



Council Public Meeting

Minutes

C#14-21

Wednesday, April 7, 2021, 7:30 p.m.

(Electronic Meeting pursuant to Section 238(3.3) of the Municipal Act, 2001)

An Electronic Council Public Meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Wednesday, April 7, 2021 at 7:30 p.m. via videoconference.

Council Members present via videoconference:

Acting Mayor DiPaola
Regional and Local Councillor Perrelli
Councillor Beros
Councillor Liu
Councillor West
Councillor Cilevitz
Councillor Chan

Regrets: Mayor Barrow
Councillor Muench

The following members of Staff were present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure
D. Giannetta, Manager of Development - Site Plans
K. Faria, Senior Planner - Development
J. Healey, Senior Planner - Development
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator

Acting Mayor DiPaola read the Public Hearing Statement.

1. Adoption of Agenda

Moved by: Councillor Chan
Seconded by: Councillor West

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

- a) Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 607919 Ontario Limited for 8905 Bathurst Street;
- b) Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hazelview Developments Inc. for 11160 and 11172 Yonge Street.

Carried

2. Disclosure 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*.

3. Scheduled Business:

3.1 SRPI.21.036 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - 607919 Ontario Limited - 8905 Bathurst Street - City Files D01-20012 and D02-20024

Katherine Faria of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a high-density residential development on a portion of the subject lands.

Jason Shendale, Manager of Development Planning, Tridel, acknowledged that Mike Mestyan, VP of Development Planning, Tridel; Tony Volpentesta, Planning Consultant, Bousfields Inc., and Brad Rogers, Groundswell Urban Planners, were also in attendance. Mr. Shendale provided an overview of the existing site conditions; addressed the newly proposed parking structure; and reviewed the landscape plan, including access points on the subject lands, noting the road widening along Bathurst Street had been incorporated into the plan. Mr. Shendale displayed a rendering of the site looking south-west towards Bathurst Street, highlighting the successive stepping of the apartment buildings and 2 level indoor and outdoor amenity space, as well as renderings showing additional views of the proposed development.

Michael Glassman and Irv Harendorf, on behalf of York Region Condominium Corporation No. 893, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment

Applications submitted by 607919 Ontario Limited for 8905 Bathurst Street. Mr. Glassman expressed his concerns with the proposed 20 and 16 storey apartment buildings as the height was incompatible with the existing low density community that neighboured the subject lands, would impact existing parkland and conservation areas, was not within the boundaries of a major transit station, and would cause shadowing. He referenced a development proposal on Bathurst Street in Vaughan that after community consultation, modified the proposed height of the apartment buildings to 8 and 6 storeys and suggested that would be a more appropriate height for the proposed development. Mr. Glassman acknowledged that Tridel had been in contact with them to learn more about the project and address their queries and looked forward to meeting with them again, but advised that the proposed development was unreasonable because of its close proximity to existing homes, as further detailed in their correspondence distributed as part of Item 3.1.2.

Mr. Harendorf reiterated the comments made by Mr. Glassman and stressed the traffic issues that would arise from the proposed development in an already congested area. He advised that he was not opposed to the proposed development but that further consideration of the proposal was required to address resident's concerns related to traffic and environmental issues, as further detailed in their correspondence distributed as part of Item 3.1.2.

Amber Stewart, Amber Stewart Law, counsel for Mr. Elly Reisman and 1106897 Ontario Inc., owners of 21 Pebblelane Court and 19 Pebblelane Court, displayed a map to show the Reisman family property in relation to the subject lands and expressed their concerns with the appropriateness of the site for high density residential development. She noted that in their opinion, the proposal was premature and would set a precedent for high-rise development along Bathurst Street, the proposed height and massing did not provide for appropriate transition to the existing communities, and would impact the surrounding environmental lands. Ms. Stewart advised that the intensification proposal for 8905 Bathurst Street was more appropriate for Yonge Street, a Key Development Area or Centre because of the proposed height and density, and requested that they be included in future consultations, as further described in her correspondence distributed as part of Item 3.1.2.

Moved by: Councillor Cilevitz
Seconded by: Councillor West

a) That Staff Report SRPI.21.036 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 607919 Ontario Limited for lands known as Part of Lot 38, Concession 1, W.Y.S. (Municipal Address: 8905 Bathurst Street), City Files D01-20012 and D02-20024, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

3.2 SRPI.21.033 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - Hazelview Developments Inc. - 11160 and 11172 Yonge Street - City Files D01-20013 and D02-20025

Jeff Healey of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a high density mixed use residential/commercial development on the subject lands.

