



Council Public Meeting

Minutes

C#14-25

Tuesday, May 27, 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 27, 2025 at 7:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Regional and Local Councillor Chan
Councillor Davidson
Councillor Thompson
Councillor Cui
Councillor Shiu

Council Members present via videoconference:

Regional and Local Councillor DiPaola
Councillor Liu

Regrets:

Councillor Cilevitz

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning
A. Ierullo, Director, Economic Development and Richmond Hill Centre
D. Olding, Senior Manager, Richmond Hill Centre Subway
C. Chong, Project Manager Policy, Richmond Hill Centre
G. La Moglie, Senior Planner – Development
G. Russo, 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 Cui
Seconded by: Councillor Shiu

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

- a) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Carlo Pacitto and The Estate of Antonietta Pacitto for 174, 176 and 180 Weldrick Road West – (Item 4.1.1);
- b) Delegations received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Carlo Pacitto and The Estate of Antonietta Pacitto for 174, 176 and 180 Weldrick Road West – (Item 4.1.2);
- c) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Centerfield Properties Inc. for 0 Longworth Avenue – (Item 4.2.1).
- d) Additional Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Centerfield Properties Inc. for 0 Longworth Avenue – (Item 4.2.2).
- e) Delegation received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Centerfield Properties Inc. for 0 Longworth Avenue – (Item 4.2.3).
- f) Correspondence received regarding the Draft Richmond Hill Centre Zoning By-law Amendment – (Item 4.3.1).

Carried Unanimously

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.25.052 - Request for Comments - Official Plan and Zoning By-law Amendment Applications – Carlo Pacitto and The Estate of Antonietta Pacitto - 174, 176 and 180 Weldrick Road West – City Files OPA-25-0004 and ZBLA-25-0007**

Giuliano La Moglie, 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 a low density residential development on the subject lands. G. La Moglie, 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.

Thomas Dybowski, MHBC Planning, reviewed the location of the proposed development, high level project statistics, and the submission materials that accompanied the development application. He provided an overview of the site plan, landscape plan, elevations and renderings of the proposed development.

Yelena Goren, 168 Weldrick Road West, expressed her objection to the proposed development and urged Council to reject it, citing concerns about the proposed density of three units within seven dwellings, the lack of adequate buffering between her property and the adjacent developments, and the potential for the taller buildings to cast shadows and obstruct her views. She also raised concerns about increased traffic, noise, flooding risks due to the low water table, negative impacts on her home's value, and the overall effect on her enjoyment of the property.

Sheldon Sturrock, 27 Walmer Road, requested that the submission materials associated with the development application be made available, along with the variances being requested. He also questioned how the proposed development could be permitted to build on the floodplain.

Domenic Staltari and Daniella Arciero, 9 Wainwright Avenue, voiced their objection to the proposed development, and raised concerns regarding the variances being requested, which they noted do not align with existing zoning standards. They also expressed concerns with the lack of transparency in the proposal, noting that while the development is being presented as single-family homes, real estate advertisements are marketing the dwellings as containing three units each. Additional concerns included the high-density nature of the development in a low-density area, inadequate buffering, excessive lot coverage, impacts on

privacy, and the appropriateness of permitting development on protected floodplain lands.

Demetri Famelam, on behalf of 168 Weldrick Road West, shared his objection to the proposed development, stating that the City had historically not allowed development on these lands due to zoning requirements of a 50-foot frontage and specific depth. He questioned if the developer owns the lands, and advised that the developer and their agent have marketed the site as townhouses, apartments, and detached homes without approvals, and erected large, unauthorized signage for years, which was only recently removed. He urged the City to reject the proposal and maintain the existing zoning standards.

Moved by: Councillor Thompson

Seconded by: Councillor Davidson

a) That Staff Report SRPBS.25.052 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Carlo Pacitto and The Estate of Antonietta Pacitto for lands known as Lots 95 and 96, Registered Plan 1923 (Municipal Addresses: 174, 176 and 180 Weldrick Road West), City Files OPA-25-0004 and ZBLA-25-0007, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4.2 SRPBS.25.038 - Request for Comments – Official Plan and Zoning By-law Amendment Applications – Centerfield Properties Inc. – 0 Longworth Avenue - City Files OPA-24-0003 and ZBLA-24-0005

Giuseppe Russo, Planner II, of the Planning and Building Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a mid-rise, 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 that all comments be referred back to staff.

Keith MacKinnon, KLM Planning Partners Inc., presented the proposed development, outlining its location and surrounding neighbourhood context. He referenced key planning documents reviewed in the preparation of the application, including the policies within the Provincial Planning Statement (2024), Oak Ridges Moraine Conservation Plan (2017), York Region Official Plan (2022), City of Richmond Hill Official Plan, and West Gormley Secondary Plan. He also detailed the Official

Plan amendment being sought, shared renderings of the proposed development, and highlighted the supporting materials submitted with the application.

Anel Alan, 20 Backhouse Drive, expressed concerns about the proposed development's density and its potential impact on traffic along Leslie Street and Stouffville Road. She raised issues related to water and wastewater flow and capacity, whether existing infrastructure could support the increased demand, and highlighted the potential cost implications for Richmond Hill residents if upgrades are required. She also questioned the overall benefit of the proposal to local residents, noting the lack of nearby commercial amenities, such as grocery stores.

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor DiPaola

a) That Staff Report SRPBS.25.038 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Centerfield Properties Inc. for lands known as Block 68, Registered Plan 65M-4696 (Municipal Address: 0 Longworth Avenue), City Files OPA-24-0003 and ZBLA-24-0005, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4.3 SRCM.25.07 - Draft Richmond Hill Centre Zoning By-law Amendment - File MZBA-25-0001

Clement Chong, Project Manager of Policy for the Richmond Hill Centre provided an overview of the City-initiated draft Zoning By-law Amendment for Richmond Hill Centre. C. Chong 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.

Moved by: Regional and Local Councillor Chan

Seconded by: Councillor Shiu

a) That staff report SRCM.25.07 with respect to the Richmond Hill Centre Zoning By-law Amendment be received for information and that all comments be referred back to staff.

Carried Unanimously

5. Adjournment

May 27, 2025

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Moved by: Councillor Cui
Seconded by: Councillor Shiu

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:47 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk