

## 12. Delegations

### 12.1 **Billy Tung, KLM Planning Partners Inc., on behalf of the applicant, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications - Elgin House Properties Limited - 1000 Elgin Mills Road East - (refer to Item 13.7)**

Billy Tung, KLM Planning Partners Inc., on behalf of the applicant, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Elgin House Properties Limited for 1000 Elgin Mills Road East. He reviewed the site location and adjacent development of the subject lands, noting the proposed applications requested an increase in building height by four storeys to Tower B. B. Tung advised that staff had no objections to the technical review, and acknowledged staff's concerns with respect to urban design matters for the proposed applications. He advised of concerns with what he believed are inaccurate statements within the staff report and provided his opinion on matters related to angular plane and transition, floorplate size, shadow analysis, and building separation distance. B. Tung clarified that the building height for Building A would not increase to 14 storeys and indicated that his client was willing to provide community contribution to Section 37 Community Benefit, of the *Planning Act*.

### 12.2 **Joe Pietrangelo, Sequoia Grove Homes, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications - Elgin House Properties Limited - 1000 Elgin Mills Road East - (refer to Item 13.7)**

Joe Pietrangelo, Sequoia Grove Homes, developer and builder for the project, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Elgin House Properties Limited for 1000 Elgin Mills Road East. He advised of the public's interest to build affordable housing and their intent to develop a community that was safe, close to schools, local parks and with easy access to Richmond Green Park. He outlined the reasons the project was brought forward, noting the demand for affordable housing and the opportunity to better utilize a parking surplus that became evident during

*(continued)*

---

For Your Information and Any Action Deemed Necessary

the project sales program, and highlighted how the additional four storeys to the proposed ten storey building was established. J. Pietrangelo advised of their commitment to bring a multi-family project within a masterplan community in Richmond Hill to completion, and requested Council address the current housing affordability crisis and support the proposed application.

**12.3 Chun Cheung Wong, 2 Cox Boulevard, Unit 7, Markham, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications - Elgin House Properties Limited - 1000 Elgin Mills Road East - (refer to Item 13.7)**

Chun Cheung Wong, 2 Cox Boulevard, Unit 7, Markham, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Elgin House Properties Limited for 1000 Elgin Mills Road East. He expressed concerns with the proposed building height, shadowing impacts, and inadequate parking. C. Wong requested Council support staff's recommendations and deny the proposed applications on the subject lands.



**13. Scheduled Business**

**13.7 SRPI.22.045 – Request for Denial – Official Plan Amendment and Zoning By-law Amendment - Elgin House Properties Limited - 1000 Elgin Mills Road East – City Files D01-21005 and D02-21008 - Related File D06-21032**

Moved by: Councillor Liu  
Seconded by: Councillor Muench

**Motion to Refer:**

a) That staff report SRPI. 22.045 be referred back to staff for the purpose of staff considering the issues raised by the delegations, and further that staff consult with the Applicant on various matters including Section 37 of the *Planning Act*, community benefits and rent-to-own, with a report back at the May 11, 2022 Council meeting.

Motion to Refer Carried