



**Council Public Meeting  
Minutes**

**C#02-25**

**Tuesday, February 11, 2025, 7:00  
p.m.**

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

**4.1 SRPBS.25.007 - Request for Comments - Zoning By-law Amendment Application - Khatereh Kheirkahan, Mohammad Mahmoudzadeh, Janet Yates, Hossein Khan-Mohammadi, Mehdi Zanganeh, Fataneh Bahraei, Ankai Liu and Hou Jian - 35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive - City File ZBLA-24-0009 (Related City File SUB-24-0003)**

Samantha Yeung, Planner II - Development, of the Planning and Building Services Department, provided an overview of the proposed Zoning By-law Amendment application to permit the construction of a low-density residential development on the subject lands. S. Yeung 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, IPS Innovative Planning Solutions, agent for the applicant, provided additional information related to the site context, location and surrounding area; addressed the land use designations within the York Region and Richmond Hill Official Plans including the current zoning; and provided an overview of the required amendments to facilitate the proposed development. D. Gokcen reviewed the draft Plan of Subdivision, Site Plans and lot sizes, and advised of the various reports and studies that had been submitted in support of the application.

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 Cilevitz  
Seconded by: Councillor Cui

a) That staff report SRPBS.25.007 with respect to the Zoning By-law

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Amendment application submitted by Khatereh Kheirkhahan, Mohammad Mahmoudzadeh, Janet Yates, Hossein Khan-Mohammadi, Mehdi Zanganeh, Fataneh Bahraei, Ankai Liu and Hou Jian for lands known as Lot 8 and Part of Lot 9, Registered Plan 3852; and Lots 77 to 79, Registered Plan 1930 (municipal addresses: 35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive), City File ZBLA-24-0009 (Related City File SUB-24-0003), be received for information purposes only and that all comments be referred back to staff.

Carried