



Council Public Meeting

Minutes

C#12-25

Tuesday, May 13, 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, May 13, 2025 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 Liu
Councillor Cui

Council Members present via videoconference:

Councillor Cilevitz
Councillor Shiu

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning
K. Graham, Acting Manager, Development Planning
E. Leung, Senior Planner
G. Russo, 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 7:01 p.m. and read the public hearing statement.

2. Adoption of Agenda

Moved by: Councillor Cui
Seconded by: Councillor Thompson

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 2760681 Ontario Inc., for 1501 19th Avenue – (Item 4.1.1);
- b) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Inspired Estate Inc., for 11 Harris Avenue – Item 4.2.1);
- c) Delegations received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Inspired Estate Inc., for 11 Harris 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.25.055 - Request for Comments – Official Plan and Zoning By-law Amendment Applications – 2760681 Ontario Inc. – 1501 19th Avenue - City Files OPA-25-0002 and ZBLA-25-0002 (Related City Files SUB-25-0001 and CON-25-0002)

Elaine Leung, Senior Planner, of the Planning and Building Services Department provided an overview of the Official Plan and Zoning By-law Amendment applications to permit a medium density residential development to be comprised of 13 three storey townhouse dwelling units on a private common element condominium road 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.

Jonathan Sasso, Humphries Planning Group Inc., addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 2760681 Ontario Inc. for 1501 19th Avenue. He advised that he did not have a presentation, noted that City staff provided a thorough overview of the development proposal, and confirmed he was available to answer any questions.

Azad Gulam, 32 Sim Hill Crescent, King City, advised that he was attending the meeting to observe the application process on behalf of his family who lives in the area. He indicated that his family had expected a commercial plaza on the subject lands and expressed concerns regarding the proposed change to residential mixed-use with commercial at grade. He also shared concerns about parking availability, referencing similar parking issues at a nearby townhouse development.

Moved by: Councillor Liu
Seconded by: Councillor Davidson

a) That Staff Report SRPBS.25.055 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 2760681 Ontario Inc. for lands known as Part of Lot 30, Concession 3, E.Y.S., (Municipal Address: 1501 19th Avenue), City Files OPA-25-0002 and ZBLA-25-0002 (Related City Files CON-25-0022 and SUB-25-0001), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4.2 SRPBS.25.053 - Request for Comments – Official Plan Amendment and Zoning By-law Amendment – Inspired Estate Inc. – 11 Harris Avenue - City File OPA-25-0001 and ZBLA-25-0001

Giuseppe Russo, Planner II, of the Planning and Building Services Department, provided an overview of the Official Plan and Zoning By-law Amendment applications to permit a 10 storey high density mixed-use residential/commercial development 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.

Dafne Gokcen, Innovative Planning Solutions, representing the applicant, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Inspired Estate Inc. for 11 Harris Avenue. She provided an overview of the subject site and surrounding area, outlined the development concept, site landscaping plans, building

elevations, and angular plane considerations. D. Gokcen reviewed the requested Official Plan and Zoning By-law Amendments, compared the proposal to a recently approved development across the street, and concluded by stating that the proposal aligned with the Regional Mixed-Use Corridor designations, supported transit-oriented growth, and was compatible with the surrounding area.

Jim Kotsopolous, JKO Planning Inc., representing Metropole Developments Inc./9089802 Canada Corp., developers for the adjacent medium density residential development, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Inspired Estate Inc. for 11 Harris Avenue. He outlined his client's recent construction and completion of the first 200 metres of Harris Avenue, which included full urbanization and the extension of sanitary sewer and watermain services. J. Kotsopolous requested that Council and staff consider provisions for cost recovery from benefitting landowners, including the subject property at 11 Harris Avenue, on a prorated basis. He also noted his client's intention to pursue this request when future Draft Plan of Subdivision and Draft Plan of Condominium applications are considered.

Riu Xiao, 95 Settlement Crescent, expressed concerns regarding the proposed building height increase from eight to 10 storeys, noting potential impacts on traffic congestion and increased strain on existing park space. He also raised issues related to neighbourhood privacy and safety, noting the proximity of a school bus stop and lack of a traffic light at a key intersection. He requested Council maintain the original plan and not approve the building height increase.

Mingxia Xi, 9 Grange Drive, raised concerns regarding the proposed increase in building height and density, noting the area is not a public transit station area, and is surrounded by low-rise homes. She shared concerns regarding impacts on privacy, shadowing, property values, and increased strain on traffic, parks, schools, healthcare services, and greenspace.

Moved by: Councillor Cui

Seconded by: Councillor Davidson

a) That Staff Report SRPBS.25.053 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Inspired Estates Inc. for lands known as Part of Lots H and J, Registered Plan 1916 (Municipal Address: 11 Harris Avenue), City Files OPA-25-0001 and ZBLA-25-0001,

be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

5. Adjournment

Moved by: Councillor Davidson

Seconded by: Councillor Liu

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:21 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk