

3.3 SRPRS.19.084 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – Metroview Developments (GARDEN) Inc. – 8700 and 8710 Yonge Street - File Number D01-18007 and D02-18033

Katherine Faria of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a high density, mixed-use residential/commercial development 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.

Chris Pereira, M. Behar Planning and Design Inc., agent for the applicant, advised that the application was submitted in December 2018 and deemed complete on January 11, 2019. He provided an overview of the site location and development proposal, including providing illustrations to highlight the amenity areas and proposed elevations. Mr. Pereira advised that given the regional importance of Yonge Street, the significant transit infrastructure and the site specific importance as a primary gateway into Richmond Hill, the application can be improved upon. He noted that based on Council's feedback within the last several months, they believe that the site warrants the exploration of additional height and density which may enable them to provide a more prominent massing and architectural emphasis at the corner. Mr. Pereira also noted that additional items such as reduced parking standards, and a possible strata parking garage below the future public road would help achieve greater height and density.

Grigori Soummer, 12 Eleanor Circle, shared concerns regarding the impact the 20 storey building would have on the neighbourhood and property values. He also raised concerns with a proposed road connecting to Eleanor Circle.

Claude Allard, Eleanor Circle, shared his opinion that the City should adhere to the original height restriction that has been in place in the 20 year plan. He noted that taller high rise developments could be built on commercial land located on the east side of Yonge Street, as it could be developed without impacting the homes that are in close proximity to the current site. Mr. Allard shared his hope that the proposed road does not access Eleanor Circle and respectfully asked Council and staff to reject such a proposal.

**Extract from Council Public Meeting
C#21-19 held May 8, 2019**

Iman Barazandehpay, 128 Eleanor Circle, questioned how long the project has been in the plan as he was not provided notice until three weeks prior to the public meeting. He advised that Eleanor Circle was a quiet neighbourhood with young and elderly families, and that he does not want any access from Eleanor Circle to the proposed development. Mr. Barazandehpay advised that he will address further questions in an email to the City.

Yu Chengcheng, 46 Eleanor Circle, advised that he was not aware of the meeting until today. He expressed displeasure with the possibility of the tree line behind the building being torn down and noted his opposition to an access road from the proposed development to Eleanor Circle. He also expressed concern with the impact increased density may have on traffic and schools in the area.

A resident of 128 Eleanor Circle shared her concerns regarding the impact the proposed increase in density would have on traffic and schools in the neighbourhood. She raised concerns regarding the proposed walkway from the development to Eleanor Circle, as well as the overshadowing caused by the proposed development. She also asked Council to consider the residents in the area as they have been affected by the construction on Yonge Street due to the rapidway and will be further affected by the upcoming subway construction.

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

a) That Staff Report SRPRS.19.084 with respect to the Official and Zoning By-law Amendment applications submitted by Metroview Developments (GARDEN) Inc. for lands known as Part of Lots 1, 2, 3 and 4, Plan 1984 (Municipal Addresses: 8700 and 8710 Yonge Street), City Files D01-18007 and D02-18033 (Related File D06-18068), be received for information purposes only and that all comments be referred back to staff.

Carried