



RichmondHill.ca

**Council Public Meeting
C#04-18**

**Wednesday, February 7, 2018
7:30 p.m.**

**Council Chambers
Richmond Hill Town Hall
225 East Beaver Creek Road
Richmond Hill, Ontario**

Mayor Dave Barrow

Minutes

A meeting under the *Planning Act* of the Council of the Town of Richmond Hill was held on Wednesday, February 7, 2018 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

Mayor Barrow
Regional and Local Councillor Spatafora
Regional and Local Councillor Hogg
Councillor Muench
Councillor West
Councillor Chan

Regrets:

Councillor Beros
Councillor Liu
Councillor Cilevitz

The following members of Staff were present:

K. Kwan, Commissioner of Planning and Regulatory Services
G. Galanis, Director, Development Planning
D. Beaulieu, Manager, Development - Subdivisions
A. Long, Senior Planner
S. Fiore, Planner I - Subdivisions
J. Hypolite, IT Service Desk Technical Analyst
G. Collier, Deputy Town Clerk

Mayor Barrow read the Public Hearing Statement.

Adoption of Agenda

Moved by: Regional and Local Councillor Spatafora
Seconded by: Councillor West

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

1. Correspondence from Chris Musselman, 59 Centre Street East, dated February 5, 2018

Carried

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*.

Scheduled Business**3.1 Request for Comments – Zoning By-law Amendment Application – Jun Ping – 13157 Bathurst Street – File Number D02-17032 – (Staff Report SRPRS.18.017)**

Simone Fiore of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the construction of a two-storey single detached dwelling on the subject lands. Ms. Fiore advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Jim Kotsopoulos, JKO Planning Services Inc., agent for the applicant, advised he had reviewed the staff report and had no additional comments. Mr. Kotsopoulos noted that they looked forward to continued discussions with staff to address any comments to work towards a final proposal.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Regional and Local Councillor Spatafora
Seconded by: Councillor West

That staff report SRPRS.18.017 with respect to the Zoning By-law Amendment application submitted by Jun Ping for the lands known as Lots 35 and 36, Plan 133 (municipal address: 13157 Bathurst Street), File Number D02-17032, be received for information purposes only and that all comments be referred back to staff.

Carried

3.2 Request for Comments – Zoning By-law Amendment Application – Sasan Saadat – 45 Prince Arthur Avenue – File Number D02-17024 – (Staff Report SRPRS.18.018)

Alison Long of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the construction of four semi-detached dwelling units on the subject lands. Ms. Long advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

T.J. Cieciora, Design Plan Services Inc., agent for the applicant, advised he had reviewed the staff report and had no further comments. He noted the applicant had also acquired the property at 51 Prince Arthur Avenue so it would be a comprehensive development proposal on the south side consisting of the four semi-detached dwelling units on the subject lands, and the five proposed single detached dwellings to the east, which would complete the development of Prince Arthur Avenue. Mr. Cieciora advised he was in attendance to answer any questions related to the proposed development.

Mike Paddags, 37 Prince Arthur Avenue, displayed photographs of his property and the surrounding area to demonstrate that the proposed development does not conform with the existing neighbourhood, and noted that he was disappointed with the development that had previously been approved. He advised of his concerns with the proposed retaining wall and infill, servicing challenges, grading, draining surface and subsurface issues, and noted his sump pump was frequently running as a result of the excess water at the bottom of Prince Arthur Avenue. Mr. Paddags noted a discrepancy with the side yard setback, requested building height grade clarification, and that consideration be given to the existing neighbourhood prior to permitting additional infill development.

Ibrahim El-Haji, 66 Rossini Drive, advised that he was in support of the comments made by the previous speaker and expressed his concerns related to drainage, ground water, water table, views, tree preservation, character of the neighbourhood, parking congestion and density. He requested that the developer consider building single family dwelling units on the subject lands to preserve the existing character of the neighbourhood.

Moved by: Regional and Local Councillor Spatafora
Seconded by: Councillor Muench

That staff report SRPRS.18.018 with respect to the Zoning By-law Amendment application submitted by Sasan Saadat for lands known as Lots 47 to 50, Plan 133 (municipal address: 45 Prince Arthur Avenue), File Number D02-17024, be received for information purposes only and that all comments be referred back to staff.

