

3. Scheduled Business:

3.1 **SRPRS.20.089 – Request for Comments – Draft Plan of Subdivision Application – 1430518 Ontario Limited - 0 Elgin Mills Road East – City File D03-20003 (Related Files D01-18008, D02-16036 and D06-16091)**

Jeff Healey of the Planning and Regulatory Services Department, provided an overview of the proposed draft Plan of Subdivision application to permit the creation of blocks to permit a mixed use, high-rise development proposal on the subject lands. Mr. Healey advised that staff's recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Lindsay Dale-Harris, Bousfields Inc., agent for the owners, provided an overview of the site location, area context, application history, Richmond Hill Official Plan Settlement Plan, and the North Leslie Secondary Plan Land Use, noting the commercial designation density and height for the subject lands. She advised of staff's request for changes to the site plan, specifically to the design of the proposed building, and advised of meetings held with the Hindu Temple, which resulted in the Temple Board providing a signed letter of support for the development of the two towers with a maximum height of 14 storeys each.

Ms. Dale-Harris reviewed the requirements for the proposed draft plan of subdivision application and noted that the process they were following would allow for all four applications: draft plan, zoning, Official Plan amendment and the site plan applications to proceed together at a future meeting of Council later this year. Ms. Dale-Harris reviewed the draft plan of subdivision for Blocks 1, 2, and 3; preliminary site plan; site plan overlay; and a rendering of the proposed 14-storeys buildings on the subject lands.

Maryam Mansouri Hurst, owner, advised of several meetings held with the President and Trustees of the Hindu Temple Board, to listen to concerns of the Temple and to review the development proposal. She advised of the Temple's desire for the installation of traffic lights at the entrance of the Temple property, and indicated they were in receipt of a letter of support from the Temple Board in December 2019. She advised of changes to the applicants' proposal in early 2020, which included an improved site plan

which would simplify the construction process, noting it materialized to a reduced GFA and unit count. Ms. Mansouri Hurst advised that the changes complied with Urban Design and Planning comments, acknowledged the professional architecture team retained to create the development on the subject lands, and indicated their commitment to building prominent architecture with the appropriate urban form that aligned with the planning intentions for the area.

Jegajenany Sivalingam, Live Member, Founder Member Hindu Temple Society of Canada, advised that the Temple hosted a number of summer festivals held in the mornings and evenings that drew many participants. She requested that the builder notify the purchasers of the Temple's festivals, and the increased noise and traffic that they may cause, and indicated that she was in support of the proposed development, provided that her request was addressed.

Venu Thampi, 2018 and 2019 President, Richmond Hill Hindu Temple, advised of successful discussions with the owners of 850 and 0 Elgin Mills Road East. He acknowledged that the increased building height from two 10-storeys building to two 14-storey buildings did not increase density in the revised plan and stated reasons not to appeal the proposed development to the LPAT. He advised of the need to secure the premises and install a fence, including installation of traffic lights at the entrance of the Temple. Mr. Thampi advised that the Region supported the installation of traffic lights and stated that the owner of the subject lands offered financial assistance toward a fence around the Temple property. Mr. Thampi reiterated the concern of the previous delegate with respect to the builder ensuring potential buyers were made aware of the noise levels arising from the temple during festivals and trusted that this request would be included as part of their negotiations.

Visvan Kathiravelu, Former Trustee and Member of the Hindu Temple, extended his appreciation to Council and the owners of the subject lands toward successful negotiations and requested support to secure traffic lights at the entrance of the Temple.

Ananth Thambi, 91 Shadow Falls, submitted an application to appear as an electronic delegation to address Council on this matter, but was not in attendance.



Extract from
Council Public Meeting
C#25-20 held June 17, 2020

Appendix "B" to
SRPI.21.115

Files: D01-18008, D02-
16036 and D03-20003

David Spencer, 229 Judlea Court, did not address Council as he had technical difficulties with his audio connection. Mayor Barrow requested that he submit written correspondence to address his concerns regarding this matter.

Moved by: Councillor Liu
Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPRS.20.089 with respect to the draft Plan of Subdivision application submitted by 1430518 Ontario Limited for lands known as Part of Lot 26, Concession 2, E.Y.S. (Municipal Address: 0 Elgin Mills Road East), City File D03-20003, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

For Your Information and Any Action Deemed Necessary