



Council Public Meeting

Minutes

C#06-25

Tuesday, March 25, 2025, 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, March 25, 2025 at 7:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West

Councillor Cui

Council Members present via videoconference:

Regional and Local Councillor Chan

Councillor Thompson

Councillor Liu

Councillor Cilevitz

Councillor Shiu

Regrets:

Regional and Local Councillor DiPaola

Councillor Davidson

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning

K. Graham, Manager, Development Planning

F. Caparelli, Planner I - Development

D. Matroja, Planner I - Development

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 Cui
Seconded by: Councillor Shiu

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

- a) Delegation received regarding the proposed Zoning By-law Amendment Application submitted by Chloe Ansari and Bijan Ansari for 99 Lucas Street;
- b) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by 14796721 CANADA CORP. for 112 Elgin Mills Road West;
- c) Delegations received regarding the proposed Zoning By-law Amendment Application submitted by 14796721 CANADA CORP. for 112 Elgin Mills Road West.

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.25.030 - Request for Comments - Zoning By-law Amendment Application - Chloe Ansari and Bijan Ansari - 99 Lucas Street - City File ZBLA-24-0014

Diya Matroja, Planner I - Development, of the Planning and Building Services Department, provided an overview of the Zoning By-law Amendment application to facilitate the construction of two (2) semi-detached dwelling units on the subject lands. D. Matroja advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Saied Mahboubi, Hylan Group Inc., agent for the applicant, provided additional information regarding the subject lands including the current zoning, and explained the requirement for the Zoning By-law Amendment

application to permit two (2) semi-detached dwelling units. S. Mahboubi displayed photographs of similar developments in the area that had already been approved and rezoned by the City as justification for the proposal.

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 Cui

Seconded by: Councillor Thompson

a) That staff report SRPBS.25.030 with respect to the Zoning By-law Amendment application submitted by Chloe Ansari and Bijan Ansari for lands known as Part of Lots 2, 3, 4, and 5, Registered Plan 269 (municipal address: 99 Lucas Street), City File ZBLA-24-0014, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4.2 SRPBS.25.039 - Request for Comments - Zoning By-law Amendment Application - 14796721 CANADA CORP. - 112 Elgin Mills Road West - City File ZBLA-24-0017 (Related Files SUB-24-0005 and SP-24-0038)

Francesco Caparelli, Planner I - Development, of the Planning and Building Services Department, provided an overview of the proposed Zoning By-law Amendment application to permit a medium density residential development to be comprised of 15 townhouse dwelling units on a common element condominium road on the subject lands. F. Caparelli advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Harry Zhu, Arcadis, agent for the applicant, and Ali Malek, Urbanscape Architects, provided additional information related to the site and its surrounding context, displaying the proposed Site Plan that included three blocks of townhouse dwelling units, addressed the proposed parking for the development, and shared various site statistics. They explained the idea behind the development's design, displayed multiple artist renderings of the three blocks and their front and rear elevations, and advised that they would continue to work closely with staff to complete all requirements. H. Zhu and A. Malek advised that in their opinion, the proposed development was compatible with the surrounding area and represented good planning.

Domenic Conforti, DAC Development Consultants Inc., on behalf of Angelo Sposato, 120 Elgin Mills Road West, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by 14796721 CANADA CORP. for 112 Elgin Mills Road West. He advised that in their opinion, the proposed development was not compatible with the existing community and shared concerns specific to the height, entranceway/driveway, fencing and proximity to Mr. Sposato's property which would negatively impact his privacy and enjoyment of his home. D. Conforti expressed concerns with the impact the proposed development would have on area traffic, pedestrian safety and vehicle circulation and requested that Mr. Sposato's issues and concerns be considered, as further detailed in their correspondence distributed as part of Item 4.2.1.

Eric Au-Yeung, 100 Elgin Mills Road West Unit 22, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by 14796721 CANADA CORP. for 112 Elgin Mills Road West. He requested clarification regarding whether Dickson Street was a private or public road and advised of his concerns with the proposed entranceway/driveway and the impact the proposed development would have on area traffic, as further detailed in his correspondence distributed as part of Item 4.2.1.

Moved by: Councillor Cui

Seconded by: Councillor Cilevitz

a) That staff report SRPBS.25.039 with respect to the Zoning By-law Amendment application submitted by 14796721 CANADA CORP. for the lands known as Part of Lot 1, Registered Plan 2404 (municipal address: 112 Elgin Mills Road West), City File ZBLA-24-0017, be received for information purposes and that all comments be referred back to staff.

Carried Unanimously

5. Adjournment

Moved by: Councillor Cilevitz

Seconded by: Councillor Shiu

That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 7:58 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk