



Council Public Meeting

Minutes

C#07-22

Wednesday, March 2, 2022, 7:30 p.m.

(Electronic Meeting pursuant to Section 238(3.3) of the Municipal Act, 2001)

An electronic Council 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, March 2, 2022 at 7:30 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 Beros
Councillor Muench
Councillor Liu
Councillor Cilevitz
Councillor Chan

Staff Members present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure
G. Galanis, Director, Development Planning
D. Beaulieu, Manager, Development - Subdivisions
L. Penner, Senior Planner – Development
A. Patsalides, Planning Technician

Staff Members present in Committee Room 1:

R. Ban, Deputy City Clerk
S. Dumont, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

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) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Elmway Developments Limited for 0 Lowther Avenue, File number D02-21021;
- b) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Elmway Developments Limited for 0 Lowther Avenue, File number D02-21022.

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.22.008 - Request for Comments - Zoning By-law Amendment Application - Elmway Developments Limited - 0 Lowther Avenue - City File D02-21021

Andrea Patsalides of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application submitted by Elmway Developments Limited to permit a single detached dwelling on the subject lands. Ms. Patsalides advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Joe Tomasone, President and Director of Elmway Developments Limited, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

Glenn Rubinoff, Rubinoff Design Group, on behalf of the applicant, advised that the subject property was located within an established neighbourhood. He advised that rezoning was required to allow for the development of the vacant land for the purpose of building a new home. Mr. Rubinoff noted that the proposed design was compatible with the neighbourhood with respect to its footprint and style, and shared his belief that it would reinforce the neighbourhood.

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

a) That Staff Report SRPI.22.008 with respect to the Zoning By-law Amendment application submitted by Elmway Developments Limited for the lands known as Lot 1183, Plan 133 (Municipal Address: 0 Lowther Avenue), City File D02-21021, be received for information purposes only and that all comments by referred back to staff.

Carried Unanimously

3.2 SRPI.22.009 - Request for Comments - Zoning By-law Amendment Application - Elmway Developments Limited - 0 Lowther Avenue - City File D02-21022

Andrea Patsalides of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application submitted by Elmway Developments Limited to permit a semi-detached dwelling on the subject lands. Ms. Patsalides advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Joe Tomasone, President and Director of Elmway Developments Limited, submitted an application to appear as an electronic delegation to address Council on this matter but was not in attendance.

Glenn Rubinoff, Rubinoff Design Group, on behalf of the applicant, advised that the proposed development was on the opposite corner of the previous property, which was addressed as Agenda Item 3.1. He noted that the proposed development was an opportunity to complete the neighbourhood as those lands were currently vacant. Mr. Rubinoff shared his belief that the proposed development followed the established lot pattern in the area, and will provide for the completion of that block.

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

a) That Staff Report SRPI.22.009 with respect to the Zoning By-law Amendment application submitted by Elmway Developments Limited for the lands known as Lots 1184 and 1185, Plan 133 (Municipal Address: 0 Lowther Avenue), City File D02-21022, be received for information purposes only and that all comments by referred back to staff.

Carried Unanimously

3.3 SRPI.22.020 - Request for Comments - Zoning By-law Amendment Application - King South-East Developments 295 Inc. - 295 King Road - City File D02-21013

Leigh Ann Penner of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application submitted by King South-East Developments 295 Inc. to permit 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.

Cesare Pittelli, Evans Planning, on behalf of the owner advised that the lands were historically vacant. He provided an overview of the subject property, adjacent land uses, proposed site plan and development. Mr. Pittelli noted that the site plan was designed to provide a consistent streetscape with the adjacent developments to the west and the intended developments to the east. He shared details on parking, amenities, and means of accessing the properties. Mr. Pittelli continued by providing an overview of the conceptual building elevations, noting that it was intended that high quality building materials be used to provide a distinctive and identifiable character, which would be well suited to the contemporary architecture.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.22.020 with respect to the Zoning By-law Amendment application submitted by King South-East Developments 295 Inc. for the lands known as Lot 3, Plan M-38 (Municipal Address: 295 King Road), City File D02-21013, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4. Adjournment

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 8:06 p.m.

March 2, 2022

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David West, Mayor

Ryan Ban, Deputy City Clerk