



## **Council Public Meeting**

### **Minutes**

**C#21-23**

**Tuesday, June 6, 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, June 6, 2023 at 7:30 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Regional and Local Councillor DiPaola  
Councillor Davidson  
Councillor Thompson  
Councillor Cui

Council Members present via videoconference:

Regional and Local Councillor Chan  
Councillor Shiu

Regrets:

Councillor Liu  
Councillor Cilevitz

Staff Members present in Council Chambers:

G. Galanis, Director, Development Planning  
S. DeMaria, Manager, Development - Site Plans  
S. Mowder, Planner II – Development  
D. Pi, Planner II – Development  
R. Ban, Deputy City Clerk  
S. Dumont, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

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 addition:

a) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Marina Shcolyar and 2814845 Ontario Inc. for 94 and 96 Church Street South – (Agenda Item 3.2.1).

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.23.060 - Request for Comments - Zoning By-law Amendment Application - 802559 Ontario Limited - 11592 Yonge Street - City File ZBLA-23-0004 (Related Files ZBLA-23-0007 and SP-23-0009)**

Diane Pi of the Planning and Infrastructure Department, provided an overview of the proposed Zoning By-law Amendment application to permit the construction of an automobile dealership and related parking area on the subject lands. D. Pi advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Jim Kotsopoulos, JKO Planning Services Inc., agent for the applicant, shared his belief that conditions were met in their submission to justify the removal of the Holding provision on the easterly portion of the subject lands. He advised that the westerly portion of the lands needed to be rezoned to develop a parking area, and that a Natural Heritage Evaluation was provided to facilitate that request. J. Kotsopoulos shared reasons he believed the site was an optimal location for the proposed use, noting that that it would be an employment generator, and that the owner and landlord wanted to continue to stay in Richmond Hill.

Adam Safe, representing agents for 11610 Yonge Street, shared his belief that a dealership was not the best use for the subject lands, and suggested that underground parking would prevent theft and improve security. He shared concerns regarding safety, environmental impacts due

to the lands being located near a flood plain, the precedent that would be set if permitted, and shared his belief that it was unorthodox to have a parking lot back onto two adjacent properties.

Ali Vakili, 1656395 Ontario Corporation, shared his opinion that the subject lands were a prime location for residential development, and noted his surprise that he did not receive notice of when the lands were sold. He commented on the future condominium development in the area, and shared concerns regarding safety, and his preference that the greenspace be retained for a park for families.

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

a) That Staff Report SRPI.23.060 with respect to the Zoning By-law Amendment application submitted by 802559 Ontario Limited for lands known as Part of Lot 56, Concession 1, W.Y.S. and Block 283, Plan 65M-3465 (Municipal Address: 11592 Yonge Street), City File ZBLA-23-0004 (Related Files ZBLA-23-0007 and SP-23-0009), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.2 SRPI.23.062 – Request for Comments – Zoning By-law Amendment Application – Marina Shcolyar and 2814845 Ontario Inc. – 94 and 96 Church Street South - City File ZBLA-23-0006**

Sarah Mowder of the Planning and Infrastructure Department, provided an overview of the proposed Zoning By-law Amendment application to facilitate a proposed five storey residential building to be comprised of 36 apartment dwelling units on the subject lands. S. Mowder advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Adam Layton, Evans Planning, on behalf of the owners of 94 and 96 Church Street South, described the site location, and noted the nearby amenities and Major Mackenzie Bus Rapid Transit Station. He shared details of the development proposal and site plan, and advised that the Jacob Lunau House would be retained and repurposed. Images of the grade plan, and conceptual drawings of the proposed development were also shared.

Jesse Higgs, 96 Church Street South, advised that a number of his concerns were noted in his correspondence which was included as

agenda item 3.2.1. He advised that five families would be displaced by the development and that no formal communication had been provided to them from the developer. J. Higgs noted the significant planning that was required to care for his children, and respectfully requested a development timeline from the ownership group.

Richard Grebennikov, 112 Church Street South, advised that he was in favour of the project, and expressed his desire to make contact with the developer of the proposed development, as he was interested in undertaking a similar project nearby of the same scale.

Moved by: Councillor Thompson

Seconded by: Councillor Davidson

a) That Staff Report SRPI.23.062 with respect to the Zoning By-law Amendment application submitted by Marina Shcolyar and 2814845 Ontario Inc for lands known as Part of Lots 1 and 2, Plan 470 (Municipal Addresses: 94 and 96 Church Street West), City File ZBLA-23-0006, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

#### **4. Adjournment**

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

That the meeting be adjourned

Carried

The meeting was adjourned at 8:31 p.m.