



Extracts from
Council Public Meeting
C#13-23 held March 21, 2023

3. Scheduled Business:

3.1 SRPI.23.031 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - 101 Bloomington Development Inc. - 101 Bloomington Road - City Files OPA-22-0008 and D02-19020

Sarah Mowder of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a high density residential development on the subject lands.

Claudio Brutto, Brutto Consulting, agent for the applicant, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by 101 Bloomington Development Inc. for 101 Bloomington Road. He reviewed the purpose of the applications, provided background information on the property noting the site location and adjacent uses, and addressed the proposed height of the residential development and minimum yard setbacks. C. Brutto advised that he met with the adjacent landowner regarding the proposed access point and development of their property, and provided additional details related to the site context, current and proposed land use, and draft Site Plan which would be subject to change as the process moved forward.

Howard Doughty, 10 Cheval Court, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 101 Bloomington Development Inc. for 101 Bloomington Road. He expressed his concerns with the proposed development that was located within the environmentally sensitive Oak Ridges Moraine noting that it was in violation of York Region's Official Plan, the City of Richmond Hill's Official Plan, as well as other governing policies, and highlighted the negative impacts and effects of development over the years in Oak Ridges. H. Doughty advised that in his opinion, the proposal did not demonstrate any social need, and requested that Council reject the proposed development to change the narrative for a better and more livable Richmond Hill.

(continued)



Extracts from
Council Public Meeting
C#13-23 held March 21, 2023

Angelo Callegari, 63 Coons Road, President of Calgas Investments Limited, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 101 Bloomington Development Inc. for 101 Bloomington Road. He advised that he was the owner of the remnant piece of property to the east of the subject lands and was not opposed to the original proposal that included townhouses but expressed his concerns regarding the proposed height of the 12 storey apartment building and the adverse effect it would have on his property. A. Callegari confirmed that he met with the agent for the applicant regarding access and requested cooperation with the owner to identify how the needs of the vacant property could be addressed.

Moved by: Councillor Davidson
Seconded by: Councillor Cui

a) That Staff Report SRPI.23.031 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 101 Bloomington Development Inc. for lands known as Part of Lot 70, Concession 1, W.Y.S. (Municipal Address: 101 Bloomington Road), City Files OPA-22-0008 and D02-19020, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

For Your Information and Any Action Deemed Necessary