



## **Council Public Meeting**

### **Minutes**

**C#11-25**

**Tuesday, April 29, 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, April 29, 2025 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 DiPaola  
Councillor Cilevitz  
Councillor Shiu

Regrets:

Regional and Local Councillor Chan  
Councillor Liu

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning  
K. Chaudhry, Manager, Heritage and Urban Design  
E. Leung, Senior Planner  
G. Russo, Planner II  
S. Yeung, Planner II  
R. Ban, Deputy City Clerk  
L. Sampogna, 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 Davidson

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

- a) Delegations received regarding the proposed Zoning By-law Amendment Application submitted by George Mansour and Marina Scholyar for 44 and 46 Bond Crescent – (Item 4.1.1);
- b) Additional correspondence received regarding the proposed applications submitted by Amir Meysam Nehvi for 50, 54, 62, 72, 78 and 86 Elgin Mills Road West – (Item 4.2.2);
- c) Delegations received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Amir Meysam Nehvi for 50, 54, 62, 72, 78 and 86 Elgin Mills Road West – (Item 4.2.3);
- d) Additional correspondence received regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue – (Item 4.3.2);
- e) Delegations received regarding the proposed Official Plan and Revised Zoning By-law Amendment Applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc., for 13572 and 13586 Bayview Avenue – (Item 4.3.3).

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.25.045 - Request for Comments – Zoning By-law Amendment Application – George Mansour and Marina Scholyar – 44 and 46 Bond Crescent - City File ZBLA-24-0016**

Giuseppe Russo, Planner II, of the Planning and Building Services Department, provided an overview of the Zoning By-law Amendment

application to permit a residential development to be comprised of five (5) residential building lots on the subject lands. G. Russo advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Edward Mak, Evans Planning, representing the applicant, addressed Council regarding the proposed Zoning By-law Amendment application submitted by George Mansour and Marina Scholyar for 44 and 46 Bond Crescent. He advised that his presentation was similar to the City Planner's thorough overview, and chose not to repeat it. E. Mak extended his appreciation to staff for their collaboration, confirmed they were continuing to work through the standard process for the rezoning of the proposed development application, and indicated he was available to answer any questions.

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 Davidson

Seconded by: Councillor Cui

a) That Staff Report SRPBS.25.045 with respect to the Zoning By-law Amendment application submitted by George Mansour and Marina Scholyar for lands known as Lots 9 and 10, Registered Plan 412 (Municipal Addresses: 44 and 46 Bond Crescent), City Files ZBLA-24-0016 (Related City File SUB-24-0004), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**4.2 SRPBS.25.037 - Request for Comments - Official Plan and Zoning By-law Amendment Applications – Amir Meysam Nehvi - 50, 54, 62, 72, 78 and 86 Elgin Mills Road West - City Files OPA-24-0010 and ZBLA-24-0018**

Elaine Leung, Senior Planner, of the Planning and Building Services Department, provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a seven (7) storey residential building on the subject lands. E. Leung advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Mallory Nievas, The Biglieri Group, representing the applicant, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Amir Meysam Nehvi for 50, 54, 62, 72, 78 and 86 Elgin Mills Road West. She outlined the site location, transportation context, and land use designation under Richmond Hill's Official Plan, noting that the site falls within a Protected Major Transit Station Area (PMTSA). She provided an overview of the project, explained the proposed building's massing and compliance with angular plane, and reviewed the supporting documentation submitted with the application.

Kenneth Ho, 47-100 Elgin Mills Road West, advised of his opposition to the proposed development application, acknowledged the need to address the housing crisis, and urged Council and developers to prioritize the City's long-term sustainability, including livability, infrastructure capacity, and environmental preservation. He advised of his submission which included a petition with over 80 signatures, included as Agenda Item 4.2.2, which reflected community concerns that included the proposed development's incompatibility with the existing neighbourhood character, and the anticipated increase in traffic congestion and safety risks due to the building's access point. K. Ho urged Council to consider the long-term impact of the proposed development on the community and help preserve Richmond Hill's appeal for future generations.

Bernard Fernandes, 12-100 Elgin Mills Road West, representing 52 townhouse unit owners, advised of their opposition to the proposed development. He raised concerns with the loss of privacy for the units directly facing the proposed building and the expected loss of sunlight which could impact residents' well-being and the functionality of solar-powered devices such as CCTV cameras. B. Fernandes further expressed concerns with construction noise and dust, explaining that various construction phases would result in persistent audible noise and ground vibrations for the neighbourhood residents.

Patty Sarantopoulos, 8 Crestview Avenue, advised of her opposition to the proposed development and raised concerns related to increased traffic congestion on Elgin Mills Road West, reduced safety, and lack of public consultations. She emphasized the existing shortage of visitor parking, noting that the situation could worsen due to overflow from the proposed development. P. Sarantopoulos urged Council to listen to the local taxpayers and long-term residents and protect their quality of life.

Sheila Hamilton, 49-100 Elgin Mills Road West, advised that she was opposed to the proposed development and stated that the proposal was more than three times the allowable density, emphasizing that such intensification would overwhelm the area. She raised concerns about the proposed underground parking garage being constructed adjacent to a floodplain, and questioned the impact of soil removal on the water table and the potential for increased flooding. She also noted the inadequate visitor parking could lead to overflow onto nearby streets. S. Hamilton explained that the local streets were narrow and not equipped to handle excess parking and would lead to increased costs to the City for enforcement, as well as safety risks for children and pedestrians in the neighbourhood.

