

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

3.4 SRPRS.20.132 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Sabella Ridge Estates Inc. - 10684 and 10692 Yonge Street - City Files D01-20004 and D02-20010

Doris Cheng of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a 28 storey high density residential 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.

Lincoln Lo, Malone Given Parsons Ltd., representing the owner, reviewed the site location and development proposal, including parking and bicycle spaces, access to the proposed building, emergency access, and public park on the subject lands. He advised that the area was recognized as a Flood Vulnerable Area, noting that a flood risk assessment was prepared and under review, and that he would work with City staff to address issues to modifying the building design and flood impacts for the proposed design. Mr. Lo acknowledged concerns regarding the emergency access and noted that a traffic study was submitted that did not attribute any percentage of traffic to the emergency access. He displayed a photograph of an emergency access located in Richmond Hill and explained how a similar access could also be included at the proposed site. He reviewed a rendering of the proposed site, and noted that in his opinion, the proposal was in keeping with the policy direction that the City had recently advanced in terms of height and density and would increase the rental housing stock that was lacking in Richmond Hill.

Bruno Colozza, 101 Arten Avenue, advised that since the notice for the proposed application was public, area and surrounding residents congregated with concerns to the proposed development. He advised of the number of residents, groups and petitions that were opposed to the proposed development and stated that the community was not opposed to development, but merely opposed to overdevelopment on the subject lands. He reviewed concerns related to the proposed height; Flood Vulnerable Area; buffer protection zone; advancement to any flood remediation; increased density; proposed zoning; suitable transition policy; emergency access; increased traffic congestion; and public health and safety issues. Mr. Colozza requested Council adhere and protect the neighbourhood from any flood related damages, and direct the applicant

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

to revise the applications and work with area residents toward a suitable development on the subject lands.

Christina Tao, 47 Arten Avenue, explained her experience with the landowner, and outlined the need for a buffer on the subject lands. She expressed concerns with the emergency access, proposed height, density, loss of privacy and sunlight, light pollution, increased traffic, proposed zoning and flood concerns in the area. Ms. Tao indicated that in her opinion, local schools and the hospital would not be able to support the overpopulation.

Frank Veltri, 97 Arten Avenue, advised he was opposed to the proposed development and reviewed concerns related to the proposed zoning by-law application, including a change with the neighbourhood character, and stated that the applicant did not provide any justification or rationale for the proposal. Mr. Veltri advised that additional concerns were addressed in his written submission included as Agenda Item 3.4.1.

David Jiang, 17 Creekview Avenue, expressed concerns with the proposed development, including loss of privacy and sunlight, increased noise, and with the emergency access located at the rear of his property. He advised of his support for development when done responsibly, and highlighted concerns regarding the Official Plan, maintaining the neighbourhood characteristic, suitable transition, height, density, traffic flow, pressures to schools and the hospital, and environmental issues. Mr. Jiang requested Council address the environmental concerns and maintain the Official Plan and Zoning By-law designations for the subject lands.

Robert Livingstone, 98 Arten Avenue, advised that he was opposed to the proposed development and reviewed concerns with the rear service road, vehicular traffic overflow, visitors parking onto Arten and Creekview Avenues, proposed height and density, and pedestrian safety. He indicated that the proposal was too large for the subject lands and requested that the vehicular connection onto the rear streets be removed from the development proposal and that the proposal be further reviewed to reflect the new two-year City Council Strategic Plan survey.

Sharon Yuan, 17 Creekview Avenue, reviewed her experience with the owner of the subject lands and noted impacts to her property from the York Region Transit construction project. She expressed concerns with the construction stage nuisance, increased noise, traffic, parking, emergency access, lack of privacy and sunlight, and safety issues. She

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

reviewed the need to retain the neighbourhood characteristic, and requested Council ensure environmental issues were addressed, consider building a park in its place as there was a need for greenspace in the community, and to support residents opposed to the proposed development.

Elizabeth Krstevski, 15 Creekview Avenue, submitted an application to appear as an electronic delegation to address Council on this matter, and did not respond to the Chair's invitation to speak.

Layla Rahbar, 55 Arten Avenue, advised that she was in support of the petition that was circulated to advise of residents who were in opposition to the proposed development. She provided her opinion on how the proposed development would impact the existing luxury homes in the area, and shared concerns regarding the devaluation of neighbourhood properties, obstruction of sunlight, privacy, right-of-way access, increased traffic, and the safety of children. Ms. Rahbar reviewed the applicants request to amend the City's Official Plan and Zoning By-law applications, and requested that Council support area residents and deny the proposed application.

Firouzeh Samari, 55 Arten Avenue, advised that she was opposed to the proposed development and reviewed concerns including impacts to her family's quality of life, lack of privacy, children safety and depreciation of neighbourhood property values. She advised of her choice to live in a large home and requested Council protect the community.

Majid Rahbar, 55 Arten Avenue, submitted an application to appear as an electronic delegation to address Council on this matter, and did not respond to the Chair's invitation to speak.

Roya Assai Ardakani, 52 Arten Avenue, advised why she chose to live on Arten Avenue, reviewed her concerns with the proposed development, including emergency access, loss of privacy, increased traffic, noise, proposed resident and street parking, and the safety of children and seniors in the area. She shared her opinion on how Arten Avenue would become a throughway, and noted that the proposal was not compatible with the existing neighbourhood, would change the character of the neighbourhood, as well as depreciate property values for the existing single-family homes in the area. Ms. Ardakani advised of the number of hours the community had come together to coordinate their concerns regarding the proposed development and requested Council support a reasonable development on the subject lands.