Michael Goldberg, Principal, Goldberg Group, planner representing the applicant, displayed an aerial view of the subject lands advising that it was located on Yonge Street just north of the Yonge Street and Bernard Avenue Key Development Area (KDA), and was located within the Bernard BRT Station Major Transit Station Area (MTSA) recently approved by the Region. He reviewed additional details related to the MTSA and which portion of the property was to be developed; reviewed the context plan and area developments, noting that it was an evolving area of Yonge Street; and provided an overview of the Site Plan and Development Concept for the property that included three proposed buildings. He informed Council that he would continue to work with Urban Design and Planning staff regarding the design of the proposed buildings to satisfy the policies of the City's Official Plan; addressed access off of Yonge Street; and highlighted the open space, terraces and amenity space. Mr. Goldberg advised that the proposed development was in a good location in terms of the urban structure of Richmond Hill, and that he would be pleased to continue discussions regarding the height and density.

Matthew Piazza, 107 Leyburn Avenue, advised that he was opposed to the proposed development to permit a high density mixed use

residential/commercial development on the subject lands because of the proposed height and density, impact on area resident's privacy, and it did not fit with the existing family oriented neighbourhood. He stressed the importance of proper planning and that it needed to be gradual, and that in his opinion, the proposed density was more suited for the KDA and not appropriate for the subject lands. Mr. Piazza advised that he was concerned that the public would not have an opportunity to provide their comments and voice their concerns, and he hoped a staff report and subsequent meeting would be scheduled to give residents that opportunity.

Sherry Zhang, 234 Rothbury Road, on behalf of the Yonge-Bernard Residents Association, advised that they were opposed to the proposed development as it was contrary to the needs of area residents. She explained that Richmond Hill was known as a "sleep town" where those that lived in the municipality would go elsewhere for employment and services as there was insufficient resources to support the residents, and that the proposed applications to permit the construction of a high density mixed use residential/commercial development would be taking away important commercial space and valuable services and replacing with high density development. Ms. Zhang pointed out the importance of having resources and services available to residents within walking distance, and requested that more of a balance be created to give Richmond Hill a bright future.

Xueying Ni, 188 Bernard Avenue, on behalf of the Yonge-Bernard Residents Association, advised of their concerns regarding the proposed applications, specifically related to the impact on area resident's privacy, and noted that the existing commercial uses on the subject lands provided much needed services to the residents. She noted that Richmond Hill lacked resources and highlighted concerns specific to their community including not having a park within walking distance, the local secondary school was at capacity, and the area had a higher traffic accident rate so inquired why the subject lands were being converted to a residential development. Ms. Ni highlighted the environmental concerns identified by the Toronto and Region Conservation Authority (TRCA), and advised that they strongly opposed the proposed applications as they were contrary to the actual needs of the area residents.

Ray Wen, 88 Sweet Water Crescent, advised of his concerns with the proposed applications as in his opinion, what was being proposed was more suitable for a downtown area than within a suburban area and was

not sustainable. He was in agreement with comments made by previous delegates that there was a lack of infrastructure and services, and inquired about a traffic impact analysis for the proposed development noting that Yonge Street was already congested in the area. Mr. Wen advised that the current commercial uses were always busy and provided services and a sense of community for area residents, and he did not see where or how these businesses could be replaced.

John Li, 206 Brookside Road, on behalf of the Yonge-Bernard Residents Association, advised that they were opposed to the proposed development and expressed concerns related to area traffic that would worsen with the additional high density development, addressed the potential problems associated with access to the site from Yonge Street, noted the impact on area resident's privacy, and highlighted the property had environmental features as identified by the Toronto and Region Conservation Authority (TRCA). He addressed the proposed development within the Provincial, Regional and Municipal policy framework, as well as in relation to other Official Plan and Zoning By-law Amendment applications in the area, and highlighted the shortage of community resources and services. Mr. Li inquired why jobs were being removed from the current commercial land and the property being converted into a residential development.

Moved by: Councillor West

Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.21.033 with respect to the Official Plan Amendment Zoning By-law Amendment applications submitted by Hazelview Developments Inc. for lands known as Part of Lots 4 and 6 and Part of Block A, Registered Plan 1642 (Municipal Addresses: 11160 and 11172 Yonge Street), City Files D01-20013 and D02-20025, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4. Adjournment

Moved by: Councillor Chan

Seconded by: Councillor Liu

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 9:17 p.m.

Joe DiPaola, Acting Mayor

Ryan Ban, Deputy City Clerk