

Extract from
Council Public Meeting
C#41-21 held October 20, 2021

3.2 SRPI.21.096 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Mason Sanglaxhi and 2101071 Ontario Inc. - 13564 and 13580 Yonge Street - City Files D01-21006 and D02-21011

Sandra DeMaria of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment application submitted by Mason Sanglaxhi and 2101071 Ontario Inc. to permit an eight storey residential apartment building on the subject lands. Ms. DeMaria advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Murray Evans and Qianqiao Zhu, Evans Planning Inc., provided a brief history of the subject property, noting that a previous application that dealt with commercial uses on the property was not well received by the local community, and as such they had returned with an intensified residential effort. Mr. Evans asked Council to consider the application from a larger scale perspective with consideration of how Yonge Street was evolving. He provided an overview of the proposal, including details on the massing and tiered building design, the separation between the building and residential development, and how traffic would be directed. Mr. Evans advised that the setbacks and angular plane had been met, and shared details on the proposed parking.

Elena Smith, 10 Cheval Court, described the natural attributes of the subject property, and advised of concerns with constructing an apartment building on the moraine, due to large volumes of water stored on the land. She indicated that the Oak Ridges Moraine Conservation Plan was in place to ensure the land uses maintained, improved or restored the hydrological function of the area. Ms. Smith advised that the lands were within a Category 1 Oak Ridges Moraine Landform Conservation Plan and that as per the Plan, such disturbances within the area were to be kept to a minimum, and that the developer had to demonstrate conformity with its provisions. She shared her concerns regarding water flow and flooding that may result from the construction of underground parking, and provided suggestions on what development would be more compatible.

For Your Information and Any Action Deemed Necessary

Maryam Omid, 29 Coons Road, expressed concerns with the impact the proposed development could have on traffic, parking availability near her home, and her child's safety, noting that it was already difficult to safely cross the street, and to exit or enter her driveway. She advised that she purchased the home to be in a quiet family-friendly community close to the Oak Ridges Moraine, and that they did not choose for developers to build large condominiums at the expense of many families that currently live in the neighbourhood. Ms. Omid also shared her opinion that the land was not suitable for a condominium development, as detailed in her correspondence distributed as Agenda Item 3.2.2.(a).

Shahla Yaghoubian, 31 Coons Road, stated that the Minister of Economic Development had advised that Ontario's Accessibility Action Plan would help Ontarians with a disability to better access their communities. She shared her belief that as a wheel chair user her husband's ability to access the neighbourhood would be negatively impacted by the increased traffic that may result from the development. Ms. Yaghoubian shared her opinion that the building height should not exceed the current zoning standards, that the underground parking could disrupt ecology, and that the natural environment needed to be preserved in the interest of future generations.

Carol Davidson, 25 Green Meadow Crescent, shared her opinion that the City was over estimating the need to build apartments, as there were already enough development applications in Richmond Hill to surpass 20,000 units. She questioned why it was necessary to provide the applicant with an exemption that excluded them from the four-storey limit, and inquired if a sun shadow study was conducted, as residents were concerned with the shadows that could be cast by the building. Ms. Davidson shared her opinion that there was no urgency to approve the plan, and that residents wanted a plan that better fit the neighbourhood in a healthy environmental way.

Sally Baghbani, 10376 Yonge Street, shared her opinion that Richmond Hill was in a serious housing crisis, that variation in housing stocks were low and that new housing options were limited. She noted that the letters received in opposition to the development identified six main areas of concern by residents. She addressed residents' concerns with respect to

the project exceeding current permitted land use, too many development applications were received in Richmond Hill, and that the development did not address the affordability crisis, as detailed in the correspondence submitted by Raika Sheppard, 160 Centre Street, distributed as Agenda Item 3.2.3.(f).

Raika Sheppard, 160 Centre Street, advised that she had spoken to a large group of residents across Richmond Hill to determine how the public felt about the application. She shared her observation that everyone was affected by the housing crisis in Richmond Hill, or knew someone that was. Ms. Sheppard shared her belief that the applicant was listening to the needs of the community and that the proposed development was a responsible one, as outlined in her submission distributed as Agenda Item 3.2.3.(f). She acknowledged the traffic concerns raised by residents and shared her belief that there would be minimal impact to Coons Road, as most of the traffic would be directed to Yonge Street, and that the location of the development encouraged public transportation. Ms. Sheppard concluded by asking Council to consider the proponents of the application, and help them with the future of housing in Richmond Hill.

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.21.096 with respect to Official Plan and Zoning By-law Amendment Applications submitted by Mason Sanglakhi and 2101071 Ontario Inc. for lands known as Part of Lot 69, Concession 1 W.Y.S. (Municipal Addresses: 13564 and 13580 Yonge Street), City Files D01-21006 and D02-21011, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously