



## **Council Public Meeting**

### **Minutes**

**C#04-21**

**Wednesday, February 3, 2021, 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, February 3, 2021 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, Planning and Infrastructure Department  
D. Beaulieu, Manager, Development Subdivisions  
D. Giannetta, Manager, Development Site Plans  
K. Prentice, Planner I - Development

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

G. Galanis, Director, Development Planning  
A. Dunn, Planner II – Development  
J. Healy, Senior Planner - Development

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

K. Mortfield, Chief of Staff  
R. Ban, Deputy City Clerk  
S. Dumont, 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 addition:

- a) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Elaheh Vaez Fakhri and Behrooz Sabaghpour Fard for 274 Kerrybrook Drive and 282 Richmond Street;
- b) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Marina Shcolyar for 109 Benson Avenue;
- c) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Application submitted by J-G Cordone Investments Limited for 11130 Yonge Street.

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.21.012 – Request for Comments – Zoning By-law Amendment Application – Elaheh Vaez Fakhri and Behrooz Sabaghpour Fard – 274 Kerrybrook Drive and 282 Richmond Street - City File D02-20019**

Kelsey Prentice of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of one additional residential building lot on the subject lands. Ms. Prentice advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Murray Evans, Evans Planning Inc., on behalf of the applicant, provided an overview of the development proposal to allow two lots to be amalgamated and subsequently severed to create three single detached dwellings. He advised that the current zoning required 15-foot frontages, and that the proposed lots fell short of that requirement and corresponding lot area. Mr. Evans advised that there was a modest and appropriate level of intensification and redevelopment in the form of building homes in the Mill Pond area. He provided illustrations of the variety of homes in the area, noted the variance of lot frontages, and advised that the proposed development was complimentary, consistent and compatible with the building forms in the neighbourhood.

Moved by: Councillor West

Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.21.012 with respect to the Zoning By-law Amendment application submitted by Elaheh Vaez Fakhri and Behrooz Sabaghpoor Fard, for lands known as Lots 1 and 2, Plan 4635 (Municipal Addresses: 274 Kerrybrook Drive and 282 Richmond Street), City File D02-20019, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.2 SRPI.21.013 – Request for Comments – Zoning By-law Amendment Application – Marina Shcolyar – 109 Benson Avenue - City File D02-20021 (Related File D06-20048)**

Amanda Dunn of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the construction of a residential development comprised of two semi-detached and three street townhouse dwelling units on the subject lands. Ms. Dunn advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Joanna Fast, Evans Planning Inc., on behalf of the applicant, provided an overview of the proposed development application. She provided an air photo to show the context of the area, and advised of the townhouse developments that were approved and built on Benson Avenue and to the north along Hunt Avenue. Ms. Fast advised that the subject property was located within the Transition Area of the Benson/Hunt Tertiary Plan, noting that the area was meant to act as a transition between the medium and

low-density residential areas. She shared her belief that the proposed development was a good representation of that transition, as the proposed townhouses would be a good transition between the townhouses existing on Benson Avenue and the low-density residential area located to the west. Ms. Fast provided images of the building elevations and street views, and advised that they understood the importance of the mature trees on the property. She also advised that they would look at how they can change their engineering and site designs to retain as many trees as possible.

Linda Liberatore-Brooks, 161 Lucas Street, shared her concerns regarding the proposed development not conforming to homes on the north side of Benson Avenue and the east side of Lucas Street. She shared her belief that it would be more pleasing to see three two-storey homes constructed on Benson Avenue, and avoid construction on Lucas Street, as it would better align with the current townhouses and still comply with the Benson/Hunt Tertiary Plan. Ms. Liberatore-Brooks noted concerns regarding safety at the intersection of Lucas Street and Rumble Avenue, increased cars and traffic, and advised that the townhouses were too close to her front entrance. She advocated for the preservation of the trees that border the property and shared her preference that a hedge be planted instead of a wooden fence.

Ken Amyot, 154 Lucas Street, advised that he moved to the neighbourhood to enjoy the mature trees in the area, and noted his objection to the removal of large trees on the property, as outlined in his correspondence submitted as Correspondence Item 3.2.2. He advised of heavy traffic at the intersections of Lucas Street and Rumble Avenue, and Lucas Street and Benson Avenue, and shared his belief that the additional driveways would exacerbate an already dangerous situation.

Sergei Dvuzhylov, 105A Benson Avenue, shared his concerns regarding traffic, and the lack of parking on Benson Avenue. He advised that he was concerned for the safety of children in the area, as the corner of Benson Avenue and Lucas Street was a school bus drop off point, and that many vehicular accidents had occurred there. He also noted concerns regarding privacy due to the height of the proposed townhouses, and with the precedent that would be set if the application was approved.

Anastasiya Dvuzhylov, 105A Benson Avenue, shared concerns regarding the possible traffic impact of additional driveways adjacent to the stop signs at Benson Avenue and Lucas Street, and Rumble Avenue and

Lucas Street. She advised that both corners were school bus drop off points, and that crossing Lucas Street was a risk. She advised of concerns regarding transparency, as she recalled 104 mature trees removed at a lot near Elizabeth Street and Arnold Crescent, which was not indicated in the original plans. Ms. Dvuzhylov also shared concerns regarding the condition of the property, noting that the house was neglected and subject to trespassers.

