



Council Public Meeting

Minutes

C#19-24

Tuesday, September 24, 2024, 7:00 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, September 24, 2024 at 7:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

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

Council Members present via videoconference:

Councillor Liu
Councillor Shiu

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning
S. DeMaria, Manager, Development Planning
D. Ding, Planner II - Development
G. La Moglie, Senior Planner
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

1. Call to Order

Mayor West called the meeting to order at 7:00 p.m. and read the public hearing statement.

2. Adoption of Agenda

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

That the agenda be adopted as distributed by the Clerk with the following additions:

a) Delegation received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Ezatollah Ciamak Khoshzamid for 2 MacKay Drive - (Item 4.1.1);

b) Delegations received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue - (Item 4.2.1);

c) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue - (Item 4.2.2).

Carried

3. Disclosures 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*.

4. Scheduled Business:

4.1 SRPBS.24.093 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Ezatollah Ciamak Khoshzamid - 2 MacKay Drive - City Files OPA-23-0005 and ZBLA-23-0009

Darren Ding, Planner II, of the Planning and Building Services Department, provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit an office use as a primary commercial use on the subject lands. D. Ding advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

David Ingelman, Design Plan Services Inc., agent for the applicant, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Ezatollah Ciamak Khoshzamid for 2 MacKay Drive. He provided information related to the site location,

surrounding context and existing use; and provided a detailed overview of the proposal to permit the expansion of the existing dental office within the dwelling which would make the dental office the primary use of the property. D. Ingelman addressed the proposal within the existing planning framework, explaining the requirement for the Zoning By-law Amendment, and noted that in his opinion the proposal represented good planning and conformed to applicable policies.

There were no applications submitted from the public to appear as an electronic delegation, and there were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPBS.24.093 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Ezatollah Ciamak Khoshzamid for lands known as Part of Lot 51, Registered Plan 3852 (municipal address: 2 MacKay Drive), City Files OPA-23-0005 and ZBLA-23-0009, be received for information purposes only and that all comments be referred back to staff.

Carried

4.2 SRPBS.24.094 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Major Mack Maple Inc. - 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue - City Files OPA-23-0010 and ZBLA-23-0014

Giuliano La Moglie, Senior Planner, of the Planning and Building Services Department, provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a high density mixed-use residential/commercial development 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.

Chris Pereira, M. Behar Planning + Design Limited, agent for the applicant, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. He reviewed the site location, site context including its location within the Protected Major Transit Station Area (Richmond Hill GO Station) (PMTSA #50) and current designation. C.

Pereira displayed multiple architectural rendering views to show the proposed development on the subject lands and discussed the number of dwelling units, proposed underground parking, Floor Space Index (FSI), amenity space, bicycle parking, and vehicular access from Maple Avenue, and shared that the vision for the proposal was of a high quality and would be a focal and entry point to the neighbourhood.

Dalvir Passi, representing the owner, Major Mack Maple Inc., addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. He provided background information on the developer, shared the need for new housing, and discussed the proposed development as a vision along a Regional corridor with transit in close proximity. D. Passi noted that they have been working closely with staff and would continue to do so, as well as with the residents and Members of Council, and requested that Council have a visionary approach to the development proposal.

Michael Theodores, 481 Major Mackenzie Drive East, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. He advised of his concerns with the proposed height and density of the development, noting that the subject lands were not within the Newkirk Local Centre and the development did not include an affordable housing component. M. Theodores further advised of concerns related to the impact the development would have on area traffic, the limited GO transit service in the area, and the angular plane was not in conformity with the City's Official Plan, as detailed in his correspondence distributed as part of Item 4.2.2.

Ruth Howard, 97 Beaverton Road South, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. She advised of her concerns with the increase in area traffic that would result from the proposed development; vehicular access to the site being from Maple Avenue; and the three levels of underground parking that could result in damage to her property, inquiring who would be responsible for the damage. R. Howard also shared her concerns with the proposed density and feasibility of adding a bus lane on Major Mackenzie Drive.

