



Council Public Meeting

Minutes

C#45-21

Wednesday, November 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, November 3, 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

Regrets:

Councillor Cilevitz

Staff Members present via videoconference:

G. Galanis, Director, Development Planning
D. Flaherty, Chief of Staff
D. Beaulieu, Manager of Development - Subdivisions
L. Penner, Senior Planner - Development
S. Mowder, 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: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

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

- a) Correspondence received regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications - 2331258 Ontario Inc. - 27, 29 and 31 Anglin Drive;
- b) Correspondence received regarding the proposed Revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Baif Developments Limited.
- c) Additional correspondence received regarding the proposed Revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Baif Developments Limited.

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.21.101 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - 2331258 Ontario Inc. - 27, 29 and 31 Anglin Drive - City Files D02-21009 and SUB-21-0003 (D03-21003)

Sarah Mowder of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by 2331258 Ontario Inc. to permit a residential infill development comprised of eight (8) single detached dwelling lots, in addition to a new municipal road and a block for open space buffer purposes on the subject lands. Ms. Mowder advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Adam Layton, Evans Planning Inc. on behalf of the applicant, described the site context, noting that the subject property was located within the

Anglin Drive/Long Hill Drive/19th Avenue Residential Infill Study area. He advised that the current proposal did not include the extension of a new public road, as was contemplated in a previous concept plan, and outlined the reasons behind that decision. Mr. Layton described the proposed development, permitted zoning of the area, conceptual landscape plan, building elevations and streetview, and provided an aerial view of the proposed development to illustrate how it fit with the context of the area.

Hamid Sherkat, 17 Anglin Drive, noted his opposition to the development proposal and shared concerns regarding lot sizes, overcrowding on Anglin Drive and the impact to resale values of their homes. He shared his opinion that condominium developments on Yonge Street provided viable housing options, and that adding a new court adjacent to another court was out of standard with City planning, and would destroy the neighbourhood. Mr. Sherkat outlined concerns with respect to the precedent that would be set if the development was approved and asked Council to preserve their neighbourhood.

Michael Pullella, 30 Anglin Drive, shared his opinion that the proposal be rejected, as it did not comply with the Infill Study and zoning standards of the area. He advised that previous development in the neighbourhood had adhered to the Infill Study, and shared his belief that as residents they had a reasonable expectation and right that development adhere to the standards that were in place. Mr. Pullella advised that his correspondence, submitted as Agenda Item 3.1.2 (b), highlighted the proposed development's non-compliance/non-conformity with the Infill Study and zoning standards. He also shared concerns regarding traffic, safety with respect to garbage and snow removal, the environment, wildlife, walkability of the neighbourhood and privacy.

Lin Huang, 36 Anglin Drive, shared her objection to the proposal and opinion that three homes be built on the existing three lots, in accordance with the zoning by-law. She shared concerns regarding density, traffic, the environment, and demands on infrastructure and public services. Ms. Huang advised of her beliefs that the development would negatively affect the character of the area, hurt their quality of life, and concluded by asking Council to object the proposal.

Miranda Di Stefano, 35 Anglin Drive, shared her opinion that the proposal was inappropriate for the area, as it would negatively affect the neighbourhood stability within the North Anglin component of the larger Anglin/Long Hill Neighbourhood. She advised of a previous development

proposal for 31 Anglin Drive, and noted that the same compatibility issues and concerns were brought forward at that time, which were outlined in her correspondence submitted as Agenda Item 3.1.2 (a). Ms. Di Stefano shared her opinion that the proposal of smaller lots was out of character and not compatible with the area, not in keeping with the existing development pattern within the North Anglin neighbourhood, and not consistent with the Infill Study.

Wei Ding, 38 Anglin Drive, shared his opposition to the proposal, and concerns with respect to the proposed density and capacity of the road network to accommodate the new residents. He shared his opinion that the proposed development would harm the quality of life and environment of the surrounding residents.

Sherry Hang, 28 Anglin Drive, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

Raymond Xu, 28 Anglin Drive, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

Jack Zhang, 9 Long Hill Drive, conveyed through an interpreter that he agreed with the comments made by the previous speakers, and was opposed to the proposal. He advised of concerns with the proposed density, and the impact it may have on traffic and public services.

