

# Appendix A



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**Council Public Meeting  
C#36-16**

**Wednesday, November 9, 2016  
7:30 p.m.**

**Council Chambers  
Richmond Hill Town Hall  
225 East Beaver Creek Road  
Richmond Hill, Ontario**

**Mayor Dave Barrow**

## **Minutes**

A meeting under the *Planning Act* of the Council of the Town of Richmond Hill was held on Wednesday, November 9, 2016 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

Mayor Barrow  
Regional and Local Councillor Spatafora  
Regional and Local Councillor Hogg  
Councillor Beros  
Councillor Muench  
Councillor West  
Councillor Cilevitz

Regrets:  
Councillor Liu  
Councillor Chan

The following members of Staff were present:

A. Bassios, Commissioner of Planning and Regulatory Services  
K. Kwan, Director, Development Planning  
G. Galanis, Manager, Development - Site Plans  
P. Chow, Senior Planner  
S. Cham, Senior Planner  
P. Waddell, IT Service Desk Technical Analyst  
G. Collier, Deputy Town Clerk  
L. Sampogna, Council/Committee Clerk

Mayor Barrow read the Public Hearing Statement.

## **Adoption of Agenda**

Moved by: Regional and Local Councillor Spatafora  
Seconded by: Regional and Local Councillor Hogg

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

1. Osama Asa'd and Hanan Isteitiya, 3 Aubrey Avenue, dated October 20, 2016
2. Correspondence from Ron and Katherine Mabilia, 83 Stockdale Crescent, dated November 9, 2016

3. Correspondence from Lui and Gabriella Di Matteo, 86 Stockdale Crescent, dated November 9, 2016

Carried Unanimously

### **Disclosures 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*.

### **Scheduled Business**

#### **3.1 Request for Comments - Official Plan and Zoning By-law Amendment Applications - Richmond Hill Russian Jewish Centre - Lot 86 and Part of Lot 87, Plan 2027 - 9699 Bathurst Street and 89 Stockdale Crescent - File Numbers D01-16001 and D02-16007 – (Staff Report SRPRS.16.136)**

Phoebe Chow of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to facilitate the construction of a place of worship with an associated day nursery and a clergy residence on the subject lands. Ms. Chow advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Amber Stuart, legal counsel for the applicant, reviewed the proposed development to convert 2 existing properties into a place of worship, a day nursery and a clergy residence. She reviewed the hours of worship and day nursery use and advised that the proposed development would maintain a 2 storey built form to keep the scale low rise which would blend with the surrounding neighbourhood. She advised that the parking study submitted demonstrates that the 28 parking spaces proposed provides adequate parking on the site. Ms. Stuart advised that herself, Rabbi Avrohom Zaltzman, and the JRCC looked forward to working with staff and the community to address further comments and were in attendance to answer any questions regarding the proposed development.

Renato Mabilia, 83 Stockdale Crescent, reviewed his concerns relating to the number of children that would be attending the daycare, and increased traffic and parking on neighbourhood streets as outlined in his correspondence included as Agenda Item 3.1 1.

Lui Di Matteo, 86 Stockdale Crescent, advised of his concerns relating to the current operation of the daycare and events creating traffic and parking challenges along Stockdale Crescent. He advised that, in his opinion, the facility was not suited for this location and that the proposed expansion would create further traffic and parking problems. Mr. Di Matteo further advised that the property lacks property maintenance and requested that the application be rejected.

L. Dusang, 75 Stockdale Crescent, advised she was affiliated with the JRCC synagogue, and provided comments regarding the parking and garbage concerns raised. She advised that Stockdale Crescent was a wide street and was able to accommodate extra parking. She stated she felt that the proposed development would be an asset to the community and that having a religious facility in the area often increases property values.

Rabbi Avrohom Zaltzman, Richmond Hill Russian Jewish Centre, advised that he presently resides at the facility and extended his appreciation to staff and residents who attended the community meeting held on September 27, 2016. Rabbi Zaltzman advised that the maintenance of the property, garbage and parking issues had been addressed. He noted that many members walk to the synagogue and the proposed parking lot would provide the necessary accommodation for larger events.

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Sheila Morrison, 66 Stockdale Crescent, advised she has resided on the street for 23 years. She reviewed information that she obtained from the Town, noting there was no permit obtained for the renovation work and no occupancy certificate issued for the operation of a synagogue at 9699 Bathurst Street, and advised in her opinion, a synagogue was being illegally operated. Ms. Morrison advised there could be up to 1300 families attending the synagogue which would create additional parking on the side streets. She stated that she was opposed to the proposed application as it was her view that what was being proposed was not appropriate for this small location.

