

Appendix "A"

Extract from Council Public Meeting C#42-20 held September 23, 2020

3.2 **SRPRS.20.131 - Request for Comments - Zoning By-law Amendment Application - Richmond Hill Ecumenical Homes Corporation (c/o DMS Property Management Ltd.) - 286 Major Mackenzie Drive East - City File D02-20016**

Doris Cheng of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to permit an eight-storey apartment building on the subject lands. Ms. Cheng advised that staff's recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Lucila Sandoval, Groundswell Urban Planners Inc., agent for the owners, advised that she was joined by Nick Savino, DMS Property Management Ltd. She provided an overview of the applicants' organization and properties they currently oversee in Richmond Hill, including the existing eight-storey building on the subject lands, St. Mark's Apartments. She reviewed the site location, adjacent uses and development proposal, noting that the proposed development would share driveway access with the existing eight-storey building. She advised that the proposal was within the Newkirk Local Development Area of the Official Plan and was consistent with the policies of the Local Development Area. Ms. Sandoval reviewed the proposed Zoning By-law application and development proposal, including the number of rental units, parking and bicycle spaces, and amenity space, and displayed renderings of the proposed building and improved walkway to St. Mark's Apartments on the subject lands.

Victor Yee, Elia Associates, representing York Region Condominium Corporation 645, located at 326 Major Mackenzie Drive East, reviewed the location of his clients building and advised they were opposed to the proposed Zoning By-law Amendment application and was open to dialogue with the owner of the subject lands. He reviewed concerns with the shared driveway and explained how it was located on his clients' lands and was the only through road in the proposal. He reviewed concerns related to increased traffic, and indicated he would request City staff conduct a traffic study of the area. Mr. Yee also expressed concerns with the maintenance and repair of the shared driveway during the construction stage, and once the development was complete. Mr. Yee reviewed

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concerns regarding trespassing, inadequate roadway lighting, pedestrian safety, drainage, and construction nuisance issues on the subject lands.

Moved by: Councillor Muench

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPRS.20.131 with respect to the Zoning By-law Amendment application submitted by Richmond Hill Ecumenical Homes Corporation c/o DMS Property Management Ltd. for the lands known as Part of Lot 46, Concession 1, E.Y.S. (municipal address: 286 Major Mackenzie Drive East), City File D02-20016, be received for information purposes only and that all comments be referred back to staff.

Carried