



## **Council Public Meeting**

### **Minutes**

**C#16-25**

**Tuesday, June 10, 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, June 10, 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

Council Members present via videoconference:

Regional and Local Councillor DiPaola  
Councillor Liu  
Councillor Cilevitz  
Councillor Shiu

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning  
M. Shilton, Manager, Development Planning  
E. Leung, Senior Planner - Development Planning  
D. Ding, Planner II – Development  
D. Pigliacelli, Planner II – Development  
S. Huycke, 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) Delegation received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 2760681 Ontario Inc. for 11 Headdon Gate – (Item 4.1.1);
- b) Delegation received regarding the proposed Zoning By-law Amendment Application submitted by 13028348 Canada Inc. for 0 Laurier Avenue – (Item 4.2.2);
- c) Additional correspondence received regarding the proposed Revised Official Plan and Zoning-By-law Amendment Applications submitted by Mason Sanglakhi and 2101071 Ontario Inc for 13564 and 13580 Yonge Street and 40 Coon's Road – (Item 4.3.2);
- d) Delegations received regarding the proposed Revised Official Plan and Zoning By-law Amendment Applications submitted by Mason Sanglakhi and 2101071 Ontario Inc., for 13564 and 13580 Yonge Street and 40 Coon's Road – (Item 4.3.3).

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.25.069 - Request for Comments – Official Plan and Zoning By-law Amendment Applications – 2760681 Ontario Inc. – 11 Headdon Gate - City Files OPA-25-0003 and ZBLA-25-0005**

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 a private school on the

subject lands. E. Leung 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.

Elizabeth Howson, Macaulay Shiomi Howson Ltd., representing the applicant, advised that both she and the principal of the school were in attendance to answer any questions.

Christopher Lozinski, 6 Crystal Drive, advised that he had lived near the facility for 15 years, noted local schools in the area, and expressed opposition to the proposed zoning amendment. He raised concerns about converting the property to private school use, indicating it would limit the much-needed commercial space and primarily benefit families from outside the community. He also highlighted issues with the school's use of Cordave Park, and noted the facility lacked proper space for essential school activities. C. Lozinski urged Council to maintain the commercial designation to better serve the community.

Moved by: Councillor Cui

Seconded by: Councillor Cilevitz

a) That Staff Report SRPBS.25.069 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Cor-Lots Developments Ltd. for lands known as Part of Block 315, Registered Plan 65M-2174 (Municipal Address: 11 Headdon Gate), City Files OPA-25-0003 and ZBLA-25-0005, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**4.2 SRPBS.25.066 - Request for Comments – Zoning By-law Amendment Application –13028348 Canada Inc. - 0 Laurier Avenue – City File ZBLA-25-0003**

Darren Pigliacelli, Planner II, of the Planning and Building Services Department provided an overview of the proposed Zoning By-law Amendment application to permit the creation of one additional residential building lot to accommodate two single-detached dwellings on the subject lands. D. Pigliacelli 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.

Karen Ho, Fine Homes, representing the applicant, presented a minor zoning by-law amendment application for a vacant lot on Laurier Avenue,

noting the proposal aimed to replace an outdated bylaw to be consistent with adjacent properties. She reviewed the subject site, site plans and statistics, displayed renderings, and indicated that the proposed development conformed with the City's Official Plan, met the infill study's requirements, and aligned with Richmond Hill's urban design guidelines, ensuring compatibility with the surrounding neighbourhood.

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 Thompson

a) That Staff Report SRPBS.25.066 with respect to the Zoning By-law Amendment application submitted by 13028348 Canada Inc. for lands known as Lots 508, 509, and 510, Registered Plan 133 (Municipal Address: 0 Laurier Avenue), City File ZBLA-25-0003, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**4.3 SRPBS.25.056 – Request for Comments – Revised Official Plan and Zoning By-law Amendment Applications – Mason Sanglakhi and 2101071 Ontario Inc. - 13564 and 13580 Yonge Street and 40 Coon's Road – City Files D01-21006 and D02-21011**

Darren Ding, Planner II, of the Planning and Building Services Department provided an overview of the proposed revised Official Plan and Zoning By-law Amendment applications to permit an eight-storey residential apartment building to be comprised of 272 units, 12 townhouse dwelling units and one single-detached dwelling on the subject lands. D. Ding 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.

Murray Evans, 28 Ellery Drive, representing the applicant, advised the development was designed to create a prominent entry feature at the north end of the Oak Ridges Local Centre. He provided an overview of the site plan, and explained the design, height and transition into the surrounding neighbourhood. M. Evans addressed staff concerns regarding building height, rooftop use, ground floor retail, affordability and parking. He noted uncertainty in the retail market, but expressed openness to

compromise, highlighted that a number of one-bedroom units could meet municipal affordability guidelines, and confirmed the applicant's intent to work with staff to resolve outstanding issues and integrate the development into the community.

Elena Smith, 10 Cheval Court, expressed her opposition to the proposed development. As a resident of over 40 years, she shared her experience with longstanding water issues in the area and raised concerns about underground water and flooding. She noted that the site sits on the headwaters of the Humber River and contains natural streams that change with the weather. She explained that the proposed building and underground garage could disturb water flows, risk nearby flooding, and could leave taxpayers liable for future damage. E. Smith shared her opinion that the proposal was inappropriate for the site.

Howard Doughty, 10 Cheval Court, a representative of the Beaufort Hills Homeowners Association, representing over 200 nearby homeowners, advised of their opposition to the proposed development. He stated the site had long been controversial, with past development attempts unsuccessful. He indicated that the proposal was inappropriate for the area, and raised longstanding concerns, including issues of density, traffic, flooding, groundwater management, and environmental issues. He expressed support for the local Councillor's opposition to the project, and indicated the Association would continue to be involved as the application evolved.

Gaby Moussaed, 10 Cynthia Crescent, advised of his opposition to the proposed development. He disagreed with the building height of eight-storeys, stating it was effectively nine. He shared concerns with the building being constructed on a high water table, the design not being compatible with the streetscape, and with the density on a lot previously occupied by a single home. G. Moussaed also raised concerns about water runoff affecting nearby properties and felt that the height and design of the proposed development was not suitable for the neighbourhood.

Stephen Gooderham, 5 Cynthia Crescent, advised he was opposed to the proposed development and noted increased flooding in the neighbourhood, including a local park and a nearby home where insurance was affected due to high flood risk. S. Gooderham also raised concerns with the loss of mature trees, and further indicated that the proposal did not fit with the existing single-family estate homes, lacked compatibility with the neighbourhood's character, and should be rejected.

Alana Nadeau, 22 Cynthia Crescent, advised that she was opposed to the proposed development, stating it was incompatible with the community and inconsistent with the City's Official Plan and zoning bylaw. She expressed concerns with the proposal's design and height, sunlight, privacy, open space, lacked clear planning framework and infrastructure support, increased traffic, and it offered no affordable housing, parkland or public amenities, as further detailed in her written submission included as part of Agenda Item 4.3.2. A. Nadeau urged Council to protect the community.

Moved by: Councillor Davidson  
Seconded by: Councillor Cilevitz

a) That Staff Report SRPBS.25.056 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 and 40 Coon's Road), City Files D01-21006 and D02-21011, 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 Thompson

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:48 p.m.

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David West, Mayor

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Stephen M.A. Huycke, City Clerk