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

Masoud Masoudi, 52 Arten Avenue, submitted an application to appear as an electronic delegation to address Council on this matter, and did not respond to the Chair's invitation to speak.

Nkechi Nwarfor-Robinson, 55 Arten Avenue, advised of her support of the concerns raised by previous speakers regarding the proposed development and reviewed her concerns including overdevelopment and incompatibility with the existing neighbourhood. She explained how the character of the area had attracted herself and residents to the neighbourhood, and requested that Council consider all statements raised by previous speakers, including taking the necessary steps to protect and preserve, and implement measures to minimize any impacts to the community.

Max Haroon, 53 Arten Avenue, advised that he was opposed to the proposed development and stated that he supported all comments from previous speakers. He advised of his involvement and experience with flood issues in the area, highlighted concerns with the surrounding lands being designated a Flood Vulnerable Area and a high vulnerable aquifer area, and requested Council protect the neighbourhood.

Betty Saratopoulos, 8 Arten Avenue, advised of her support for all comments raised by previous speakers regarding the proposed development, and indicated that she had no issues with the current Zoning By-law and that any changes made should better the community. She reviewed concerns regarding the proposed height, emergency access, increased traffic, disruption to the neighbourhood, safety, insufficient parking spaces, parking overflow onto the roadway and described the criminal activity and litter in the neighbourhood. Ms. Saratopoulos requested that Council support area residents with their concerns for the neighbourhood.

Danny Pollak, 115 Arten Avenue, advised of the current traffic conditions and vehicles speeding on Arten and Oxford Avenues and indicated that the proposed development would increase density and safety issues in the neighbourhood. He advised of the significant property taxes paid to live in the area, provided his opinion on the criminal activities in the neighbourhood, York Region Transit construction project on Yonge Street, and indicated he was opposed to overdevelopment of the subject lands. Mr. Pollak requested Council consider installing speed bumps on Arten and Oxford Avenues to reduce vehicles speeding and protect the neighbourhood.

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

Victoria Sedova, 104 Arten Avenue, advised she supported all concerns raised by previous speakers and that she was opposed to the proposed development. She reviewed her concerns for the proposed development including, height, density, driveway entrance, no transition with the existing residential neighbourhood and highlighted the increase in home insurance premiums because of the area being a Flood Vulnerable Area.

Lucy Gao, 49 Arten Avenue, advised that she was opposed to the proposed development and reviewed concerns including height, loss of privacy and sunlight, light pollution and increased traffic in the neighbourhood.

Liyan Xue, 90 Arten Avenue, shared her concerns regarding the proposed height and density of the development, privacy, children safety, traffic on Yonge Street, driveway entrance, emergency access, and parking on Arten Avenue. She advised that the proposed building was too large for the subject lands, and requested Council maintain the current commercial zoning of the property and preserve the safety and livability of the neighbourhood.

Hai Xiang Wang, 16 Creekview Avenue, advised of his support of all concerns raised by previous speakers and reviewed his concerns with the proposed height, density, emergency access, driveway entrance, increased traffic and on street overflow parking.

Min Sun, 16 Creekview Avenue, advised that she was opposed to the proposed development and highlighted concerns including height, density, emergency access, increased traffic on Yonge Street, Arten Avenue and Creekview Avenue, safety, loss of sunlight, increase in criminal activities, and depreciation of property values in the neighbourhood. She advised that the proposed development was not compatible with the existing community and requested Council protect the neighbourhood.

John Li, 206 Brookside Road, reviewed the location of the tallest building in Richmond Hill and indicated the proposed development was not located at an intersection suitable for large developments, and that it was not compatible with the existing neighbourhood. He reviewed the Region's Major Transit Station Area and highlighted concerns including proposed height, density, parking, safety, and flooding issues in the area.

Mark Wang, 81 Arten Avenue, advised of his desire for not having an entry or emergency access onto Arten and Creekview Avenues, and shared concerns regarding the proposed development, including

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

insufficient resident and visitor parking, increased traffic, safety issues and indicated the need for greenspace/park in the area. Mr. Wang advised of his support for reasonable development and stated he was opposed to the proposed development on the subject lands.

Ray Wu, 114 Arten Avenue, advised of his concerns with the proposed development, including height, loss of sunlight and privacy, increased traffic, children safety, on street parking, and the effect on criminal activity in the area. He reviewed the winter road conditions near the proposed emergency access, and advised that he was opposed to the proposed emergency access. Mr. Wu requested that the City take ownership of the emergency access lands to ensure no future access to the existing residential neighbourhood.

Yaoyao Ni, 96 Arten Avenue, advised of her support for all comments raised by previous speakers and inquired as to the next steps for the application on the subject lands.

Moved by: Councillor West

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPRS.20.132 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Sabella Ridge Estates Inc. for the lands known as Part of Lots 53 and 54, Plan 1931 (municipal addresses: 10684 and 10692 Yonge Street), City Files D01-20004 and D02-20010, be received for information purposes only and that all comments be referred back to staff.

Carried