Moved by: Councillor Cilevitz  
Seconded by: Regional and Local Councillor Hogg

That Staff Report SRPRS.16.136 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Richmond Hill Russian Jewish Centre for lands known as Lot 86 and Part of Lot 87, Plan 2027 (Municipal Addresses: 9699 Bathurst Street and 89 Stockdale Crescent), Town File Numbers D01-16001 and D02-16007, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.2 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications - Ideal (BC) Developments Inc., Ideal (BC2) Developments Inc., 2490568 Ontario Inc., 2490564 Ontario Inc. - Lots 62 to 67, Part of Lot 1, Plan 136 - 8, 10, 12, 14, 16 and 18 Bostwick Crescent and 2, 6 and 8 Bond Crescent - File Numbers D02-14039 and D03-14017 – (Staff Report SRPRS.16.178)**

Phoebe Chow of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate 71 units of townhouses on the subject lands. Ms. Chow advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Murray Evans, Evans Planning Inc., agent for the applicant, reviewed the location of the proposed development and advised that subsequent to the previous Council Public Meeting, his client had acquired additional lands that would facilitate the construction of 71 townhouse units. Mr. Evans advised that the proposed height of 3 storeys meets the requirements of the Bond Crescent Infill Study and the density requirements of the Official Plan. He reviewed the zoning designation of adjacent lands, and explained how the design of the proposed development had considered all possible options for road connections. Mr. Evans provided additional information in response to a resident's request regarding tree preservation on the site and reviewed the amenity space for the proposed development.

Bruna Filosa, 10B Bond Crescent, advised of her concerns relating to density, traffic, only one entrance/exit into the development, height of the stacked townhouses, unappealing façade and the existing sewer odour issue. Ms. Filosa expressed concerns relating to the loss of mature trees and protection of the natural habitat and wetlands.

Erin D'Amico, 10A Bond Crescent, advised that she was opposed to the proposed development for reasons relating to traffic and parking issues, density, no entrance from Bostwick Crescent and only having one entrance/exit to the proposed development. She referred to the loss of mature tree loss and stated in her view the proposed development was not an ideal plan for the neighbourhood.

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Nick Lambros, 10 Bond Crescent, advised he supports development and preservation of the natural environment in the area. He advised of concerns relating to tree preservation and traffic and asked whether road connections to alleviate traffic issues was taken into consideration when approving zoning. He enquired about the type, height and set back of a privacy fence as his property abuts the proposed development.

Cristina Pop, 15 Bond Crescent, advised of her concerns relating to traffic, parking and the impact of ongoing construction work. She noted the loss of mature trees and inquired about the provision of a future park or green space for the neighbourhood.

John D'Amico, 10A Bond Crescent, inquired whether access from Bostwick Crescent was taken in consideration when determining zoning for development proposals as he felt that opening up Bostwick Crescent would help the flow of traffic in the area.

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

That Staff Report SRPRS.16.178 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Ideal (BC) Developments Inc. et al. for lands know as Lots 62 to 67, Part of Lot 1, Plan 136 (Municipal Addresses: 8, 10, 12, 14 16 and 18 Bostwick Crescent and 2, 6 and 8 Bond Crescent), Town File Numbers D02-14039 and D03-14017, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.3 Request for Comments – Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications - Vitmont Holdings (Oak Ridges) Inc. - Part of Lot 13, Plan 202 - 13042 Yonge Street - File Numbers D01-15001, D02-15006 and D06-15014 – (Staff Report SRPRS.16.170)**

Shelly Cham of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan Amendment, Zoning By-law Amendment and Site Plan applications to facilitate the construction of a six storey residential development comprised of 51 units on the subject lands. Ms. Cham advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Joseph Salvatore, Principal, SRN Architects Inc., reviewed the proposed development noting that the proposed tenure was for rental purposes. He advised of a neighbour's concern relating to their property line and advised that the property lines would be maintained and not affected by the development proposal. Mr. Salvatore advised he would continue to work with staff towards the completion of the project.

Camillo Campi, 13024 Yonge Street, inquired as to whether parking for the proposal would be underground or above ground parking.

Nick Lambros, 60 King Road, inquired as to the type of parking being proposed and whether any retail units would be located on the ground floor. He enquired about the impact of the proposed rental project on the resale value of existing properties.

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

That Staff Report SRPRS.16.170 with respect to the Official Plan Amendment, Zoning By-law Amendment and Site Plan applications submitted by Vitmont Holdings (Oak Ridges) Inc. for lands known as Part of Lot 13, Plan 202 (Municipal Address: 13042 Yonge Street), Town File Numbers D01-15001, D02-15006 and D06-15014, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

## **Adjournment**

Moved by: Councillor Cilevitz  
Seconded by: Regional and Local Councillor Hogg

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:20 p.m.

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Dave Barrow  
Mayor

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Gloria Collier  
Deputy Town Clerk