Moved by: Councillor Muench
Seconded by: Councillor Beros

a) That Staff Report SRPI.21.101 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by 2331258 Ontario Inc. for the lands known as Part of Lot 5 and All of Lot 6, Plan 65M-2075 (Municipal Addresses: 27, 29 and 31 Anglin Drive), City Files D02-21009 and SUB-21-0003 (D03-21003), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPI.21.107 – Request for Comments – Revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Baif Developments Limited – City Files D01-20001, D02-20006 and D03-93005 (19T-93027)

Leigh Ann Penner of the Planning and Infrastructure Department provided an overview of the proposed Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Baif Developments Limited to permit the construction of a medium density residential 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.

Emma West, Bousfields Inc, on behalf of the applicant, provided an overview of the site location, application history, current proposed applications, and described the development concept and surrounding area. She noted that the proposed townhouses fit within the broader context, and had a very similar lot pattern. She described the development proposal and advised of the reasons for the exclusion of the Yonge Street blocks from the current application. Ms. West compared the parkland approved within the 1997 Plan of Subdivision with the parkland proposed in the 2021 Plan of Subdivision, reviewed the proposed road network, and highlighted the open space in the plan. She concluded by sharing her opinion that the proposed applications were appropriate and desirable, and consistent with the Provincial Policy Statement, Growth Plan, and the Region and City's Official Plan.

Carol Davidson, 25 Green Meadow Crescent, shared her opinion that the proposed development was not needed as the City had enough active townhouse applications to cover half of the units that were required to be built as per York Region's 2041 Preferred Growth Scenario. She noted the large quantity of correspondence submitted, and shared her opinion that residents wanted Council and the developer to come up with something different for the area. Ms. Davidson noted the recent Council decision to request a Minister's Zoning Order to allow Baif Developments Ltd. (Baif) to construct residential units rather than use the land for industry. She also asked Baif, in exchange for that development, to consider not building townhomes in the Oak Ridge's Moraine and to voluntarily protect the area. She shared her opinion that the gesture would pay back when the next generation of homebuyers seek out environmentally responsible companies.

Deborah Thompson, 49 Blackforest Drive, outlined the ecological importance of the Oak Ridges Moraine, and provided a summary of former applications submitted by Baif Developments Ltd. (Baif) with respect to the subject lands. She outlined reasons why she believed the proposal was deceptive, and questioned if the apartment buildings would be brought

forward at a future date after the current proposal was approved. Ms. Thompson shared concerns with the development encroaching on environmental protection areas, and indicated that the proposed development was within a Landform Conservation Area (Category 1), and that development would have implications on groundwater, wildlife, and remove designated greenspace, which she believed would permanently change the unique character of Oak Ridges. She shared concerns with the possibility that the environmental protections currently in the 2010 Official Plan, with respect to the Oak Ridges Moraine, will be removed in favour of higher density development, and asked that Baif, City planners and Council work together to develop a mutually agreeable plan for the settlement area.

Howard A. Doughty, 10 Cheval Court, outlined the purpose of the Ontario Planning Act, municipal Official Plans and amendments, and zoning by-laws, and shared his opinion that the documents deserved respect and not altered for transitory pecuniary interests. He provided an overview of the history of development proposals submitted by Baif Developments Ltd. (Baif), and expressed his opinion that Baif was putting forward a smaller project for approval in order to set a precedent for subsequent developments. Mr. Doughty noted the environmental significance of the Oak Ridges Moraine, shared his opinion that development should preserve what is valuable and irreplaceable, and that the proposal not be accepted. He also advised that existing community facilities, transportation network and school infrastructure could not accommodate the current population density, and urged Council for action in support of the natural environment.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.21.107 with respect to the revised Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Baif Developments Limited for lands known as Part of Lots 69 and 70, Concession 1, E.Y.S., Lots 7 to 15 and 1' Reserve, and Part of Lots 1 to 6 and 16, All of Collingwood Road, Plan 339 (Municipal Addresses: 13515 and 13715 Yonge Street, and 53 St. Laurent Drive), City Files D01-20001, D02-20006 and D03-93005 (19T-93027), 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 Beros

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 9:22 p.m.

Joe DiPaola, Acting Mayor

Ryan Ban, Deputy City Clerk