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**Council Public Meeting
C#06-18**

**Wednesday, February 21, 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 21, 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 Beros
Councillor Muench
Councillor Liu
Councillor West
Councillor Cilevitz

Regrets:

Councillor Chan

The following members of Staff were present:

K. Kwan, Commissioner of Planning and Regulatory Services
D. Beaulieu, Manager, Development - Subdivisions
D. Giannetta, Acting Manager, Development - Site Plans
S. von Kursell, Manager, Policy
S. Cham, Senior Planner - Subdivisions
A. Long, Senior Planner - Site Plans
K. Faria, Planner II - Subdivisions
J. Hypolite, IT Service Desk Technical Analyst
G. Collier, Deputy Town Clerk
K. Hurley, Council/Committee Coordinator

Mayor Barrow read the Public Hearing Statement.

Adoption of Agenda

Moved by: Councillor Cilevitz
Seconded by: Regional and Local Councillor Hogg

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

1. Correspondence from Christopher J. Tanzola, Overland LLP, dated February 16, 2018

2. Correspondence from Rod W. Fortune, Murlee Holdings Limited, dated February 21, 2018
3. Correspondence from Saad L. Askandar, 71 Yorkland Street, dated February 21, 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 and Draft Plan of Subdivision Applications – 1863106 Ontario Inc. – 11430 Leslie Street – File Numbers D02-17015 and D03-17005 – (Staff Report SRPRS.18.054)

Denis Beaulieu 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 the construction of 34 single detached dwellings and approximately 215 condominium townhouse dwellings on the subject lands. Mr. Beaulieu 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 Grossi, KLM Planning Partners Inc., agent for the applicant, reviewed the site location, adjacent uses and development proposal, noting that the subject lands were within the North Leslie West community. He advised he generally agreed with the conclusions of the staff report and would continue to work with staff regarding outstanding technical matters before submitting site plan applications. Mr. Grossi advised he was in attendance to answer any questions.

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

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

That staff report SRPRS.18.054 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 1863106 Ontario Inc. for lands known as Part of Lot 30, Concession 2, E.Y.S. (municipal address: 11430 Leslie Street), File Numbers D02-17015 and D03-17005, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 Request for Comments – Zoning By-law Amendment Application and Related Site Plan Application – Amir-Hessam Limited and 668152 Ontario Limited – 11280 Leslie Street – File Numbers D02-17016 and D06-17040 – (Staff Report SRPRS.18.055)

Denis Beaulieu of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and Site Plan applications to facilitate the construction of 112 condominium townhouse dwellings on the subject lands. Mr. Beaulieu 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 Grossi, KLM Planning Partners Inc., agent for the applicant, reviewed the site location, adjacent uses and development proposal, and advised that the land at the southern tip had been retained for a future development block. He reviewed the conceptual landscape plan, specifically the proposed public amenity areas and play area, and addressed the urban design comments in the staff report related to the stormwater management facility and minimum walkway widths. Mr. Grossi noted that different paving materials were incorporated for the double car driveways and displayed conceptual architectural renderings to show the proposed designs for the site. Mr. Grossi advised he was in attendance to answer any questions.

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

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

That staff report SRPRS.18.055 with respect to the Zoning By-law Amendment and Site Plan applications submitted by Amir-Hessam Limited and 668152 Ontario Limited for lands known as Part of Lot 29, Concession 2, E.Y.S. (municipal address: 11280 Leslie Street), File Numbers D02-17016 and D06-17040, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.3 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Centrex Homes Inc. – 107 Birch Avenue – File Numbers D02-17029 and D03-17008 – (Staff Report SRPRS.18.026)

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 permit a residential development comprised of ten single detached dwellings 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.

Joanna Fast, Evans Planning, agent for the applicant, reviewed the site location and adjacent uses, and noted the approval of two draft Plan of Subdivision applications which created Day Lily Court and allowed for the rear lot infill of the properties along Birch Avenue. She advised that the subject lands were the last portion of the priority infill area and that a staking was carried out in 2016 with the TRCA to determine the extent of the infill. Ms. Fast read a letter from the property owners of 105 Birch Avenue dated September 2016 regarding the severance to merge the southerly portion of their property with 107 Birch Avenue, acknowledging no further opportunity to create an additional lot fronting on Day Lily Court. Ms. Fast addressed the site specific standards and buffer requirements to the natural feature on the lands to the east, noting a site walk would occur to determine the remaining contiguous vegetation, and advised that she was in attendance to answer any questions.

Zion Knafo, 103 Birch Avenue, requested information regarding the grade level of the proposed residential development and how storm water and overshadowing would be addressed.

Lucia Giambattista, 109 Birch Avenue, inquired about the location of the new homes on the proposed Site Plan and the rear yard setback.

Marco Forlani, 99 Birch Avenue, expressed his concerns regarding potential storm water, drainage and erosion issues resulting from the proposed development and the impact of these issues on area trees. Mr. Forlani requested that a fence be installed between the existing homes and the new residential dwellings to protect residents' privacy.

