



## **Council Public Meeting**

### **Minutes**

**C#26-21**

**Wednesday, May 19, 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, May 19, 2021 at 7:31 p.m. via videoconference.

Council Members Present:      Acting Mayor DiPaola  
   Regional and Local Councillor Perrelli  
   Councillor Muench  
   Councillor Liu  
   Councillor West  
   Councillor Cilevitz  
   Councillor Chan

Regrets:                              Mayor Barrow  
   Councillor Beros

The following members of Staff were present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure  
G. Galanis, Director, Development Planning  
D. Flaherty, Chief of Staff  
D. Giannetta, Manager of Development - Site Plans  
L. Penner, Senior Planner - Subdivisions  
K. Faria, Acting Senior Planner - Subdivisions  
R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator

Acting Mayor DiPaola read the Public Hearing Statement.

#### **1. Adoption of Agenda**

Moved by:                      Councillor Cilevitz  
Seconded by:                Councillor West

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

- a) Additional correspondence regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by 2705785 Ontario Ltd. c/o Dilawri Real Estate Group Inc. for 9675, 9697, 9699 Yonge Street;
- b) Additional correspondence regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 2705785 Ontario Ltd. c/o Dilawri Real Estate Group Inc. for 9675, 9697, 9699 Yonge Street.

Carried Unanimously

## **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.21.057 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – 2705785 Ontario Ltd. c/o Dilawri Real Estate Group Inc. - 9675, 9697, 9699 Yonge Street – City Files D01-18003 and D02-18013**

Leigh Ann Penner of the Planning and Infrastructure Department provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by 2705785 Ontario Ltd. c/o Dilawri Real Estate Group Inc. to permit a high density mixed use residential/commercial development on the subject lands. Ms. Penner advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Lauren Capilongo, Malone Given Parsons, on behalf of the applicant, advised that the original owners had submitted an Official Plan and Zoning By-law Amendment application and indicated that a resident's information meeting and a statutory Council Public Meeting were held in March 2019. She advised that her clients acquired the subject lands in August 2019 and submitted a revised application for two residential towers of 19 and 16 storeys in height. Ms. Capilongo highlighted the fundamental change in the proposal that included an attached two storey retail/commercial podium along Yonge Street that would contain an Audi automobile sales dealership, reviewed the building height and FSI, and noted that the proposal complied with all other policies in the City's Official Plan. Ms.

Capilongo provided a side-by-side concept plan comparison of the original and revised proposal, reviewed the proposed ground floor plan, conceptual building renderings, angular plane, and shadow studies for the proposed development.

Tahir Mohammed, President, Board of York Region Condominium Corporation 688, representing the owners and residents of 22 Clarissa Drive advised of their objection to the proposed development. He noted their previous submission and petition containing approximately 100 signatures that opposed the original development applications at the March 20, 2019 Council Public Meeting. Mr. Mohammed expressed their opposition to the revised development application and highlighted concerns related to the proposed building heights, maximum floor area ratio, impact on traffic in the area, including traffic volumes exiting the site, a reduction of minimum distances from the property lines, angular plane, and questioned whether an automobile dealership was suitable on the lands, as further detailed in their correspondence included as Agenda Item 3.1.3 b).

Moved by: Councillor Cilevitz

Seconded by: Councillor West

a) That Staff Report SRPI.21.057 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 2705785 Ontario Ltd. c/o Dilawri Real Estate Group Inc. for lands known as Part of Lots 1, 2 and 3, Registered Plan 2260 (Municipal Addresses: 9675, 9697 and 9699 Yonge Street), City Files D01-18003 and D02-18013, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.2 SRPI.21.050 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – 2721854 Ontario Inc. (Metropole – Nord Hub JV) – 45 Observatory Lane - City Files D01-20016 and D02-20030**

Katherine Faria of the Planning and Infrastructure Department provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by 2721854 Ontario Inc. (Metropole – Nord Hub JV) to permit an eight storey mid-rise residential development on the subject lands. Ms. Faria advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Michael Bissett, Bousfields Inc., on behalf of the applicant, provided an overview of the site location and context, and highlighted the existing surrounding development, noting that the proposal was compatible with the existing neighbourhood and would revitalize the area. He reviewed the York Region Official Plan, the City's Official Plan, zoning for the area, and described the site plan on the subject lands. Mr. Bissett reviewed the elevations of the proposal, conceptual rendering, highlighted key statistics of the development proposal, and explained the comprehensive block plan on how the subject lands would evolve from an industrial area to a residential area.

Dr. Bontovics 40 Moonlight Lane, shared concerns with the proposed number of dwelling units, increase in density and traffic in the area, and inquired what the plans were for improving infrastructure and necessities for families such as daycare centres and schools within the neighbourhood. She shared her observations regarding the aerial view of the development proposal, and indicated that the proposed development was significantly closer to the adjacent buildings than it appeared. Dr. Bontovics advised that she did not support the development proposal and requested that the proposal be reconsidered.

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.21.050 with respect to Official Plan and Zoning By-law Amendment applications submitted by 2721854 Ontario Inc. (Metropole – Nord Hub JV) for lands known as Part of Lot 10, Registered Plan 4342 (Municipal Address: 45 Observatory Lane), City Files D01-20016 and D02-20030, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

#### **4. Adjournment**

Moved by: Councillor Chan  
Seconded by: Councillor West

That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 8:39 p.m.