Dennis Langfried, 169 Maple Avenue, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. He advised that he was speaking on behalf of himself and his wife, as well as representing others in the community, and was in attendance to learn more about the proposed development. He shared their concerns with the impact the proposed development would have on their properties and property value, tax implications, was not in character with the existing neighbourhood, proposed height and density, noise and dirt from the construction, impact on area traffic flow, and safety concerns for residents with the increased traffic. D. Langfried inquired what the developer was giving back to the community, advised that he was in agreement with the comments made by the previous speaker, and requested that Council carefully consider the proposed development.

Mark Brown, 177 Sussex Avenue, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. He shared his concerns with the impact the proposed development would have on area residents and inquired if there was adequate infrastructure in place to support the increased density. M. Brown further advised of concerns with the impact the proposed development would have on area parking and traffic flow, particularly with the proposed commercial units, and noted that he could not support the proposed development.

Victor Rebarbar, 161 Sussex Avenue, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. He advised that he was in agreement with the comments made by the previous speakers and shared his concerns about the impact the proposed development would have on local schools and the local hospital, trees and wildlife in the area, and privacy and sunshine for himself on his property.

Mary Nichols, 653 Major Mackenzie Drive East, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. She provided comments regarding the notification that went out for the project as she was not within the notification area, requested that

long-term residents be considered in this process, and inquired who the builder and developer were. M. Nichols advised of her concerns with the impact the proposed development would have on local schools and emergency services, safety of students in the area when using the crosswalk to get to school, increased traffic particularly with the proposed commercial units, lack of privacy and sunshine, impact of the construction on residents, and that the project did not include an affordable housing component.

A resident of 168 Maple Avenue addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. She noted that she attended Bayview Secondary School and shared how congested the streets, sidewalks and school were and that the proposed development would add to existing congestion, traffic issues and overcrowding. She advised that the proposed development would impact her ability to enjoy her property as it would affect her privacy, and expressed concerns with the overall impact it would have on local schools and transit service in the area.

Cindy Iannetta, 395 Allen Court, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. She advised of her concerns with the proposed development as it was not in character with the existing neighbourhood, increased area traffic, safety concerns for residents, and impact on local schools. C. Iannetta inquired about the affordable housing component to the project and advised that in her opinion this area was not an appropriate location for the proposed development, as detailed in her correspondence distributed as part of Item 4.2.2.

Ulf Boehlau, 153 Sussex Avenue, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. He advised he had spoken with a representative of the builder back in 2022 and had asked how the proposed development would be accomplished on the subject lands and had expressed his concerns about the impact of the construction and potential damage to resident's homes. U. Boehlau inquired how the boundaries were set for the Major Transit Station Area;

acknowledged the comments that were raised by the previous speakers; and advised of his concerns related to the proposed development that included an increase in area traffic, noise, rodent issues, and access being from Maple Avenue, as detailed in his correspondence distributed as part of Item 4.2.2.

Farzad Manavi, 384 Allen Court, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. He noted that the previous speakers had already raised a number of important points but he wanted to advise of his concerns with the proposed development which were increased traffic and noise, impact on his privacy, environmental concerns including the loss of mature trees, and that the height and density of the buildings were not in character with the existing neighbourhood.

Louis Sideris, 169 Maple Avenue, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue. He noted that the previous speakers had already raised several important points and advised that the proposed development would greatly impact him and his young family. L. Sideris inquired about what was included in the project that would favour the community and requested that Council not allow the proposed development as it was not in character with the existing neighbourhood.

Moved by: Councillor Cilevitz
Seconded by: Councillor Thompson

a) That staff report SRPBS.24.094 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Major Mack Maple Inc. for lands known as Part of Lots 243, 249 and 250, Registered Plan 2383 (municipal addresses 539, 543, 551, 559 and 563 Major Mackenzie Drive East and 148, 154 and 158 Maple Avenue), City Files OPA-23-0010 and ZBLA-23-0014, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

5. Adjournment

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

That the meeting be adjourned

Carried

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

David West, Mayor

Ryan Ban, Deputy City Clerk