



Council Public Meeting

Minutes

C#02-22

Wednesday, February 2, 2022, 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, February 2, 2022 at 7:31 p.m. in Committee Room 1 via videoconference.

Council member present in Committee Room 1:

Mayor West

Council members present via videoconference:

Regional and Local Councillor DiPaola
Regional and Local Councillor Perrelli
Councillor Muench
Councillor Liu
Councillor Cilevitz
Councillor Chan

Regrets:

Councillor Beros

Staff members present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure
G. Galanis, Director, Development Planning
D. Giannetta, Manager, Development – Site Plans
L. Penner, Senior Planner – Subdivisions
S. Mowder, Acting Planner II – Site Plans

Staff members present in Committee Room 1:

R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator

Mayor West read the Public Hearing Statement.

1. Adoption of Agenda

Moved by: Councillor Cilevitz

Seconded by: Councillor Chan

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

a) Additional correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 1246652 B.C. Ltd. for 9651 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.22.010 – Request for Comments – Zoning By-law Amendment Application – Tijiang Gao and Bijin Gao – 73 Westwood Lane - City File D02-21019

Sarah Mowder of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application submitted by Tijiang Gao and Bijin Gao to facilitate the creation of one additional building lot for the construction of two single detached dwellings on the subject lands. S. 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.

Paul Demczak, Batory Management, representing the applicant, reviewed the location and the development proposal to sever the existing lot and construct two single detached dwellings on the subject lands. He reviewed the Richmond Hill Official Plan and Zoning By-law for the neighbourhood, and noted that the site-specific provisions were required for the proposed lot depth of building coverage among other site-specific parameters. He further reviewed the site plan, displayed the proposed dwelling elevations, and noted the required applications to amend the Zoning By-law. P. Demczak acknowledged the correspondence submissions included in the agenda and advised of his intent to continue to work with the neighbours

to address their concerns and all comments for the proposed development.

There were no applications submitted from the public to appear as an electronic delegation to address Council on this matter.

Moved by: Councillor Cilevitz
Seconded by: Councillor Muench

a) That Staff Report SRPI.22.010 with respect to the Zoning By-law Amendment application submitted by Tijiang Gao and Bijin Gao for the lands known as Part of Lot 7, Plan 3659 (Municipal Address: 73 Westwood Lane), City File D02-21019, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPI.22.013 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – 1246652 B.C. Ltd. – 9651 Yonge Street - City Files D01-21007 and D02-21014

Leigh Ann Penner of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications submitted by 1246652 B.C. Ltd. to permit a high-density residential/commercial development comprised of three residential apartment buildings, 20 stores (Tower 1), 18 storeys (Tower 2) and 18 storeys (Tower 3), within a total of 610 dwelling units on the subject lands. L. 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.

David McKay, MHBC Planning, Urban Design & Landscape Architecture, representing the applicant, advised of an informal public meeting held last week at the request of the local Councillor, and indicated that a number of comments and concerns were heard from the local residents. He reviewed the site location, context, proposed access and traffic circulation to the proposed development. He further reviewed the immediate surroundings, proposed building heights, building separation distances, and views of 22 Clarissa Drive and Church Street South from the proposed site. D. McKay displayed renderings of the proposed development and highlighted the project statistics, roof plan, and the ground floor plan, noting that the proposal would incorporate townhouse units at the northeast corner and retail space along Yonge Street.

Ed Lomax, 351 Chruch Street South, outlined concerns related to the proposed density, height, and traffic flow issues for the area. He requested that a detailed traffic analysis be undertaken that would show the traffic volume travelling through each of the access points from the proposed development.

Diane White, representing residents at York Region Condominium Corporation 688, Gibraltar Condos, located at 22 Clarissa Drive, advised of their opposition to the proposed development and indicated that correspondence and a petition containing approximately 133 signatures, was submitted and included on the agenda as Agenda Item 3.2.2 (3). She outlined concerns related to the proposed density, height, increased traffic, loss of natural light, safety, and building separation distances. She indicated that their building would be most adversely affected by the proposed three towers and would impact their quality of life by means of blocking their views, loss of sunlight and would shadow 50% of their suites and outdoor swimming pool, due to the inadequate spacing between the proposed towers. She shared her belief that many of their issues could be accommodated in accordance with the Official Plan, reviewed the existing traffic issues and raised concerns with pedestrian safety and vehicular traffic volumes in the area and on Clarissa Drive and Church Street South. D. White requested consideration be given to the increased traffic issues for the area, including at the intersection of Weldrick Road and Clarissa Drive, and that a unique and successful development in Richmond Hill be built.

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.22.013 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 1246652 B.C. Ltd. for lands known as Part of Lots 3, 4 and 5, Registered Plan 2260 (Municipal Address: 9651 Yonge Street), City Files D01-21007 and D02-21014, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4. Adjournment

Moved by: Councillor Liu
Seconded by: Councillor Chan

That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 8:50 p.m.