



## **Council Public Meeting**

### **Minutes**

**C#41-21**

**Wednesday, October 20, 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, October 20, 2021 at 7:30 p.m. via videoconference.

Council Member present in Committee Room 1:

Acting Mayor DiPaola

Council Members Present via videoconference:

Regional and Local Councillor Perrelli  
Councillor Beros  
Councillor Muench  
Councillor Liu  
Councillor West  
Councillor Chan  
Councillor Cilevitz

Staff Members 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  
D. Beaulieu, Manager of Development - Subdivisions  
S. DeMaria, Senior Planner – Development  
S. Fiore, Planner II

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

R. Ban, Deputy City Clerk  
S. Dumont, Council/Committee Coordinator

Acting Mayor DiPaola read the Public Hearing Statement.

**1. Adoption of Agenda**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

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

- a) Correspondence regarding the proposed Draft Plan of Subdivision Application submitted by Montagna Capital (BT) Inc. for 1577 to 1621 Major Mackenzie Drive East;
- b) Correspondence regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Mason Sanglakhi and 2101071 Ontario Inc. for 13564 and 13580 Yonge Street;
- c) Additional correspondence regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Mason Sanglakhi and 2101071 Ontario Inc. for 13564 and 13580 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.21.097 - Request for Comments - Draft Plan of Subdivision Application - Montagna Capital (BT) Inc. - 1577 to 1621 Major Mackenzie Drive East - City File SUB-21-002 (D03-21002) (Related File D03-11004)**

Simone Fiore of the Planning and Infrastructure Department provided an overview of the proposed Draft Plan of Subdivision application submitted by Montagna Capital (BT) Inc. to permit a low density residential development to be comprised of 124 single detached dwelling units 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.

Lincoln Lo, Malone Given Parsons Ltd., representative for the applicant, provided an overview and history of the subject lands. He noted the approval of the Region to re-designate the lands to permit mix-use

development with high density residential, commercial and office uses, the change of ownership of the lands, and the development of a concept plan that proposed residential and park uses, including an institutional block that would permit a long-term care facility. Mr. Lo advised that the Province enacted a Minister's Zoning Order (MZO) in accordance with the proposed concept plan, after endorsement by Richmond Hill Council at its meeting held on October 20, 2020. He added that the MZO permitted a range of low, medium and high density residential uses, in addition to institutional, commercial and conservation uses on the entire land holdings. Mr. Lo reviewed the proposed development, and concluded by indicating his intention to respond to the correspondence received for the meeting upon resubmission of the application.

Ian Andres, Goodmans LLP, on behalf of Baif Developments Ltd., provided a history of both the Baif and Montagna lands, highlighted the joint integration of both sites, and the land use compatibility issues that existed between the two properties, as noted in his submission as Correspondence Item 3.1.2.(a). Mr. Andres advised of the incompatibility of residential homes being located near industries, noting that residents may have to tolerate noise, smell and dust from neighbouring factories. He advised of the truck traffic associated with any future development of employment and industrial uses on the Baif lands, noting that the applicant did not consider the truck traffic that would inevitably travel through Montagna lands to access the highway in their traffic studies. Mr. Andres shared his opinion that the challenges to develop Baif lands would be exacerbated if the Montagna subdivision was approved without the compatibility issues being addressed. He shared his belief that a possible solution would be for the City and Region to reconsider its previous position on the types of uses permitted on the Baif lands, and questioned why there was not a development block created for the long-term facility in the applicant's proposal.

Moved by: Councillor Liu

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.21.097 with respect to the draft Plan of Subdivision application submitted by Montagna Capital (BT) Inc. for lands known as Part of Lot 20, Concession 3, E.Y.S. (Municipal Addresses: 1577 to 1621 Major Mackenzie Drive East), City File SUB-21-0002 (D03-21002), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.2 SRPI.21.096 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Mason Sanglakhi and 2101071 Ontario Inc. - 13564 and 13580 Yonge Street - City Files D01-21006 and D02-21011**

Sandra DeMaria of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment application submitted by Mason Sanglakhi and 2101071 Ontario Inc. to permit an eight storey residential apartment building on the subject lands. Ms. DeMaria 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 and Qianqiao Zhu, Evans Planning Inc., provided a brief history of the subject property, noting that a previous application that dealt with commercial uses on the property was not well received by the local community, and as such they had returned with an intensified residential effort. Mr. Evans asked Council to consider the application from a larger scale perspective with consideration of how Yonge Street was evolving. He provided an overview of the proposal, including details on the massing and tiered building design, the separation between the building and residential development, and how traffic would be directed. Mr. Evans advised that the setbacks and angular plane had been met, and shared details on the proposed parking.

