



Council Public Meeting

Minutes

C#16-22

Wednesday, April 20, 2022, 7:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

An electronic hybrid 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, April 20, 2022 at 7:30 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Regional and Local Councillor DiPaola
Councillor Sheppard

Council Members present via videoconference:

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

Staff Members present in Council Chambers:

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

Staff Members present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure
G. Galanis, Director, Development Planning
D. Beaulieu, Manager, Development - Subdivisions
S. DeMaria, Manager, Development - Zoning

D. Giannetta, Manager, Development - Site Plans
S. Fiore, Senior Planner - Site Plans

Mayor West read the Public Hearing Statement.

1. Adoption of Agenda

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

That the agenda be adopted as distributed by the Clerk including:

a) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Weins Canada Inc. for 0 Gamble Road.

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.22.042 - Request for Comments - Zoning By-law Amendment Application - Weins Canada Inc. - 0 Gamble Road - City File D02-22007 (Related File D06-21051) - Legal Description: Part of Lot 56, Concession 1, W.Y.S.

Simone Fiore of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to permit the construction of an automobile sales dealership on the subject lands.

Nick Pileggi, Principal, Macaulay Shiomi Howson Ltd., agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment application submitted by Weins Canada Inc. for 0 Gamble Road. He explained the purpose of the application was to expand the existing Lexus car dealership located to the north of the subject lands to permit a pre-owned sales centre, and provided an overview of the site, area context, and proposed Site Plan, highlighting access and connection points, as well as parking for the site. He displayed artist renderings of the proposed elevations, and provided additional details regarding the application which was consistent with the Regional Mixed Use Corridor policies of the City's Official Plan. N. Pileggi concluded his delegation by noting the concurrent site plan application for the subject lands was under

review, and that the owner would continue to work with staff on resolving comments to bring the application forward for a recommendations report.

There were no applications submitted from the public to appear as an electronic delegation, and there were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Sheppard

Seconded by: Councillor Cilevitz

a) That staff report SRPI.22.042 with respect to the Zoning By-law Amendment application submitted by Weins Canada Inc. for lands known as Part of Lot 56, Concession 1, W.Y.S. (municipal address: 0 Gamble Road), City File D02-22007 (Related File D06-21051), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPI.22.047 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Babak Masoodi and Alireza Saremi - 51 Elm Grove Avenue - City Files D02-21023 and SUB-21-0005 (D03-21005) - Legal Description: Part of Lot 148, Plan 202

Sandra DeMaria of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a low density residential development to be comprised of four single detached dwellings on the subject lands.

Bishoi Shinoda, Associate Planner, Evans Planning Group, agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Babak Masoodi and Alireza Saremi for 51 Elm Grove Avenue. He provided additional details related to the site location, noting the subject lands were located within the Elm Grove/Maple Grove/Aubrey Avenue Residential Infill Study area. He reviewed the Site Plan advising that the lands currently contained a single detached dwelling that was to be demolished, and noted that the proposed development was consistent with the proposed and existing development in the area. B. Shinoda concluded his delegation by reviewing the purpose of the Zoning By-law Amendment and site specific provisions.

There were no applications submitted from the public to appear as an electronic delegation, and there were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPI.22.047 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Babak Masoodi and Alireza Saremi for lands known as Part of Lot 148, Plan 202 (municipal address: 51 Elm Grove Avenue), City Files D02-21023 and SUB-21-0005 (D03-21005), be received for information purposes only and that all comments be referred back to staff; and

b) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Babak Masoodi and Alireza Saremi for lands known as Part of Lot 148, Plan 202 (municipal address: 51 Elm Grove Avenue), City Files D02-21023 and SUB-21-0005 (D03-21005) be approved, subject to the receipt of satisfactory comments from internal and external agencies.

A recorded vote was taken on clause a) of the Main Motion:

In favour: (9): Councillor Cilevitz, Councillor Liu, Regional and Local Councillor DiPaola, Councillor Sheppard, Regional and Local Councillor Perrelli, Councillor Chan, Councillor Beros, Mayor West

Opposed: (0): None

Clause a) of the Main Motion Carried Unanimously (9 to 0)

A recorded vote was taken on clause b) of the Main Motion:

In favour: (2): Regional and Local Councillor Perrelli, Councillor Beros

Opposed: (7): Councillor Cilevitz, Councillor Sheppard, Mayor West, Councillor Chan, Councillor Liu, Regional and Local Councillor DiPaola

Clause b) of the Main Motion Failed to Carry (2 to 7)

The complete motion to read as follows:

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPI.22.047 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by

Babak Masoodi and Alireza Saremi for lands known as Part of Lot 148, Plan 202 (municipal address: 51 Elm Grove Avenue), City Files D02-21023 and SUB-21-0005 (D03-21005), be received for information purposes only and that all comments be referred back to staff.

Carried

4. Adjournment

Moved by: Councillor Sheppard

Seconded by: Councillor Cilevitz

That the meeting be adjourned

Carried

The meeting was adjourned at 8:08 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk