



Council Public Meeting

Minutes

C#41-22

Wednesday, December 7, 2022, 7:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

A Council Public Meeting of the Council of the City of Richmond Hill was held on Wednesday, December 7, 2022 at 7:30 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Regional and Local Councillor Chan
Regional and Local Councillor DiPaola
Councillor Davidson
Councillor Thompson
Councillor Cui
Councillor Cilevitz
Councillor Shiu

Regrets:

Councillor Liu

Staff Members present in Council Chambers:

K. Kwan, Commissioner of Planning and Infrastructure
G. Galanis, Director, Development Planning
D. Beaulieu, Manager, Development - Subdivisions
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

K. Graham, Senior Planner - Development

G. La Moglie, Planner II - Development
J. Mallany, Planner II - Development
D. Pi, Planner II - Development

Mayor West read the Public Hearing Statement.

1. Adoption of Agenda

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

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 Eugene and Marie Sturino and Domenic and Daniela Marie Sorbara for 83 and 85 Elm Grove Avenue.
- b) Correspondence received regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court.

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.22.118 - Request for Comments - Zoning By-law Amendment Application - Kayvan Tirdad - 82 Church Street South - City File D02-22016 (Related City Files D06-22048 and D06-22049)

Julie Mallany of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to permit the creation of one additional building lot for single detached residential purposes on the subject lands.

Jonathan Benczkowski, SOL-ARCH, on behalf of the owner, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by Kayvan Tirdad for 82 Church Street South. He reviewed the site location and subject property that presently supported an existing one storey single detached dwelling and single car garage, and reviewed the surrounding properties. He addressed the lot fabric on the street and details specific to the proposed Site Plan, noting that the mature tree on

the property would be maintained, to demonstrate the minimized impact to the streetscape and that the proposed development was compatible with the character of the neighbourhood. J. Benczkowski advised that the proposal was in line with the planning policies and guidelines for the area and represented good planning, and that he was in attendance to answer any questions.

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 Thompson

Seconded by: Councillor Cui

a) That Staff Report SRPI.22.118 with respect to the Zoning By-law Amendment application submitted by Kayvan Tirdad for lands known as Lot 28, Plan 7032 (Municipal Address: 82 Church Street South), City File D02-22016, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPI.22.111 - Request for Comments - Zoning By-law Amendment Application - Eugene and Marie Sturino and Domenic and Daniela Marie Sorbara - 83 and 85 Elm Grove Avenue - City File D02-22018

Giuliano La Moglie of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of one building lot on the subject lands.

Frank Venditti, Evans Planning, agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by Eugene and Marie Sturino and Domenic and Daniela Marie Sorbara for 83 and 85 Elm Grove Avenue. He reviewed the site location and adjacent uses, highlighting other infill developments in the area that had been approved, and provided an overview of the proposed Site Plan to create a total of three lots. F. Venditti reviewed some of the project's statistics to demonstrate the proposed development was consistent with the current neighbourhood, and displayed artist renderings of the proposed building elevations to show how they would complement the existing streetscape.

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 Davidson
Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.22.111 with respect to the Zoning By-law Amendment application submitted by Eugene and Marie Sturino and Domenic and Daniela Marie Sorbara for the lands known as Lots 5 and 6, Plan M-1563 (Municipal Addresses: 83 and 85 Elm Grove Avenue), City File D02-22018, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.3 SRPI.22.114 - Request for Comments - Draft Plan of Subdivision Application - MMKS Holdings Inc. - 16 Finesse Court - City File SUB-22-0006

Diane Pi of the Planning and Infrastructure Department provided an overview of the proposed Draft Plan of Subdivision application to facilitate the creation of five residential building lots on the subject lands.

Adam Layton, Evans Planning, agent for the applicant, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. He reviewed the site location and proposed application to create five new residential lots on the property in accordance with the existing zoning, and provided an overview of the conceptual Site Plan noting that the proposed northern lots would preserve the slope and mature vegetation along Bloomington Road. A. Layton acknowledged the concerns of area residents regarding noise, dust and debris during the construction phase and advised that they would be compliant with the regulations and by-laws to maintain the peace and harmony of the community, addressed noise and traffic concerns identified through the pre-consultation phase, and advised that he was in attendance to answer any questions.