Elena Smith, 10 Cheval Court, described the natural attributes of the subject property, and advised of concerns with constructing an apartment building on the moraine, due to large volumes of water stored on the land. She indicated that the Oak Ridges Moraine Conservation Plan was in place to ensure the land uses maintained, improved or restored the hydrological function of the area. Ms. Smith advised that the lands were within a Category 1 Oak Ridges Moraine Landform Conservation Plan and that as per the Plan, such disturbances within the area were to be kept to a minimum, and that the developer had to demonstrate conformity with its provisions. She shared her concerns regarding water flow and flooding that may result from the construction of underground parking, and provided suggestions on what development would be more compatible.

Maryam Omid, 29 Coons Road, expressed concerns with the impact the proposed development could have on traffic, parking availability near her home, and her child's safety, noting that it was already difficult to safely

cross the street, and to exit or enter her driveway. She advised that she purchased the home to be in a quiet family-friendly community close to the Oak Ridges Moraine, and that they did not choose for developers to build large condominiums at the expense of many families that currently live in the neighbourhood. Ms. Omidi also shared her opinion that the land was not suitable for a condominium development, as detailed in her correspondence distributed as Agenda Item 3.2.2.(a).

Shahla Yaghoubian, 31 Coons Road, stated that the Minister of Economic Development had advised that Ontario's Accessibility Action Plan would help Ontarians with a disability to better access their communities. She shared her belief that as a wheel chair user her husband's ability to access the neighbourhood would be negatively impacted by the increased traffic that may result from the development. Ms. Yaghoubian shared her opinion that the building height should not exceed the current zoning standards, that the underground parking could disrupt ecology, and that the natural environment needed to be preserved in the interest of future generations.

Carol Davidson, 25 Green Meadow Crescent, shared her opinion that the City was over estimating the need to build apartments, as there were already enough development applications in Richmond Hill to surpass 20,000 units. She questioned why it was necessary to provide the applicant with an exemption that excluded them from the four-storey limit, and inquired if a sun shadow study was conducted, as residents were concerned with the shadows that could be cast by the building. Ms. Davidson shared her opinion that there was no urgency to approve the plan, and that residents wanted a plan that better fit the neighbourhood in a healthy environmental way.

Sally Baghbani, 10376 Yonge Street, shared her opinion that Richmond Hill was in a serious housing crisis, that variation in housing stocks were low and that new housing options were limited. She noted that the letters received in opposition to the development identified six main areas of concern by residents. She addressed residents' concerns with respect to the project exceeding current permitted land use, too many development applications were received in Richmondhill, and that the development did not address the affordability crisis, as detailed in the correspondence submitted by Raika Sheppard, 160 Centre Street, distributed as Agenda Item 3.2.3.(f).

Raika Sheppard, 160 Centre Street, advised that she had spoken to a large group of residents across Richmond Hill to determine how the public felt about the application. She shared her observation that everyone was affected by the housing crisis in Richmond Hill, or knew someone that was. Ms. Sheppard shared her belief that the applicant was listening to the needs of the community and that the proposed development was a responsible one, as outlined in her submission distributed as Agenda Item 3.2.3.(f). She acknowledged the traffic concerns raised by residents and shared her belief that there would be minimal impact to Coons Road, as most of the traffic would be directed to Yonge Street, and that the location of the development encouraged public transportation. Ms. Sheppard concluded by asking Council to consider the proponents of the application, and help them with the future of housing in Richmond Hill.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.21.096 with respect to Official Plan and Zoning By-law Amendment Applications submitted by Mason Sanglaxhi and 2101071 Ontario Inc. for lands known as Part of Lot 69, Concession 1 W.Y.S. (Municipal Addresses: 13564 and 13580 Yonge Street), City Files D01-21006 and D02-21011, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

#### **4. Adjournment**

Moved by: Councillor West

Seconded by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 10:09 p.m.

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Joe DiPaola, Acting Mayor

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Ryan Ban, Deputy City Clerk