Carried

3.3 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Gil and Maria Shcolyar and Malvina Shkolyar – 27, 35 and 39 Church Street North – File Numbers D02-17028 and D03-17007 (Related File D05-17006) – (Staff Report SRPRS.18.022)

Alison Long of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate a residential development comprised of 20 semi-detached residential dwellings and the retention of the existing single detached dwellings at 27 and 39 Church Street North on the subject lands. Ms. Long 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, Evans Planning Inc., agent for the applicant, reviewed the context, adjacent properties, active development proposals in the area, land use designation, downtown local centre, and zoning for the proposed development. He provided an overview of the proposed applications including conceptual site plan, site circulation, conceptual streetscape, current and proposed massing, setback, driveway location, elevations and demonstration plan. Mr. Layton advised he was in attendance to answer any question regarding the proposed development.

Terry Sexsmith, 62 Coventry Court, advised that the subject property was landlocked and requested clarification on how the subject lands qualified as a small-scale infill development. He stated that the conceptual design did not conform with the Official Plan, was not compatible with the surrounding neighbourhood, and did not protect and preserve the cultural heritage attributes and mature trees within the Town's historic Village Core. Mr. Sexsmith expressed his concerns with the rear lot configuration on the eastern side of the site and proposed north/south laneway, and advised that in his opinion, the design was unacceptable and requested that the applicant either modify or withdraw the proposed applications.

Alfonso Catenaro, 43 Church Street North, advised that he had resided at his property for 37 years and at the time of developing Coventry Crescent to the rear of his property the lands were raised approximately 2 feet causing drainage issues to his property at his expense. Mr. Catenaro requested that in advance of approving the proposed development that drainage and grading issues be reviewed, and that a privacy fence be installed along Church Street North to the rear of the subject lands.

Rick Payne, 43 Centre Street East, advised that he was in support of the comments made by the previous speakers and expressed his disagreement that infill would enhance the existing neighbourhood. Mr. Payne reiterated that the subject lands were within the historic Village Core and requested that if the development had to go ahead, that there be a decrease in the proposed density and consideration be given to the addition of a park to add green space.

Jennifer Daigle, 33 Centre Street East, noted that she understood the requirement for some level of infill on the subject lands but was concerned with the proposed density, height and lot size, and impact the proposed development would have on the mature trees, area parking, water runoff and snow storage. Ms. Daigle requested that the development proposal be compatible with the character of the historic Village Core.

Mike Daigle, 33 Centre Street East, advised of his concerns related to the proposed lot frontage per unit, building height, insufficient parking, tree loss, cash-in-lieu of parkland, and snow storage. Mr. Daigle noted that he was in support of the comments made by the previous speakers and that the proposed development was not compatible with the character of the existing neighbourhood.

Dinah Gibbs, 43 Centre Street East, advised that she was in support of the comments made by the previous speakers and requested that any development in the area have architectural merit that mirrors the character of the existing neighbourhood. Ms. Gibbs expressed her concerns related to drainage, the impact the proposed development would have on the environment and natural habitat, and requested that consideration be given to either expand Amos Wright Park or create a new park with an engineered drainage pond to retain the habitat in the area.

Chris Musselman, 59 Centre Street East, displayed photographs of the surrounding area to show the uniqueness of the neighbourhood, tree canopy, and period townhouse units. Mr. Musselman addressed the ground water in the area and advised that in his opinion, there were ways of enhancing the neighbourhood without maximizing density and requested the natural and cultural heritage be preserved, as further detailed in his submission distributed as Correspondence Item 3.3 1.

Thomas Filipchuk, 65 Coventry Court, expressed his disagreement that the proposed development would enhance the existing neighbourhood and character of the historic Village Core, and advised of his concerns related to parking, traffic congestion, tree loss and lot frontage per unit. Mr. Filipchuk noted the value of the heritage site and park to the south of the subject lands, and natural green area enjoyed by residents.

Bruce Morris, 40 Church Street North, advised of his concerns with the proposed density and elevation, and impact on area parking. Mr. Morris requested that staff undertake an Environment Impact Assessment on the subject lands to determine the wildlife that inhabit the woodlot area.

Moved by: Councillor Muench
Seconded by: Regional and Local Councillor Spatafora

That staff report SRPRS.18.022 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Gil and Maria Shcolyar and Malvina Shkolyar for lands known as Lot 2 and Part of Lot 1, Plan 467 and Part of Lot 47, Concession 1, E.Y.S. (municipal addresses: 27, 35 and 39 Church Street North), File Numbers D02-17028 and D03-17007, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

Adjournment

Moved by: Councillor Chan
Seconded by: Councillor West

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:15 p.m.

Dave Barrow
Mayor

Gloria Collier
Deputy Town Clerk