Aram Rajabpour, 49 Carrington Drive, advised that he supported aspects of the proposed application, shared his preference for walkable communities and less car dependency, noting that the development's proximity to shopping and transit could help minimize infrastructure strain. A. Rajabpour suggested to include mixed-use features such as commercial space on the ground floor to provide residents with walkable access to amenities and reduce the need for driving. He stated that increased density along arterial roads was appropriate and would be of benefit for the area.

Eric Au-Yeung, 22-100 Elgin Mills Road West, raised concerns with the traffic impact of the proposed development, stating that even with the planned road widening, it would attract more traffic and create further congestion. He also expressed concerns with the proposed building's design and its impact on sunlight and air flow to the neighbouring townhouses which could negatively affect residents' well-being. E. Au-Yeung suggested conducting a sun and shade study, a microclimate analysis, and a comprehensive traffic study to assess the development's impact on the community.

Richard Sarantopoulos, 8 Creekview Avenue, expressed concerns about the potential impact of the underground parking on the local water table, stating that his sump pump, previously inactive for 25 years, began running continuously each spring after nearby development and feared that further excavation could worsen water related issues. He also raised concerns with the proposed temporary access point at the rear of the site, and stated he was not in support of a previous speaker's suggestion to include commercial retail, as it would worsen traffic and parking in the

area. R. Sarantopoulos stated that the proposal required more consideration before approval.

John Tsai, 25-100 Elgin Mills Road West, raised concerns with the proposed development, noting that Dixon Road is a privately maintained road for residents of 100 Elgin Mills Road West and should not be used for access without appropriate compensation from the City. He expressed support for lower-density development, stating that a seven-storey building was too large for the area. He also raised concerns with traffic congestion, flooding, and frequent delays on Elgin Mills Road, and urged Council to address infrastructure challenges before approving further development.

Moved by: Councillor Cui

Seconded by: Councillor Thompson

a) That Staff Report SRPBS.25.037 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Amir Meysam Nehvi for lands known as Part Lot 51, Concession 1, W.Y.S. (Municipal Addresses 50, 54, 62, 72, 78 and 86 Elgin Mills Road West), City Files OPA-24-0010 and ZBLA-24-0018, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**4.3 SRPBS.25.048 - Request for Comments – Official Plan Amendment and Revised Zoning By-law Amendment Applications – 2747883 Ontario Inc. and 2753502 Ontario Inc. – 13572 and 13586 Bayview Avenue - City Files: OPA-24-0009 and D02-20009**

Samantha Yeung, Planner II, of the Planning and Building Services Department, provided an overview of the proposed Official Plan Amendment and Revised Zoning By-law Amendment applications to permit a ten (10) storey, high density residential development on the subject lands. S. Yeung advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Adam Layton, Goldberg Group, representing the applicant, addressed Council regarding the proposed Official Plan Amendment and Revised Zoning By-law Amendment Applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue. He presented a revised development application that proposed increasing the height of a previously approved 8-storey building to 10 storeys. He reviewed the subject site, compared key statistics from the original

approval and the updated proposal, outlined the site plan, ground floor plan, building massing, and angular plane analysis. A. Layton also reviewed perspective renderings, soil conditions, and landscape plan for the proposed development.

Ramin Jalalpour, Arkfield Development, addressed Council regarding the proposed Official Plan Amendment and Revised Zoning By-law Amendment Applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue. He explained that the project was originally scheduled to launch in September 2024, was delayed due to unfavourable market conditions, and stated that since a significant investment had already been made, the current application aimed to revise the proposal to make it more feasible. He reviewed the company's long-term commitment to development, highlighted completed and ongoing projects in Richmond Hill and across the Greater Toronto Area, referred to declining condo sales and high costs, and stressed the need for support to advance the project. He stated that the proposed units were more affordable than local averages, and that discussions on affordable housing were ongoing with York Region.

Howard Doughty, 10 Cheval Court, shared an email that he received from a contact at Environmental Defence, which highlighted that 75% of wetlands in southern Ontario have been lost over the past 200 years and emphasized the importance of the Oak Ridges Moraine as a key natural system that faces ongoing threats. He advised that he supported Councillor Davidson's opposition to the development proposal, noting concerns with its height, density, impact on the nearby wetland, flooding risks, traffic, and lack of public transit issues. H. Doughty remarked on the Ontario Land Tribunal process as unfair, and advised that approving the proposed development would set a dangerous precedent for future projects. He requested that the proposal be rejected, as he viewed it as a critical opportunity to protect the environment.

Tam Fattahi, 153 Paradelle Drive, speaking on behalf of her children's school community and neighbours, expressed agreement with the previous speaker, and emphasized the importance of preserving green space at Bayview and Bloomington, noting that the nearby Lake Wilcox area was already heavily used and congested. She raised concerns that the proposed development would increase strain on local infrastructure, especially schools already facing enrollment pressures. T. Fattahi inquired whether school boards had been consulted, how the proposed development supported sustainable mobility in an area limited with transit

service, and requested Council delay approvals until a full impact study was completed.

Moved by: Councillor Davidson

Seconded by: Councillor Thompson

a) That Staff Report SRPBS.25.048 with respect to the Official Plan and revised Zoning By-law Amendment applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for lands known as Part of Lot 1, Registered Plan 200 (Municipal Addresses: 13572 and 13586 Bayview Avenue), City Files OPA-24-0009 and D02-20009, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

## 5. Adjournment

Moved by: Councillor Thompson

Seconded by: Councillor Cui

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:33 p.m.

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David West, Mayor

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Ryan Ban, Deputy City Clerk