



## **Council Public Meeting**

### **Minutes**

**C#26-24**

**Tuesday, November 26, 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, November 26, 2024 at 7:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Councillor Davidson  
Councillor Thompson  
Councillor Cui

Council Members present via videoconference:

Regional and Local Councillor Chan  
Regional and Local Councillor DiPaola  
Councillor Liu  
Councillor Cilevitz  
Councillor Shiu

Staff Members present in Council Chambers:

G. Galanis, Commissioner of Planning and Building Services  
K. Graham, Manager, Development Planning  
F. Caparelli, Planner I – Development  
D. Matroja, Planner I – Development  
S. Yeung, Planner II - Development  
R. Ban, Deputy City Clerk  
S. Dumont, 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 Thompson

Seconded by: Councillor Cui

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 Peter An Dung and Ling Huang Chun for 11198 Bayview Avenue.

b) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Ruby Sadeghian, Alex Parker, Jimmy Parker and Kabiri Rahn Allakbar for 41 and 43 Maple Grove Avenue and 19 and 25 Schomberg Road.

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.24.116 - Request for Comments - Zoning By-law Amendment Application - Peter An Dung and Ling Huang Chun - 11198 Bayview Avenue - City File ZBLA-24-0004**

Diya Matroja, Planner I, of the Planning and Building Services Department, provided an overview of the proposed Zoning By-law Amendment application to permit one additional building lot on the subject lands. D. Matroja 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.

Lauren Dynes, KLM Planning, described the location of the proposed development, and provided details of the application, including the existing zoning in place and the zoning by-law amendment required. Conceptual designs of the proposed development and aerial site plan were shared,

including a list of supporting studies that were submitted as part of the application materials.

Tiffany Ho, 17 Subrisco Avenue, inquired whether the proposed development would consist of townhouses or detached dwellings. She expressed concerns with the proximity of the development to her home, given its location in a flood zone, and with the height of the wall that separates her house from 11198 Bayview Avenue.

Moved by: Councillor Thompson

Seconded by: Councillor Cui

a) That staff report SRPBS.24.116 with respect to the Zoning By-law Amendment application submitted by Peter An Dung and Ling Huang Chun for lands known as Lot 3, Registered Plan 4007 (municipal address: 11198 Bayview Avenue), City File ZBLA-24-0004, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**4.2 SRPBS.24.120 - Request for Comments - Zoning By-law Amendment Application - Shuxin Liu - 11 Cynthia Crescent - City File ZBLA-24-0010**

Francesco Caparelli, Planner I, of the Planning and Building Services Department, provided an overview of the Zoning By-law Amendment application to permit the creation of one additional residential building lot on the subject lands. F. Caparelli 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.

Joanna Fast, Groundswell, described the site location of the proposed development, the existing and proposed site plan, and commented on minimal impact on trees on the lot. She shared the elevation plan for the new dwelling, highlighting its cohesive fit with the neighbourhood, detailed the requested zoning amendment, and concluded with key elements of the proposal.

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That staff report SRPBS.24.120 with respect to the Zoning By-law Amendment application submitted by Shuxin Liu for the lands known as Lot 10, Registered Plan M36 (municipal address: 11 Cynthia Crescent),

City File ZBLA-24-0010, be received for information purposes and that all comments be referred back to staff.

Carried Unanimously

**4.3 SRPBS.24.118 - Request for Comments - Zoning By-law Amendment Application - Ruby Sadeghian, Alex Parker, Jimmy Parker and Kabiri Rahn Allakbar - 19 and 25 Schomberg Road and 41 and 43 Maple Grove Avenue**

Samantha Yeung, Planner II, of the Planning and Building Services Department, provided an overview of the Zoning By-law Amendment application to permit a low density residential development to be comprised of 12 semi-detached dwellings on the subject lands. S. Yeung 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.

Edward Mak, Evans Planning, provided an overview of the subject property, outlining the permissions under the Official Plan designation and existing zoning for the area. He noted the ongoing transformation of the neighbourhood, emphasizing the number of active infill development applications in the area. E. Mak also detailed the proposed draft plan of subdivision, site plan, and landscape plan.

Irina Brokhman, 7 Ignace Street, expressed concerns that the proposed townhouses would harm the area's aesthetics and highlighted the poor condition of Maple Grove, Elm Grove, and Aubrey Avenues, along with the lack of sidewalks creating a safety risk. She stated that additional housing and construction traffic would worsen these issues and her belief that no further development should proceed until safety and infrastructure concerns were addressed.

Rob Cummins, 22 Schomberg Road, raised concerns about the high volume and speed of cars using Schomberg Road as a shortcut, making it difficult for him, and possibly the new residents, to safely back out of their driveway. He shared concerns with the lighting on the new houses, driveway alignment with those across the street, and questioned the scope of the zoning changes. Additionally, he suggested implementing traffic calming measures.

Hugh Downey, 46 Maple Grove Road, expressed his opposition to the multi-dwelling development, arguing that it would set a negative precedent for an area primarily made up of large single-family homes. He agreed with the previous speaker on safety concerns, particularly the lack of

sidewalks, and suggested that some improvements would be beneficial. H. Downey also reiterated his concern that the proposed development would disrupt the continuity of the neighborhood.

Moved by: Councillor Davidson  
 Seconded by: Councillor Thompson

a) That staff report SRPBS.24.118 with respect to the Zoning By-law Amendment application submitted by Ruby Sadeghian, Alex Parker, Jimy Parker and Kabiri Rahn Allakbar for lands known as Part of Lot 100, Registered Plan 202 (municipal addresses: 19 and 25 Schomberg Road, and 41 and 43 Maple Grove Avenue), City File ZBLA-24-0007 (Related City File SUB-24-0001), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**4.4 SRPBS.24.121 - Request for Comments - Zoning By-law Amendment Application - Nick Melatti - 13049 Bathurst Street - City File ZBLA-24-0008 (Related City File SUB-24-0002)**

Samantha Yeung, Planner II, of the Planning and Building Services Department, provided an overview of the Zoning By-law Amendment Application to permit a medium density residential development to be comprised of nine townhouse dwellings on the subject lands. S. Yeung 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.

Francesco Fiorani, Brutto Consulting, began by highlighting Indesign Homes' experience building similar developments. He provided an overview of the subject property, emphasizing that the proposed development closely aligns with the existing development in the area. F. Fiorani detailed the proposed development and site plan, and shared illustrations of the front elevations. He also discussed the Official Plan land use designation, the current zoning, and the zoning by-law amendment being requested.

Moved by: Councillor Davidson  
 Seconded by: Councillor Cui

a) That staff report SRPBS.24.121 with respect to the Zoning By-law Amendment application submitted by Nick Melatti for lands known as Part of Lot 21, Registered Plan M-807 (municipal address: 13049 Bathurst Street), City File ZBLA-24-0008 (Related City File SUB-24-0002), 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: Councillor Cilevitz

That the meeting be adjourned

Carried

The meeting was adjourned at 8:25 p.m.

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David West, Mayor

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Ryan Ban, Deputy City Clerk