Moved by: Councillor Cilevitz
Seconded by: Councillor West

That staff report SRPRS.18.026 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Centrex Homes Inc. for lands known as Part of Lots 70 to 73, Plan 1960 (municipal address: 107 Birch Avenue) File Numbers D02-17029 and D03-17008, be received for information purposes only and that all comments be referred back to staff.

Carried

3.4 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Fifth Avenue (King North) Inc. – 3, 5, 7 and 9 McCachen Street and 300 King Road – File Numbers D02-16037 and D03-16011 (Related File Number D06-17088) – (Staff Report SRPRS.18.056)

Katherine Faria of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of a residential development comprised of 10 semi-detached and 37 townhouse dwelling units with a private common element condominium road on the subject lands. Ms. Faria 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 Grossi, KLM Planning Partners Inc., agent for the applicant, reviewed the timeline for the development application and proposed Site Plan, noting that since the first submission they had acquired the property at 9 McCachen Street and therefore initiated a second submission proposing 47 semi-detached and townhouse dwelling units. He confirmed all units would have a building height of three storeys and that they did not include livable attic space, and addressed resident, visitor and barrier-free parking. Mr. Grossi advised that they would continue to work with the property owners to the east, Stateview Homes (Kings Landing) Inc., on matters of coordination and the acquisition of a strip of land along the easterly property line, and displayed artist renderings to show the architectural design, amenity space and private rear yards of the units.

Christopher Tanzola, Overland LLP, lawyers for Stateview Homes (Kings Landing) Inc., confirmed the comments made by Mr. Grossi that they were working with the property owners of the subject lands on matters of coordination. He advised that Stateview Homes submitted applications which were now before the Ontario Municipal Board, that Fifth Avenue (King North) Inc. was involved as a party to the proceedings, and that all parties including the Town of Richmond Hill were working towards a settlement. Mr. Tanzola noted that they participated in the Tertiary Plan process, the applications were consistent with the principles within the Tertiary Plan, and that they would continue to work with the applicant on matters of design, access and servicing as further detailed in his correspondence distributed as Item 3.4 1.

Denise Hunt, 16 Poplar Drive, expressed her concerns with the notification that was provided for the applications on the subject lands and the impact the proposed development would have on existing infrastructure, specifically storm water runoff and water flow onto her property. Ms. Hunt inquired about the traffic lights, traffic flow and safety measures that would be implemented for the area with the additional homes to be built.

Danny Sciulli, 11 McCachen Street, advised that he was opposed to Tertiary Plan Scenario A identified in staff report SRPRS.18.056 as the proposed new private road would go onto his property which would make it difficult to sell in the future.

Moved by: Councillor Beros
Seconded by: Councillor Muench

That staff report SRPRS.18.056 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Fifth Avenue (King North) Inc. for lands known as Lots 11 and 12 and Blocks B and C, Plan 484 (municipal addresses: 3, 5, 7 and 9 McCachen Street and 300 King Road), File Numbers D02-16037 and D03-16011 (Related File Number D06-17088) be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.5 Request for Comments – Official Plan and Zoning By-law Amendment Applications – TSMJC Properties Inc. – 10909 Yonge Street – File Numbers D01-16003 and D02-16018 – (Staff Report SRPRS.18.045)

Shelly Cham of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to facilitate the construction of a high density residential development on the subject lands. Ms. Cham advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Peter Swinton, TSMJC Properties Inc., agent for the applicant, addressed the concerns that were identified in the correspondence that was received and noted that he would follow up with the owners of Leon's Furniture to address the easement on the property, and advised that the proposed parking and snow storage area exceeded Town standards. Mr. Swinton advised that he was in attendance to hear all comments and answer any questions, and that they would continue to work with staff to go forward with a settlement on the matters before the Ontario Municipal Board.

Brian Theimer, 50 Rocksprings Avenue, expressed his disappointment that the local amenities he and his family used on a regular basis would be removed as part of the proposed development, noting that having access to these types of amenities were part of why they moved to the area and were considered assets to the entire community. Mr. Theimer requested that the developer do a mailing to all residents within a certain distance from the subject lands to advise them of the proposed development, and requested that consideration be given to keeping amenities such as the theatre in the area.

Saad Askander, 71 Yorkland Street, corrected information in his correspondence related to the percentage of cars permitted per residence and inquired about the incident that occurred with the sanitary sewers at the intersection of Yorkland Street and Justus Drive. He expressed his concerns with the proposed development specifically related to the findings and recommendations of the Transportation Study that was conducted for the Key Development Area, snow storage, traffic congestion and safety as further detailed in his correspondence distributed as Item 3.5 2.

Moved by: Councillor Muench
Seconded by: Councillor West

That staff report SRPRS.18.045 with respect to the Official Plan and Zoning By-law Amendment applications submitted by TSMJC Properties Inc. for lands known as Part of Block 29, Registered Plan 65M-2819 (municipal address: 10909 Yonge Street), File Numbers D01-16003 and D02-16018, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

Adjournment

Moved by: Councillor Cilevitz
Seconded by: Regional and Local Councillor Hogg

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:00 p.m.

Dave Barrow
Mayor

Gloria Collier
Deputy Town Clerk