



Council Public Meeting

Minutes

C#08-21

Wednesday, March 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, March 3, 2021 at 7:30 p.m. in Committee Room 1 via videoconference.

Council Members present via videoconference:

Acting Mayor DiPaola
Regional and Local Councillor Perrelli
Councillor Beros
Councillor Muench
Councillor Liu
Councillor West
Councillor Cilevitz
Councillor Chan

Regrets: Mayor Barrow

The following members of Staff were present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure
G. Galanis, Director, Development Planning
D. Giannetta, Manager of Development - Site Plans
S. Fiore, Planner II - Subdivisions
S. Mowder, Acting Planner II - Subdivisions

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

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

Acting Mayor DiPaola read the Public Hearing Statement.

1. Adoption of Agenda

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

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

a) Correspondence received regarding the revised Zoning By-law Amendment Application submitted by Yeda Major Mackenzie Inc. for 58 Major Mackenzie Drive West.

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.21.026 - Request for Comments - Zoning By-law Amendment Application - Hillcrest Holdings Inc. and Montez Hillcrest Inc. - 9350 Yonge Street - City File D02-20026 (Related File D06-20055)

Sarah Mowder of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to permit a day nursery use as an additional use on the subject lands.

Vince Cornacchia, Cornacchia Planning Services Inc., agent for the applicant, advised that he along with Chris van de Water and Cory Estrela, Oxford Properties Group, were in attendance to answer any questions, and advised that they had reviewed the staff report and would continue to work with staff to address all comments received regarding the proposed application. Mr. Cornacchia provided an overview of the overall site plan located at the north end of Hillcrest Mall, reviewed the proposed floor plan of the day nursery that included a direct connection between the indoor floor space and outdoor play area, and provided a perspective view of the outdoor play area that would be fully enclosed and secured with attractive perimeter fencing for safety. Mr. Cornacchia addressed the parking requirements for the day nursery, advised that the proposed use would contribute to the concept of a complete community in accordance with the Region's and City's Official Plans, and was in accordance with the vision for the Yonge Street and 16th Avenue Key Development Area.

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

Moved by: Councillor Cilevitz

Seconded by: Councillor West

a) That staff report SRPI.21.026 with respect to the Zoning By-law Amendment application submitted by Hillcrest Holdings Inc. and Montez Hillcrest Inc. for the lands known as Block N, Plan M-1436 (municipal address: 9350 Yonge Street), City File D02-20026, be received for information purposes only and that all comments be referred to staff.

Carried

3.2 SRPI.21.027 - Request for Comments - Revised Zoning By-law Amendment Application - Yeda Major Mackenzie Inc. - 58 Major Mackenzie Drive West - City File D02-20001

Simone Fiore of the Planning and Infrastructure Department provided an overview of the proposed revised Zoning By-law Amendment application to permit a medium density residential development comprised of 19 stacked back-to-back townhouse dwelling units on the subject lands.

Joanna Fast, Evans Planning Inc. agent for the applicant, reviewed the site location of the subject lands and access to the existing 5 properties through a City owned laneway directly west of the site, and provided an overview of the original application submitted to permit a five story residential apartment building comprised of 33 dwelling units. She advised that a revised development proposal had been submitted to permit a three storey stacked townhouse back to back development containing 19 units; and reviewed the proposed parking and access through a private driveway for a future connection with McLatchy Lane, and the southerly extension of Elizabeth Street between the subject lands and Major Mackenzie Drive West to align with the extension of Elizabeth Street to the north. Ms. Fast provided additional details related to the proposed development and reviewed the area concept plan to show how the Elizabeth Street extension would look, as well as the proposed development in relation to the surrounding properties, and advised that she was in attendance to answer any questions.

Harry and Pamela Harakh, 66 Major Mackenzie Drive West, were in attendance to express their concerns with the proposed revised Zoning By-law Amendment Application submitted by Yeda Major Mackenzie Inc. for 58 Major Mackenzie Drive West. H. Harakh advised that he had met

with the developer a number of times and that he had addressed Council at the May 2020 Council Public Meeting when the original proposal was brought forward, and that the issues he identified had still not been addressed. H Harakh displayed a copy of his property survey to demonstrate his concerns with the extension of Elizabeth Street and impact it would have on his property and its value, including a reduction in his driveway, and inquired why the applicant instead of the abutting property owners was able to design the proposed road network within their cul-de-sac. H. Harakh advised that they were opposed to the proposed laneway, and although they applauded the reduction in density for the proposed development, they still objected to it as it was not the most efficient use of the land as further detailed in his correspondence distributed as part of Item 3.2.1.

Martin Abramian, 76 Major Mackenzie Drive West, reiterated the concerns he identified at the May 2020 Council Public Meeting regarding the application for 58 Major Mackenzie Drive West related to the private laneway within their cul-de-sac, specifically access for emergency services, and the impact of the proposed development on traffic congestion, safety and the abutting property owners way of life. Mr. Abramian noted that the traffic study did not take into consideration future development, and requested that the proposed development be rejected for a more comprehensive and holistic approach to be taken so that everyone would benefit from the development as further detailed in his correspondence distributed as part of Item 3.2.1.

Mona and David Lancaster, 74 Major Mackenzie Drive West, advised of their concerns with the proposed revised Zoning By-law Amendment Application submitted by Yeda Major Mackenzie Inc. for 58 Major Mackenzie Drive West. They displayed the concept rendering of the proposed development and advised that in their opinion, the modern design does not fit with the unique neighbourhood of the existing cul-de-sac; expressed concerns with the traffic study that was conducted and inquired if it included the impact of future development, the dead end hammer head road, and access for emergency services; and use of the municipally owned island property for the proposed new road. D. Lancaster requested that staff help facilitate a more comprehensive plan for the area that would benefit Richmond Hill and the residents.

Moved by: Councillor West
Seconded by: Councillor Cilevitz

a) That staff report SRPI.21.027 with respect to the revised Zoning By-law Amendment application submitted by Yeda Major Mackenzie Inc. for lands known as Part of Lot 46, Concession 1, W.Y.S. (municipal address: 58 Major Mackenzie Drive West), City File D02-20001, be received for information purposes only and that all comments be referred back to staff.

Carried

4. Adjournment

Moved by: Councillor Cilevitz
Seconded by: Councillor Chan

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 8:49 pm.

Joe DiPaola, Acting Mayor

Ryan Ban, Deputy City Clerk