better the community. She reviewed concerns regarding the proposed height, emergency access, increased traffic, disruption to the neighbourhood, safety, insufficient parking spaces, parking overflow onto the roadway and described the criminal activity and litter in the neighbourhood. Ms. Saratopoulos requested that Council support area residents with their concerns for the neighbourhood.

Danny Pollak, 115 Arten Avenue, advised of the current traffic conditions and vehicles speeding on Arten and Oxford Avenues and indicated that the proposed development would increase density and safety issues in the neighbourhood. He advised of the significant property taxes paid to live in the area, provided his opinion on the criminal activities in the neighbourhood, York Region Transit construction project on Yonge Street, and indicated he was opposed to overdevelopment of the subject lands. Mr. Pollak requested Council consider installing speed bumps on Arten and Oxford Avenues to reduce vehicles speeding and protect the neighbourhood.

Victoria Sedova, 104 Arten Avenue, advised she supported all concerns raised by previous speakers and that she was opposed to the proposed development. She reviewed her concerns for the proposed development including, height, density, driveway entrance, no transition with the existing residential neighbourhood and highlighted the increase in home insurance premiums because of the area being a Flood Vulnerable Area.

Lucy Gao, 49 Arten Avenue, advised that she was opposed to the proposed development and reviewed concerns including height, loss of privacy and sunlight, light pollution and increased traffic in the neighbourhood.

Liyan Xue, 90 Arten Avenue, shared her concerns regarding the proposed height and density of the development, privacy, children safety, traffic on Yonge Street, driveway entrance, emergency access, and parking on Arten Avenue. She advised that the proposed building was too large for the subject lands, and requested Council maintain the current commercial zoning of the property and preserve the safety and livability of the neighbourhood.

Hai Xiang Wang, 16 Creekview Avenue, advised of his support of all concerns raised by previous speakers and reviewed his concerns with the proposed height, density, emergency access, driveway entrance, increased traffic and on street overflow parking.

Min Sun, 16 Creekview Avenue, advised that she was opposed to the proposed development and highlighted concerns including height, density, emergency access, increased traffic on Yonge Street, Arten Avenue and Creekview Avenue, safety, loss of sunlight, increase in criminal activities, and depreciation of property values in the neighbourhood. She advised that the proposed development was not compatible with the existing community and requested Council protect the neighbourhood.

John Li, 206 Brookside Road, reviewed the location of the tallest building in Richmond Hill and indicated the proposed development was not located at an intersection suitable for large developments, and that it was not compatible with the existing neighbourhood. He reviewed the Region's Major Transit Station Area and highlighted concerns including proposed height, density, parking, safety, and flooding issues in the area.

Mark Wang, 81 Arten Avenue, advised of his desire for not having an entry or emergency access onto Arten and Creekview Avenues, and shared concerns regarding the proposed development, including

insufficient resident and visitor parking, increased traffic, safety issues and indicated the need for greenspace/park in the area. Mr. Wang advised of his support for reasonable development and stated he was opposed to the proposed development on the subject lands.

Ray Wu, 114 Arten Avenue, advised of his concerns with the proposed development, including height, loss of sunlight and privacy, increased traffic, children safety, on street parking, and the effect on criminal activity in the area. He reviewed the winter road conditions near the proposed emergency access, and advised that he was opposed to the proposed emergency access. Mr. Wu requested that the City take ownership of the emergency access lands to ensure no future access to the existing residential neighbourhood.

Yaoyao Ni, 96 Arten Avenue, advised of her support for all comments raised by previous speakers and inquired as to the next steps for the application on the subject lands.

Moved by: Councillor West

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPRS.20.132 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Sabella Ridge Estates Inc. for the lands known as Part of Lots 53 and 54, Plan 1931 (municipal addresses: 10684 and 10692 Yonge Street), City Files D01-20004 and D02-20010, be received for information purposes only and that all comments be referred back to staff.

Carried

Motion to Proceed Beyond 11:00 p.m.

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

That pursuant to Section 5.6.7 of the City of Richmond Hill's Procedure By-law 74-12, as amended, this meeting proceed beyond 11:00 p.m.

Carried

4. Adjournment

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Beros

That the meeting be adjourned

Carried

The meeting was adjourned at 10:47 p.m.

Dave Barrow, Mayor

Ryan Ban, Deputy City Clerk