



Council Public Meeting

Minutes

C#24-22

Wednesday, June 1, 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, June 1, 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 Liu
Councillor Cilevitz

Regrets:

Councillor Muench
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
L. Penner, Senior Planner - Development
S. Rene, Planner I - Development

Mayor West read the Public Hearing Statement.

1. Adoption of Agenda

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

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 Ghasem Hashemi, Hussein Al-Shabbout and Hasan Naash for 4 and 8 Bayview Ridge Court;
- b) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by BH Properties Limited for 52 Beaufort Hills Road.

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.22.063 - Request for Comments - Zoning By-law Amendment Application - Ghasem Hashemi, Hussein Al-Shabbout and Hasan Naash - 4 and 8 Bayview Ridge Court - City File D02-22002

Shareefah René of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of seven building lots for single detached residential purposes on the subject lands.

Bishoi Shinoda, Evans Planning, agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by Ghasem Hashemi, Hussein Al-Shabbout and Hasan Naash for 4 and 8 Bayview Ridge Court. He provided additional information related to the site location to provide context to the application, reviewed the current and proposed zoning, and provided an overview of the

proposed Site Plan and Zoning Standards, noting the special provisions for the corner lot. He displayed multiple renderings to show the conceptual streetscape on Sandbanks Drive and on Bayview Ridge Court, and addressed the comments contained in the correspondence that was received regarding this matter specific to storm run-off, protection of trees and the height of the proposed single detached dwellings.

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: Councillor Sheppard

a) That Staff Report SRPI.22.063 with respect to the Zoning By-law Amendment application submitted by Ghasem Hashemi, Hussein Al-Shabbout and Hasan Naash for lands known as Lots 35 and 36, Plan 355 and Block 230, Plan 65M-3802 (Municipal Addresses: 4 and 8 Bayview Ridge Court), City File D02-22002, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SPRI.22.064 - Request for Comments - Zoning By-law Amendment Application - BH Properties Limited - 52 Beaufort Hills Road - City File D02-22003

Shareefah René of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of two additional building lots on the subject lands.

Joanna Fast, Evans Planning Group, agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by BH Properties Limited for 52 Beaufort Hills Road. She displayed an aerial photograph of the neighbourhood to provide additional details related to lot size and lot frontage in comparison to other properties in the area; and addressed the comments made within the staff report specific to the trees on the property that comprised the natural woodlot, advising of the interpretations that were provided by their arborist and ecologist. She provided an overview of the parent zoning standards for the area; and reviewed the tree preservation plan, advising that they would continue to work with staff to reduce the number of trees to be removed and noted that through the future Site Plan application there would be compensation planting. J. Fast concluded her delegation by

advising of other applications in the area that went to the Ontario Land Tribunal for consideration and requested that Council consider the past recommendations of City Planning staff as in her opinion, the proposed lot creation for 52 Beaufort Hills Road was appropriate for the neighbourhood.

Bob Stephens, 53 Beaufort Hills Road, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by BH Properties Limited for 52 Beaufort Hills Road. He advised that the neighbourhood was characterized by mature trees and estate size lots which was why many of the residents chose to live there; and expressed concerns with the number of exceptions that had been made to the existing zoning by-law and the concern that those exceptions would become the new standard. He highlighted the comments made in the staff report that the majority of the trees on the property were healthy, and noted that he was in support of appropriate tree protection being implemented through the Site Plan Control process. B. Stephens further advised of concerns with drainage and high water tables in the area, and the increase in area traffic and noise as a result of development as further detailed in his correspondence distributed as part of Item 3.2.1.

Carol Davidson, 25 Green Meadow Crescent, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by BH Properties Limited for 52 Beaufort Hills Road. She highlighted information contained in the staff report including the recommendation that the applicant's request be revised to propose the creation of only one additional building lot instead of two, the importance of the woodlot and the benefit it provided to the community and the environment, the majority of the trees on the property were considered to be healthy, and the proposed development be subject to Site Plan Control in order to implement appropriate tree protection and ecological restoration measures. She addressed similar applications submitted for the area that were denied by the municipality and went to the Ontario Land Tribunal for consideration, advised of the lack of storm drainage in the area requesting the natural environment for all severance and infill proposals be maintained, and requested that the proper approvals and staff's recommendation for 52 Beaufort Hills be subject to Site Plan Control in order to implement appropriate tree protection and ecological restoration measures.

