



## Council Public Meeting

### Minutes

**C#31-21**

**Wednesday, June 16, 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, June 16, 2021 at 7:33 p.m. via videoconference.

Council Members Present:            Acting Mayor DiPaola  
   Regional and Local Councillor Perrelli  
   Councillor Beros  
   Councillor Muench  
   Councillor West  
   Councillor Chan

Regrets:                                    Mayor Barrow  
   Councillor Liu  
   Councillor Cilevitz

The following members of Staff were present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure  
G. Galanis, Director, Development Planning  
D. Flaherty, Chief of Staff  
D. Giannetta, Manager of Development - Site Plans  
K. Faria, Senior Planner – Development  
S. DeMaria, Senior Planner – Development  
R. Ban, Deputy City Clerk  
S. Dumont, 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 Revised Official Plan and Zoning By-law Amendment Applications submitted by 9861 Yonge Development Inc. for 9861 Yonge Street and 236 and 240 Church Street South;
- b) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 9750 Yonge Limited for 9750 and 9760 Yonge Street.

Carried Unanimously

## **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.21.073 – Request for Comments – Revised Official Plan and Zoning By-law Amendment Applications – 9861 Yonge Development Inc. – 9861 Yonge Street and 236 and 240 Church Street South - City Files D01-12011 and D02-12032 (Related City File: D06-12100)**

Katherine Faria of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications submitted by 9861 Yonge Development Inc. to permit a 10-storey, 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.

David Neligan, Aird & Berlis LLP, solicitor on behalf of 9861 Development Inc., noted that the applications were first filed in 2012 and that his client acquired the properties in 2015 and subsequently made revisions. He noted that the applications were appealed and currently before the Ontario Land Tribunal. Mr. Neligan advised that in 2019 the City and his client mutually agreed to adjourn the hearing of the matter to allow the City, his client, and consultants to work toward a settlement of the hearing. He noted that the settlement discussions were productive and that what was before Council represented a with prejudice settlement proposal on behalf of his client.

Mr. Neligan advised of the reason for the additional public meeting, noting that the proposal now included 236 Church Street. He advised of the improvements to the proposed development resulting from the acquired property, provided details on the proposal, and highlighted that it complied with the 45-degree angular plane requirement. Mr. Neligan noted that the proposal reflected changes in the area that had been ongoing with respect to the neighbouring properties to the south and west, and that the proposal was consistent with the Provincial Policy Statement, and conformed to the Growth Plan, Regional Official Plan, the City's Official Plan, and was consistent with the Downtown Urban Design Guidelines. Mr. Neligan concluded by sharing his hope that the matter come before Council in the fall for approval, in order to return to the OLT for a settlement hearing shortly thereafter.

Moved by: Councillor West  
Seconded by: Councillor Chan

a) That Staff Report SRPI.20.073 with respect to the revised Official Plan and Zoning By-law Amendment applications submitted by 9861 Yonge Development Inc. for lands known as Part of Lots 22, 23 and 26 and Lots 24 and 25, Registered Plan 2383 (Municipal Addresses: 9861 Yonge Street and 236 and 240 Church Street South), City Files D01-12011 and D02-12032, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.2 SRPI.21.069 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – 9750 Yonge Limited – 9750 and 9760 Yonge Street – City Files: D01-21003 and D02-21005 (Related File: D06-21017)**

Sandra DeMaria of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications submitted by 9750 Yonge Limited to permit a high density mixed use residential/commercial development on the subject lands. Ms. DeMaria advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Ryan Guetter, Weston Consulting, agent for the applicant, began by introducing Charles Gane, Project Architect, and Sharon Sterling who was available to address traffic related questions. Mr. Guetter advised that the

lands were subject to prior approvals, and that the area was well served by amenities. He noted the significant changes since the prior approvals with respect to the Provincial Policy Statement, and the new Growth Plan. Mr. Guetter advised that they were seeking an Official Plan Amendment to deal with matters with respect to height and FSI and a Zoning By-law Amendment to address site-specific provisions. He described the proposal, noting that there were two residential condominium towers, townhome units fronting Addison Street, and a contemplated public road on the south portion of the site plan.

Charles Gane, Project Architect, provided further details on the development proposal including describing the connectivity and circulation within the site, ground floor plan, level three podium plan, level six amenity plan, and level 11 to 16 tower plan. He provided illustrations of the front and rear elevations, including a detailed streetscape elevation and advised that the proposal complied with the angular plane provision. Mr. Gane provided a rendering of the development from Yonge Street to highlight the five-storey podium and design of the towers.

Jason D'Elia, 9750 Yonge Limited, shared his excitement for the project and thanked Planning and Engineering staff for working with their consultants over the last year. He advised that they looked forward to receiving feedback and comments on how to bring the proposal to fruition.

Moved by: Councillor West  
 Seconded by: Councillor Chan

a) That Staff Report SRPI.21.069 with respect to Official Plan and Zoning By-law Amendment Applications submitted by 9750 Yonge Limited for lands known as Block 39, Registered Plan 65M-2079 and Part of Block 3, Registered Plan 65M-2368 (Municipal Addresses: 9750 and 9760 Yonge Street), City Files D01-21003 and D02-21005, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

#### **4. Adjournment**

Moved by: Councillor West  
 Seconded by: Councillor Muench

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 8:12 p.m.

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Joe DiPaola, Acting Mayor

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Ryan Ban, Deputy City Clerk