

Extracts from
Council Public Meeting
C#21-23 held June 6, 2023

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.

For Your Information and Any Action Deemed Necessary



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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

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