Elena Dvuzhylov, 105A Benson Avenue, shared concerns with traffic on Benson Avenue and Lucas Street, lack of parking, and the possible increased competitiveness to obtain parking with the additional townhouses. She shared concerns with the lack of conformity of the proposed development to the neighbouring homes and the loss of privacy. Ms. Dvuzhylov also conveyed her displeasure with the possible loss of trees and its impact on birds and animals.

Tatiana Ivanova, 103A Benson Avenue, shared concerns regarding high traffic in the area, the proposed density of the development, and the lack of conformity of the development to the existing landscape and architecture. She advised that the intersections of Lucas Street and Rumble Avenue, and Lucas Street and Benson Avenue were very busy, and noted her appreciation for the comments made by the previous speakers.

Mohammad Jahangir, 105 Benson Avenue, advised that he had seen a lot of transition in the area within the last 15 years which was counter to the "Village of Richmond Hill" establishment concept. He shared concerns regarding the impact the development may have on air quality, the environment, ecology, transportation safety, children's safety and privacy, and shared his agreement with the comments made by the previous speakers.

Moved by: Councillor West

Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.21.013 with respect to the Zoning By-law Amendment application submitted by Marina Shcolyar for the lands known as Lot 69 and Part of Lot 68, Plan 2300 (Municipal Address: 109 Benson Avenue), City File D02-20021, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.3 SRPI.21.008 - Request for Comments – Revised Official Plan and Zoning By-law Amendment Applications – J-G Cordone Investments Limited - 11130 Yonge Street – City Files D01-18001 and D02-18007**

Jeff Healey of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment application to permit a 15 storey high density residential building on the subject lands. Mr. Healey advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Joshua Butcher, Bousfields Inc., on behalf of the applicant, shared a timeline of events that preceded the meeting, noting that the application was modified due to a number of changes at multiple levels. He provided an overview of the site location, noting that the subject site was within the Bernard MTSA, within a 500 metre radius of the Bernard BRT station stop, and just north of the revisited Yonge-Bernard KDA Secondary Plan study area. Mr. Butcher advised that the proposal was reconfigured to accommodate a moderate amount of additional density, and outlined the guiding principles that governed that reconfiguration. He shared details on the height transition on Yonge Street and towards the neighbourhoods to the west, and provided key statistics regarding the proposal, noting that the project scale and intensity had not significantly changed as a result of the modification from a mid-rise to a tower typology. Mr. Butcher concluded by sharing his opinion that the proposal was appropriate, and represented good planning and good urban design principles.

Matthew Piazza, 107 Leyburn Avenue, shared his opposition to the proposed density of the development, noting that north of Brookside Road was not included in the KDA and KDA study area, and therefore the proposed level of intensification was not studied. He questioned why decisions were being made while the KDA was before LPAT, as it was unclear what the KDA would look like. Mr. Piazza also questioned why the City was increasing density in the smallest KDA in Richmond Hill.

Sherry Zhang, 234 Rothbury Road, shared her belief that the proposal included unreasonably high intensification. She noted that the density per hectare was a "downtown density", and further questioned its appropriateness in northern Richmond Hill. Ms. Zhang noted that she had never seen a development with such significantly high lot coverage, noting that two of the building walls appeared to be built on the lot boundary, which in her opinion would cause access issues for emergency vehicles,

be problematic for neighbouring buildings, and therefore should not be permitted. She raised concerns regarding the lack of green space and trees, and suggested that setbacks be required to accommodate future road widening on Brookside Road. Ms. Zhang also compared the current zoning standards to the proposal, shared her opinion that the setbacks be greater than zero, parking standards not be reduced to less than one car per person, and that Richmond Hill needed sustainable development.

John Li, 206 Brookside Road, shared his opposition to the application and provided images of current traffic on Brookside Road approaching Yonge Street, as well as images to simulate possible traffic impacts on Yonge Street should the development be approved. He shared his opinion that the Yonge corridor in Richmond Hill was becoming the next St. James Town as it had the highest density in western countries, and was a poor community caused by poor planning. Mr. Li shared his belief that Richmond Hill had no population crisis rather it has an employment crisis and questioned why commercial zones were being converted to residential uses when jobs were needed. He also questioned if the proposed parking ratio was realistic, and if Richmond Hill needed another high-rise residential development on the Yonge Street corridor.

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.21.008 with respect to the revised Official Plan Amendment and Zoning By-law Amendment applications submitted by J-G Cordone Investments Limited for lands known as Part of Lot 3, Registered Plan 1642 (Municipal Address: 11130 Yonge Street), City Files D01-18001 and D02-18007, be received for information purposes only and that all comments be referred back to staff.

Carried

#### **4. Adjournment**

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

That the meeting be adjourned

Carried

The meeting was adjourned at 9:54 p.m.