



Council Public Meeting

Minutes

C#17-23

Tuesday, May 2, 2023, 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 Tuesday, May 2, 2023 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

Council Member present via videoconference:

Councillor Liu
Councillor Cilevitz
Councillor Shiu

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
S. DeMaria, Manager, Development - Site Plans
D. Giannetta, Manager, Development - Subdivisions

U. Javed, Planner I - Development
L. Penner, Senior Planner - Development
D. Pi, Planner II - Development

Mayor West read the Public Hearing Statement.

1. Adoption of Agenda

Moved by: Councillor Davidson
Seconded by: Councillor Cui

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

- a) Additional Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (Item 3.2.2).
- b) Additional Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by the Islamic Society of Regional Municipality of York for 1200 and 1380 Stouffville Road - (Item 3.4.2).

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.23.032 - Request for Comments - Zoning By-law Amendment Application - Seyed Mohammad Sajadi - 34 Avenue Road - City File ZBLA-23-0001

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

Mehdy Ajvand, Hyphen Studio, agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by Seyed Mohammad Sajadi for 34 Avenue Road. He provided additional information related to the site location and their proposal to sever the existing residential property to create one additional building lot, which in their opinion, was a good extension of the neighbourhood. M. Ajvand reviewed the proposed lotting pattern, Tree Protection Plan, and Road

Widening; and displayed various pictures of the existing property and neighbourhood, as well as 3D views of the proposed residential 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 Cilevitz

Seconded by: Councillor Cui

a) That Staff Report SRPI.23.032 with respect to the Zoning By-law Amendment application submitted by Seyed Mohammad Sajadi for the lands known as Part of Lot 99, Registered Plan M-1960 (Municipal Address: 34 Avenue Road), City File ZBLA-23-0001, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPI-23-049 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - Hall Street Development Corporation - 107 Hall Street - City Files OPA-23-0001 and ZBLA-23-0002

Leigh Ann Penner of the Planning and Infrastructure Department provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a high density residential development and the retention of an existing designated heritage dwelling on the subject lands.

Murray Evans, Evans Planning, agent for the applicant, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. He reviewed the proposed density of the residential development and the planning principles behind the proposal, and provided information regarding the Site Plan specific to the location of the subject lands and its surrounding uses. He addressed the design of the proposal including the height of the two apartment buildings that would be connected by a podium, location of the buildings on the subject lands and setback from neighbouring properties, and the tiered built form. He advised that the heritage dwelling (the Dr. Langstaff House) on the subject lands would have to be relocated on the property, and displayed an artist rendering of the urban design perspective. M. Evans reviewed the angular plane and the proposal within the City's Official Plan and

Downtown Local Centre designation policies, and advised that they would continue to meet with staff regarding design matters.

Agnes Parr, 125 Hall Street, Unit 19, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. She noted that she was an immediate neighbor to the subject lands and advised of a number of issues that she had with the proposed development because of the negative impact it would have on her and her home including potential property damage from construction, noise from the access point to the property, parking and increased area traffic, community safety, location of the waste collection area, decrease in property value, sun shadows, insufficient underground infrastructure, and the proposed height and density which in her opinion were too much for the aesthetics of the existing neighbourhood and for the heritage home on the property. A. Parr further expressed her concerns with the precedent this development would be setting and requested that Council approve something better suited for the neighbourhood, as further detailed in her correspondence distributed as part of Item 3.2.1 and Item 3.2.2.

Susan Day, 137 Hall Street, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. She advised of her concerns with the applications because of the proposed height of the development which exceeded what was permitted within the Official Plan, and with the proposed built form and urban design which were also in contravention of the City's planning policies. S. Day expressed her disappointment that the previous submission to build townhouses on the subject lands had been abandoned, that the current proposal did not attempt to fit within the character of the existing community, stressed the importance of retaining the heritage building on the property because of the historical significance of the home and the Langstaff family, and requested that Council not approve the current proposal, as further detailed in her correspondence distributed as part of Item 3.2.2.

Deborah Tobin, 10 Mill Walk Court, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. She advised of her concerns with the applications because of the proposed height and density of the buildings as they would overwhelm the current neighbourhood and would detract from the Downtown Core

area; the increased traffic would cause safety concerns for the local streets, particularly during the winter months; and mature trees that were home to different wildlife would be destroyed. D. Tobin highlighted the importance of the historical Langstaff home, noted that she was not opposed to change but that the proposal should fit with the character of the neighbourhood, and requested that Council reject this proposal and consider a smaller scale infill development.

Juliusz Zulauf, 125 Hall Street, Unit 24, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. He advised of his concerns with the applications as in his opinion, the proposed development was extreme and would change the historic character of the existing neighbourhood and Downtown Core. He further expressed concerns with the proposed height and density of the proposal as they exceeded the City's planning guidelines and policies for the area, noting the current zoning for the subject lands, the negative impact the development would have on the quality of life of the existing residents, and the dangerous precedent that would be set if this proposal was approved. J. Zulauf suggested that this type of development would be better suited along the Yonge Street corridor, and requested that Council consider the proposal in the context of the community and the long term vision of Richmond Hill.

Moved by: Councillor Cui

Seconded by: Councillor Thompson

a) That Staff Report SRPI.23.049 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Hall Street Development Corporation for lands known as Block 1, Plan 65M-4652 (Municipal Address: 107 Hall Street), City Files OPA-23-0001 and ZBLA-23-0002, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.3 SRPI.23.040 - Request for Comments - Zoning By-law Amendment Application - Greek Market Corner Ltd. - 60 King Road - City File ZBLA-22-0023

Diane Pi of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to

recognize and permit the existing commercial, office and residential uses within the existing buildings on the subject lands.

