



Council Public Meeting

Minutes

C#36-23

Tuesday, October 17, 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, October 17, 2023 at 7:30 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Councillor Davidson
Councillor Liu
Councillor Cui

Council Members present via videoconference:

Regional and Local Councillor Chan
Regional and Local Councillor DiPaola
Councillor Thompson
Councillor Shiu

Regrets:

Councillor Cilevitz

Staff Members present in Council Chambers:

K. Kwan, Commissioner, Planning and Building Services
S. DeMaria, Manager, Development Site Plans
D. Giannetta, Manager, Development Subdivisions
U. Javed, Planner I – Site Plans
G. La Moglie, Planner II – Site Plans
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 Liu
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 Reza Mortazi and Maryam Naji for 1 Cynthia Crescent – (Item 3.1.1).
- b) Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by 2426407 Ontario Inc. for 9947 Leslie Street – (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 SRPBS.23.026 – Request for Comments – Zoning By-law Amendment Application – Reza Mortazi and Maryam Naji – 1 Cynthia Crescent – City File ZBLA-23-0008

Umar Javed, Planner I – Site Plans, Planning and Building Services Department, provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of two (2) additional building lots on the subject lands. U. Javed advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Leo DeLoyde, DeLoyde Development Solutions, agent for the applicant, described the development proposal, site characteristics, proposed lots and site plan, surrounding land uses, and noted that the new dwellings were consistent with the character of homes located north on Coons Road. He provided illustrations of the proposed dwellings and noted that they were amenable to working with urban designers and staff to ensure

maximum compatibility. L. DeLoyde reviewed the policy framework in support of the development application, noted the zoning by-law amendment that was required, and highlighted the supporting technical studies that were submitted and other planning considerations.

Frank Casamatta, 51 Cynthia Crescent, advised that in his opinion, the proposed development was inappropriate for the location, and stated that it would have an impact on the water table, as well as set a precedent for future development in the Oak Ridges Moraine area. He shared his opinion on the applicant's motivation behind the development proposal, remarked on the beauty of the area, the need to preserve trees and water courses, and hoped that the application would be opposed.

Stephen Gooderham, 5 Cynthia Crescent, advised that he resided adjacent to the proposed development, noted that he was currently experiencing flooding, and expressed that the proposed development would exacerbate the problem. He stated that additional trees were needed to mitigate water runoff, and that the proposed development was not compatible with the streetscape and neighbourhood characteristics. He provided a brief history of the development application with respect to 18 Cynthia Crescent, and explained that it received the approval of the Ontario Municipal Board (OMB) because it did not alter the streetscape, as the proposed development was not visible from the street. S. Gooderham expressed that the application should not be approved based on the precedent set by that OMB decision.

Gaby Moussaed, 10 Cynthia Crescent, remarked on his enjoyment of wildlife and trees in his neighbourhood, and shared his preference for additional trees, not more homes. He advised of concerns regarding flooding, invited Council to the neighbourhood, commented on the uniqueness of the street, and noted his desire to preserve the existing neighbourhood.

John Custodio, 48 Cynthia Crescent, advised that he opposed the proposed application. He shared his opinion that the characteristics of a neighbourhood had nothing to do with a dwelling, but rather, the size of the lots, and that the existing lot sizes in the neighbourhood needed to be preserved.

Moved by: Councillor Davidson
Seconded by: Councillor Cui

a) That Staff Report SRPBS.23.026 with respect to the Zoning By-law Amendment application submitted by Reza Mortazi and Maryam Naji for the lands known as Lot 13, Registered Plan M36 (Municipal Address: 1 Cynthia Crescent), City File ZBLA-23-0008, be received for information purposes and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPBS.23.011 – Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – 2426407 Ontario Inc. – 9947 Leslie Street – City Files: OPA-23-0007 and ZBLA-23-0011

Giuliano La Moglie, Planner II – Site Plans, Planning and Building Services Department, provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit the construction of a 12-storey mixed use residential/commercial/office building on the subject lands. G. La Moglie advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Claudio Brutto, Brutto Planning Consultant Ltd., agent for the applicant, described the proposed development, noting that it was a senior's retirement building, and advised that it would not impact the Rouge River. He shared findings of a tree impact and traffic study, recognized the public transit in the area, and described the subject site, zoning by-law amendment that was required, building footprint, and displayed a rendering of the proposed building.

Joyce Horner, 32 Love Court, described the environmental attributes of the subject lands and noted that in her opinion, the location was not appropriate for the proposed development. She outlined concerns regarding flooding, cliff erosion, obstruction of sunlight, tree views, building size, proposed height, traffic, as well as the compatibility with existing heritage attributes of the neighbourhood. J. Horner also questioned if an archeological study had been completed.

Jing Gong, 78 Giardina Crescent, advised that he was opposed to the proposal, as noted in his correspondence included as Agenda Item 3.2.1, and shared concerns with the proposed density and height of the development. He questioned the labeling of the adjacent lands as 'vacant' as a new community was proposed on the lands, and shared his opinion that if not declined, then the application be tabled until the residents move

into the adjacent community and provide their comments on the development proposal.

Eric Jiyang Zhang, 76 Giardina Crescent, shared concerns regarding the appropriateness of the location for a senior’s home, noting that it was zoned industrial, and not in walkable distance to amenities. He shared his opinion that the proposed development may negatively impact the adjacent school and daycare, and noted concerns regarding shadowing in the early morning hours, as further detailed in his correspondence included as Agenda Item 3.2.1.

Mike Song, 81 Cassandra Crescent, shared concerns regarding the proposed building height, lot coverage, and its lack of compatibility with the existing neighbourhood. He questioned the parking allocation, and the absence of indoor and outdoor amenities in the proposal.

Eva Tang, on behalf of Victoria Education Centre, 9901 Leslie Street, shared concerns regarding privacy and safety of children and staff, particularly in outdoor spaces such as playgrounds and parking lots, and shared her belief that noise pollution from construction would negatively impact students and staff. She also expressed concerns regarding the affect the development may have on traffic in the area.

Moved by: Councillor Liu
 Seconded by: Councillor Cui

a) That Staff Report SRPBS.23.011 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by 2426407 Ontario Inc. for lands known as Part of Lot 20, Concession 3, E.Y.S. (Municipal Address: 9947 Leslie Street), City Files OPA-23-0007 and ZBLA-23-0011, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4. Adjournment

Moved by: Councillor Davidson
 Seconded by: Councillor Liu

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 9:07 p.m.