Peter Giatas, 137 Coon's Road, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by BH

Properties Limited for 52 Beaufort Hills Road. He advised that he along with other residents in the neighbourhood were against the proposed application to facilitate the creation of two additional building lots on the subject lands as it was not compatible with the character of the community, would set a dangerous precedent, and in their opinion, was not considered smart development. P. Giatas further expressed his concerns that the proposal did not fall within the category of affordable housing, and would be detrimental to the environment and existing woodlot, as further detailed in his correspondence distributed as part of Item 3.2.1.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.22.064 with respect to the Zoning By-law Amendment application submitted by BH Properties Limited for the lands known as Lot 215, Plan M-37 (Municipal Address: 52 Beaufort Hills Road), City File D02-22003, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.3 SRPI.22.066 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Farnaz Habibi, Hooman Hojabri Rad, Habibollah Habibi, Farid Habibi and Mina Zarkoobmanesh - 211, 225 and 231 Carrville Road

Leigh Ann Penner 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 medium density residential development to be comprised of 19 townhouse dwelling units on the subject lands.

Jim Kotsopoulos, JKO Planning Services Inc., agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Farnaz Habibi, Hooman Hojabri Rad, Habibollah Habibi, Farid Habibi and Mina Zarkoobmanesh for 211, 225 and 231 Carrville Road and noted that he was in attendance along with the Project's architect and owner. He advised they had read and were in agreement with the staff report and that they looked forward to continued discussions with staff to bring forward a final recommendations report for approval by Council. He provided additional information related to the Site Plan and addressed the

intersection design with proposed access points and internal driveway, noting that the applicant would be required to undertake design changes at their cost to satisfy the Region's and City's requirements for access points. J. Kotsopoulos advised that in his opinion, the proposed development mirrored the existing development to the west which had already established the design standard and precedent for the area, and he was in attendance to answer any questions.

Alvin Liu, 235 Carrville Road, addressed Council regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Farnaz Habibi, Hooman Hojabri Rad, Habibollah Habibi, Farid Habibi and Mina Zarkoobmanesh for 211, 225 and 231 Carrville Road. He expressed his concerns with the proposed development as there was currently a high volume of traffic in the area that posed a safety risk to students trying to cross the road, and advised that it was difficult for vehicles to move. A. Liu inquired what safety measures would be implemented to protect the pedestrians and prevent traffic accidents.

Pat DiMambro, 96 Spruce Avenue, addressed Council regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Farnaz Habibi, Hooman Hojabri Rad, Habibollah Habibi, Farid Habibi and Mina Zarkoobmanesh for 211, 225 and 231 Carrville Road. She expressed her concerns with the proposed development because with the current volume of traffic in the area, it was already difficult and dangerous to cross at the intersection or at the walkway, and the additional townhouse dwelling units would increase traffic as well as noise and pollution levels, which was unfair to the residents living in the neighbourhood.

Hassan Ghaemi, 201 Carrville Road, addressed Council regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Farnaz Habibi, Hooman Hojabri Rad, Habibollah Habibi, Farid Habibi and Mina Zarkoobmanesh for 211, 225 and 231 Carrville Road. He advised that he had applied for the development of his property and attended a pre-submission meeting with staff in December 2020, and was concerned that the interconnection road to the south of the subject lands was not included in the proposed Site Plan. H. Ghaemi noted that the interconnection road was addressed in the staff report through comments received from the Regional Municipality of York, and stressed the importance of having access to the interconnection road for the development of his property.

Moved by: Councillor Cilevitz
Seconded by: Councillor Sheppard

a) That Staff Report SRPI.22.066 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Farnaz Habibi, Hooman Hojabri Rad, Habibollah Habibi, Farid Habibi and Mina Zarkoobmanesh for lands known as Lot 122 and Part of Lots 121 and 123, Plan 1960 (Municipal Addresses: 211, 225 and 231 Carrville Road), City Files D02-21024 and SUB-21-0006 (D03-21006), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4. Adjournment

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

That the meeting be adjourned

Carried

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

David West, Mayor

Ryan Ban, Deputy City Clerk