Jim Kotsopolous, JKO Planning Services Inc., agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by Greek Market Corner Ltd. for 60 King Road. He provided historical information related to the subject lands that currently supported four buildings, and reviewed the zoning under the old and new By-laws. J. Kotsopolous displayed various historical images dating back to the 1970's to show that the existing buildings had been functioning on the property since that time, and advised that the Zoning By-law Amendment application was submitted to the City to recognize and permit the existing commercial, office and residential uses within the four buildings located on the subject lands to bring them into compliance.

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: Regional and Local Councillor Chan

a) That Staff Report SRPI.23.040 with respect to the Zoning By-law Amendment application submitted by Greek Market Corner Ltd. for the lands known as Part of Lots 17, 18, 19 and 62, Plan 202 (Municipal Address: 60 King Road), City File ZBLA-22-0023, be received for information purposes only and that all comments be referred back to staff.

Carried

3.4 SRPI.23.050 - Request for Comments - Zoning By-law Amendment Application - Islamic Society of Regional Municipality of York - 1200 and 1380 Stouffville Road - City File D02-22006 (Related Files SUB-22-0003 and CON-22-0001)

Diane Pi of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to permit a high density mixed use development on the subject lands.

Eldon Theodore, MHBC Planning, Urban Design & Landscape Architecture, agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by the Islamic Society of Regional Municipality of York for 1200 and 1380 Stouffville Road. He advised that members from the Islamic Society were in

attendance at the meeting to answer any questions, and provided additional information related to the lands and which parts of the property were subject to development. He provided a detailed overview of the Site Plan and proposal, advising that their goal was to achieve a fully integrated and complete institutional community with a focus on retirement and grounded through spiritual belief. E. Theodore reviewed statistics related to the development and building types, provided an overview of the draft Plan of Subdivision, displayed various artist renderings of the buildings and their elevations, and acknowledged the issues raised in the staff report which they would continue to work with staff and the community to resolve.

Leo Longo, Aird & Berlis LLP, Legal Counsel for the applicant, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by the Islamic Society of Regional Municipality of York for 1200 and 1380 Stouffville Road. He advised that he was in attendance as a resource to assist Council and staff in answering any questions that may arise related to the application.

Ahmed Khawaja, Islamic Society of Regional Municipality of York, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by the Islamic Society of Regional Municipality of York for 1200 and 1380 Stouffville Road. He noted that this was an exciting project being proposed which would fulfill the needs of not only their community but the general public, and although they were using their resources to build the mixed-use development, all would be welcome. A. Khawaja highlighted the many amenities that were being proposed as part of the development and how they would assist with various issues including the shortage of seniors housing, and requested that Council approve the application as soon as possible.

Dr. Salman Anwar, 126 Merton Street, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by the Islamic Society of Regional Municipality of York for 1200 and 1380 Stouffville Road. He advised that he was in support of the application as it would fulfill a number of needs of the community including seniors housing and other services that would support the well-being of seniors emotionally, psychologically and physically. Dr. Anwar highlighted the many other positive aspects of the proposed development as it was taking a holistic approach to healthy living by providing various facilities and services on the property, reiterated his support for the proposal, and requested that Council approve the application as soon as possible.

Rose Palma, 119 Dalt Hicks Way, Markham, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by the Islamic Society of Regional Municipality of York for 1200 and 1380 Stouffville Road. She noted that she had worked in long term care facilities and retirement homes for many years and has seen the health care challenges and issues faced by seniors, and the acute shortage of facilities and resources available to them. R. Palma advised that because of these issues faced by seniors, that the proposal by the Islamic Society of York Region should be supported because of the many benefits it would provide to the community, and requested that Council approve the application as soon as possible.

Baolin Zhu, 15 McDonald Court, and President of the Chinese Muslim Association of Canada, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by the Islamic Society of Regional Municipality of York for 1200 and 1380 Stouffville Road. He advised that he fully supported the Islamic Society's proposal, highlighting what a warm and welcome place the Islamic Society was to the community despite their limited resources. B. Zhu indicated his excitement for the proposed amenities to be included in the development which would create opportunities for various forms of physical activity for seniors and youth, and requested that Council approve the application as soon as possible.

Farah Ahmad, 1150 Blencowe Crescent, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by the Islamic Society of Regional Municipality of York for 1200 and 1380 Stouffville Road. She advised that she was in favour of the proposed application and that having grown up as a member of the Islamic Society of York Region, she highlighted the many benefits that the proposed expansion and its amenities would provide the community, especially for seniors and youth. F. Ahmad requested that Council approve the application as soon as possible as it aligned with the values of inclusivity and community engagement.

Denis Tarsky, 11990 Leslie Street, and representing the Leslie Stouffville Landowners Association (LSLA), addressed Council regarding the proposed Zoning By-law Amendment Application submitted by the Islamic Society of Regional Municipality of York for 1200 and 1380 Stouffville Road. He advised of their wholehearted support of the proposal by the Islamic Society of York Region and noted they would love to see it approved in its current form.

Fariha Razzak, 8 Fauna Avenue, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by the Islamic Society of Regional Municipality of York for 1200 and 1380 Stouffville Road. She advised of her wholehearted support of the application as a young member of the Islamic Society of York Region, and stressed the importance of the proposed development for the young generation and seniors. F. Razzak highlighted the wide range of benefits that the proposed expansion and its amenities would provide for the community, and requested that approval of the application be expedited.

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

a) That Staff Report SRPI.23.050 with respect to the Zoning By-law Amendment application submitted by the Islamic Society of Regional Municipality of York for lands known as Part of Lot 1, Concession 2, E.Y.S. (Municipal Addresses: 1200 and 1380 Stouffville Road), City File D02-22006 (Related Files SUB-22-0003 and CON-22-0001), 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 Chan
Seconded by: Councillor Cui

That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 9:58 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk