



## **Council Public Meeting**

### **Minutes**

**C#46-20**

**Wednesday, November 4, 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, November 4, 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

The following members of Staff were present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure Services  
D. Giannetta, Manager, Development - Site Plans

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

G. Galanis, Director, Development Planning  
D. Beaulieu, Manager, Development - Subdivisions  
A. Dunn, Planner II - Site Plans  
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 Chan  
Seconded by: Regional and Local Councillor Perrelli

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

- a) Correspondence received regarding the proposed Zoning By-law Amendment and Revised Draft Plan of Subdivision Applications submitted by Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto for 93 Edward Avenue - (Item 3.2.1);
- b) Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi, Shahnaz Ebrahimi for 122, 124 and 126 Cartier Crescent - (Item 3.3.1).

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 SRPI.20.005 - Request for Comments - Zoning By-law Amendment Application - 1355314 Ontario Inc. - 93 Edward Avenue - City File D02-20020 (Related File D06-20044)**

Simone Fiore of the Planning and Infrastructure Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the conversion of an existing building to a private school use on the subject lands.

Marcus Martins and Rosemarie Humphries, Humphries Planning Group Inc., agents for the applicant, provided additional information regarding the location, legal description, area, frontage and existing use of the subject lands. M. Martins reviewed the adjacent land uses and provided an

overview of the temporary use proposal to repurpose the existing one storey building into additional classrooms to be directly associated with the adjacent Toronto Montessori School Elgin Mills Campus. M. Martins reviewed the current and proposed temporary use Zoning By-law Amendment application to permit a private school use on the site for a period of three years and be subjected to renewal; noted that the application was in compliance with the City's Official Plan, Provincial and Regional policies; displayed the proposed Ground Floor, Elevation and Landscape Plans; and advised that they were in attendance to answer any questions.

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

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

a) That staff report SRPI.20.005 with respect to the Zoning By-law Amendment application submitted by 1355314 Ontario Inc., for lands known as Part of Lots 39, 40, 45 and 46, Plan 2766 (municipal address: 93 Edward Avenue), City File D02-20020, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.2 SRPI.20.001 - Request for Comments - Zoning By-law Amendment and Revised Draft Plan of Subdivision Applications - Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto - 30 Beech Avenue, 211, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad, and 196, 210, 226, 234, 246, 260, 276 and 288 Harris Avenue - City Files D02-20017, D03-14008 and D03-16002**

Jeff Healey of the Planning and Infrastructure Services Department provided an overview of the proposed Zoning By-law Amendment and revised draft Plan of Subdivision applications to permit a residential development comprising of 112 single detached dwelling units, 12 semi-detached dwelling units and 35 street townhouse dwelling units on the subject lands.

Murray Evans, Evans Planning Inc., agent for the applicant, advised that the proposed Zoning By-law Amendment and revised draft Plan of Subdivision applications were to revise the existing draft approved Plan of Subdivision to re-lot the internal portion of the property to accommodate fewer semi-detached dwellings and a larger number of single detached

dwellings with reduced lot frontages. He reviewed the details of the approved 2018 draft Plan of Subdivision in comparison to the proposed 2020 plan and confirmed that there were no changes to be made to the periphery of the subdivision, road pattern or storm water management pond. Mr. Evans addressed the concerns that were identified in the correspondence received from area residents, advised that they were working with staff to find a solution for the storm drainage and impact on abutting properties to bring forward to the Toronto and Region Conservation Authority, and noted that he was in attendance to answer any questions.

Ying Li, 16 Settlement Crescent, representing the residents of 6, 8, 10 and 12 Settlement Court, advised that this was their first opportunity to provide comments regarding the proposed draft Plan of Subdivision as they did not live in their homes when the original applications for the subject lands were submitted in 2018, and noted that they paid a lot premium to back onto a forested area. She highlighted their concerns with the proposed development because of the close proximity of the new dwellings to the existing homes which would impact their privacy and access to sunlight. Ms. Li further advised that in their opinion, the proposed development did not fit with the character of the adjacent neighbourhood and made suggestions to improve the new development as further detailed in her correspondence distributed as part of Item 3.2.1.

Sridhar Methuku, 257 Harris Avenue, expressed his concerns with drainage from the storm water management pond within the proposed development and the impact it would have on his property, quality and enjoyment of life for him and his family, and property value. He provided a detailed history of his experience since purchasing his home in 2007 in relation to the Harris-Beech Infill Study and Harris-Beech Master Environmental Servicing Plan (MESP). Mr. Methuku requested that staff continue to work with the applicant and Toronto and Region Conservation Authority (TRCA) to find a solution for the drainage of the storm water management pond as further detailed in his correspondence distributed as part of Item 3.2.1.

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

a) That staff report SRPI.20.001 with respect to the Zoning By-law Amendment and revised Draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto for

lands known as Lots 1 to 5, Plan 9597 and Lots 11, 15 to 18, 20 to 24, 27 and 28, Plan 1916 (municipal addresses: 30 Beech Avenue, 211, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad and 196, 210, 226, 234, 246, 260, 276 and 288 Harris Avenue), City Files D02-20017, D03-14008 and D03-16002, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.3 SRPI.20.008 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi - 122, 124 and 126 Cartier Crescent - City Files D01-20008 and D02-20014**

Amanda Dunn of the Planning and Infrastructure Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit an eight storey residential apartment building on the subject lands.

Joanna Fast, Evans Planning Inc., agent for the applicant, presented aerial photographs to display additional information related to the site location and adjacent uses, advised of other similar developments on Bayview Avenue at Elgin Mills Road, and noted that the size of the property was slightly larger than depicted in the staff report as a severance added some land to the rear of the subject lands. She provided an overview of the proposed development and Site Plan that would include an eight storey apartment building comprised of 165 units with access off of Cartier Crescent, highlighted the proposed surface and underground parking, and listed the amenities that would be included on the property. She presented various conceptual renderings of the building's elevations, and advised that the proposed development met the goals of Provincial policies while diversifying the housing choices in the area. Ms. Fast acknowledged the written correspondence that was received from area residents and advised that they would continue to work with staff and the local Councillor to work towards a design that would address all of the concerns identified.

Michael W. Ostroff, Licensed Paralegal, representing the owner of 118 Cartier Crescent, advised that they objected to the proposed development to permit an 8-storey apartment building on the subject lands as it was out of character for the current residential neighbourhood, and would set a precedent for the area. He expressed concerns with road and traffic safety for students at the local schools and for parishioners that attended the

local church, and noted that a sun and shadow study was not conducted for the proposed development and his client had specific concerns with solar access and shadowing. Mr. Ostroff advised that the proposed density was too much for the area and was better suited on major arterial roads, noted that the infrastructure was inadequate to support this type of development, and requested that the proposal in its current form needed to be turned down, as further detailed in his correspondence distributed as part of Item 3.3.1.

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

a) That staff report SRPI.20.008 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi for lands known as Lots 1, 2 and 3, Plan 4644 and Part of Lots 9 and 10, Plan 4839 (municipal addresses: 122, 124 and 126 Cartier Crescent), City Files D01-20008 and D02-20014, be received for information purposes only and that all comments be referred back to staff.

Carried

#### 4. Adjournment

Moved by: Councillor Beros  
Seconded by: Councillor West

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:49 p.m.

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Dave Barrow, Mayor

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Ryan Ban, Deputy City Clerk