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**Council Public Meeting  
C#40-17**

**Wednesday, November 15, 2017  
7:30 p.m.**

**Council Chambers  
Richmond Hill Town Hall  
225 East Beaver Creek Road  
Richmond Hill, Ontario**

**Mayor Dave Barrow**

**Minutes**

A meeting under the *Planning Act* of the Council of the Town of Richmond Hill was held on Wednesday, November 15, 2017 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

Mayor Barrow  
Regional and Local Councillor Spatafora  
Regional and Local Councillor Hogg  
Councillor Muench  
Councillor Liu  
Councillor Cilevitz  
Councillor Chan

Regrets:

Councillor Beros  
Councillor West

The following members of Staff were present:

K. Kwan, Commissioner of Planning and Regulatory Services  
S. Aiello, Manager, Development - Zoning  
D. Beaulieu, Manager, Development - Subdivisions  
D. Giannetta, Acting Manager, Development - Site Plans  
P. Waddell, Interim Manager, Client Support  
S. Fiore, Planner II  
M. Kevill, Planner I  
P. Liu, Planner I  
K. Prentice, Planning Technician  
A. Crawford, Planning Researcher  
G. Collier, Deputy Town Clerk

Mayor Barrow read the Public Hearing Statement.

**Adoption of Agenda**

Moved by: Councillor Cilevitz  
Seconded by: Councillor Chan

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

1. Correspondence from Ralph Sansone, 56 Lake Avenue, dated November 15, 2017

Carried

### **Disclosures 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*.

### **Scheduled Business**

#### **3.1 Request for Comments – Zoning By-law Amendment Application – Farhad Fani-Molky and Parivash Kalantari – 53 Sunset Beach Road – File Number D02-17020 – (Staff Report SRPRS.17.176)**

Kelsey Prentice of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the construction of a two-storey single detached dwelling 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.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Regional and Local Councillor Spatafora  
Seconded by: Councillor Chan

That staff report SRPRS.17.176 with respect to the Zoning By-law Amendment application submitted by Farhad Fani-Molky and Parivash Kalantari for the lands known as Lot 16, Registered Plan 203 (municipal address: 53 Sunset Beach Road), File Number D02-17020, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

#### **3.2 Request for Comments – Zoning By-law Amendment Application – Ya Xi Lu 17 Pearson Avenue – File Number D02-17018 – (Staff Report SRPRS.17.175)**

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of one (1) additional building lot on the subject lands. Ms. Fiore advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

T.J. Cieciora, Design Plan Services Inc., agent for the applicant, advised they have been working with staff and were aware of the comments received regarding the application, and looked forward to a recommendations report being brought forward for approval. Mr. Cieciora advised that they concurred with the comments in the staff report related to the Official Plan and, in their opinion, the development proposal was a logical extension to the low density development that existed in the area.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Cilevitz  
Seconded by: Regional and Local Councillor Hogg

That staff report SRPRS.17.175 with respect to the Zoning By-law Amendment application submitted by Ya Xi Lu for lands known as Lot 10, Plan 3403 (municipal address: 17 Pearson Avenue), File Number D02-17018, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.3 Request for Comments – Zoning By-law Amendment Application – Carol Wilkinson – 23 Long Hill Drive – File Number D02-17023 – (Staff Report SRPRS.17.182)**

Philip Liu of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of two (2) additional building lots on the subject lands. Mr. Liu advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Deborah Alexander, Alexander Planning Inc., agent for the applicant, provided additional information regarding the site location, adjacent uses, and development proposal, noting that it was one of the last remaining lots in the area to be developed. Ms. Alexander advised that the existing single detached dwelling on the subject lands would be retained, and that the application was in compliance with all provincial and regional policies, the Town's Official Plan, and the Anglin Drive/Longhill Drive/19<sup>th</sup> Avenue Residential Infill Study.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

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

That staff report SRPRS.17.182 with respect to the Zoning By-law Amendment application submitted by Carol Wilkinson for lands known as Lot 17, Plan 5509 (municipal address: 23 Long Hill Drive), File Number D02-17023, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.4 Request for Comments – Zoning By-law Amendment Application – 2537788 Ontario Inc. – 0 and 13249 Bathurst Street – File Number D02-17022 – (Staff Report SRPRS.17.181)**

Philip Liu of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit the construction of two (2) new dwellings on the subject lands. Mr. Liu advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Armando Barbini, Armando Barbini Planning and Permit Services, agent for the applicant, advised that the application proposed the closure of the Bathurst Street accesses and usage of Madison Avenue as the permanent access into the neighbourhood. He provided additional information regarding the current zoning and site location, and noted that the remnant parcels were sufficient to construct the two proposed dwellings. Mr. Barbini advised that the development proposal would fit nicely with the existing neighbourhood, was in compliance with the Official Plan Policies, and that they would continue to work with staff to determine the appropriate zoning for the subject lands.

Felix Goltsman, 8 Madison Avenue, expressed his concerns with the zoning and previous construction work which had restricted access to his property. Mr. Goltsman inquired who he should contact regarding any damage to his property as a result of the construction of the new dwellings.

Moved by: Regional and Local Councillor Spatafora  
Seconded by: Regional and Local Councillor Hogg

That staff report SRPRS.17.181 with respect to the Zoning By-law Amendment application submitted by 2537788 Ontario Inc. for lands known as Lots 9 to 12, Plan 133 (municipal address: 13249 Bathurst Street), File Number D02-17022, be received for information purposes only and that all comments be referred back to staff.

Carried

### **Adjournment**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:00 p.m.

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Dave Barrow  
Mayor

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Gloria Collier  
Deputy Town Clerk