Joanna Mazurkiewicz, 28 Finesse Court, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. She advised that her and her family lived closed to the subject lands and were opposed to the proposed development. She advised of their concerns specific to the dust, debris and noise that would result from the construction process; potential damage to the landscaping, backyard structure, fence and retaining walls on their property; increased traffic; and impact on their privacy. J. Mazurkiewicz requested that the existing large trees and grading parallel

to Bloomington Road be preserved to maintain the character of the neighbourhood, as further detailed in her correspondence distributed as part of Item 3.3.1.

Douglas Lapp, 25 Finesse Court, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. He advised that he submit correspondence and a petition in September signed by all residents of Finesse Court expressing their strong opposition to the proposed development and read a copy of the letter into the public record which advised of their concerns related to preserving the existing large trees and grading parallel to Bloomington Road, the property being used as an Airbnb, maintaining the character of the existing neighbourhood, stormwater and sanitary drainage, increased traffic and safety concerns.

Phoebe Wong, 7 Finesse Court, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. She advised that she was opposed to the proposed development because of the impact it would have on the character of the neighbourhood and would devalue the properties on Finesse Court. P. Wong expressed her concerns that the proposed development was not in compliance with the Site Plan or with the City's Official Plan, the proposed density was too high for a small court, the grading of the subject lands was higher than the other properties which would impact their view when the new dwellings were built, and the current dwelling was not old enough to be demolished.

Simon Wang, 15 Finesse Court, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. He advised of the correspondence and petition submitted by a previous delegate that was signed by all residents of Finesse Court in opposition to the proposed development to demonstrate that they were all in agreement, and requested that the existing residents be considered during the construction phase. S. Wang expressed his concerns with the grading of the subject lands being higher than the other properties on the court, and noted that he was not opposed to development but that the residents of Finesse Court should be taken into account when considering applications for the property.

Victor Li, 19 Finesse Court, addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. He echoed the comments raised by the previous

delegates, and expressed his concerns with the construction phase of the proposed development and the impact it would have on the existing residents from the noise and safety risks it would pose for the children on the court. V. Li further advised of his concerns regarding maintaining the existing landscape and trees on Finesse Court and noted that the proposed development would not add value to their community.

A resident of Finesse Court addressed Council regarding the proposed Draft Plan of Subdivision Application submitted by MMKS Holdings Inc. for 16 Finesse Court. He advised of his concerns with the proposed development specific to the noise and traffic that would result from the truck loads of dirt being removed from the subject lands during the construction phase, and with the property being used as an Airbnb.

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor Chan

a) That Staff Report SRPI.22.114 with respect to the draft Plan of Subdivision application submitted by MMKS Holdings Inc. for lands known as Block 18, Plan 65M-4321 (Municipal Address: 16 Finesse Court), City File SUB-22-0006 be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.4 SRPI.22.108 - Request for Comments - Draft Plan of Subdivision Application - Minoo Mahroo - 551 and 561 16th Avenue - 551 and 561 16th Avenue - City File SUB-22-0008 (Related File D02-21010)

Kaitlyn Graham of the Planning and Infrastructure Department provided an overview of the proposed draft Plan of Subdivision application to facilitate the construction of a residential development to be comprised of ten semi-detached dwelling units, two single detached dwelling units and two future development blocks to accommodate two additional single detached dwelling units on the subject lands.

Deborah Alexander, Alexander Planning Inc., agent for the applicant, addressed Council regarding the proposed draft Plan of Subdivision Application submitted by Minoo Mahroo for 551 and 561 16th Avenue. She reviewed the location of the property noting that it was within a priority infill area, and provided a brief history and overview of the applications that have been submitted for the subject lands to date. She further reviewed the Site Context, Site Plan and Area Development Context and addressed how the proposed development would fit with its surroundings

and with the character of the area. D. Alexander provided an overview of the proposed typical Siting Plan, displayed artist renderings of an example of the proposed architectural style and conceptual elevation, and noted that she was available to answer any questions.

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 Shiu

Seconded by: Regional and Local Councillor Chan

a) That Staff Report SRPI.22.108 with respect to the draft Plan of Subdivision application submitted by Minoo Mahroo for lands known as Part of Lots 23 and 24, Plan 3806 (Municipal Addresses: 551 and 561 16th Avenue), City File SUB-22-0008, 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 Cilevitz

That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 8:54 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk