



## **Council Public Meeting**

### **Minutes**

**C#19-22**

**Wednesday, May 4, 2022, 7:30 p.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

An electronic hybrid 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, May 4, 2022 at 7:30 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Regional and Local Councillor DiPaola  
Councillor Sheppard

Council Members present via videoconference:

Regional and Local Councillor Perrelli  
Councillor Beros  
Councillor Muench  
Councillor Chan

Regrets: Councillor Liu  
Councillor Cilevitz

Staff Members present in Council Chambers:

R. Ban, Deputy City Clerk  
S. Dumont, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure  
G. Galanis, Director, Development Planning  
D. Giannetta, Manager, Development Site Plans  
K. Graham, Senior Planner – Development

Mayor West read the Public Hearing Statement.

**1. Adoption of Agenda**

Moved by: Regional and Local Councillor DiPaola  
Seconded by: Councillor Chan

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

a) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Mon Sheong Foundation for 11283 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.22.006 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Mon Sheong Foundation - 11283 Yonge Street - City Files D01-21009 and D02-21018**

Kaitlyn Graham of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications submitted by Mon Sheong Foundations to permit a 15 storey retirement residence with an attached eight storey long-term care facility and amenity area on the subject lands. Ms. Graham 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, advised that prior to this meeting, the Mon Sheong Foundation held a meeting with residence of Mon Sheong Court, to provide information on the application and to answer questions. J. Fast described the site location and adjacent uses, and indicated that another long-term residence operated by Mon Sheong was located to the south of the subject lands. She advised that it was always intended that the property would be developed and become part of the Mon Sheong campus, noting that the underground garage was designed with that in mind. J. Fast advised that the William Wright House was located on the subject property, and that staff had agreed that the property did not merit designation under the *Ontario Heritage Act*. J. Fast

described the proposed application, and provided an illustration of the site plan and rendering of the proposal.

Joanie Luke, 2106-5 Concorde Place, Toronto, shared her belief that the proposed development will negatively affect the mental health of seniors living in the Mon Sheong building to the south of the proposed development. She noted that the proposed building will block natural light and open space, which she believed was essential to the mental health of everyone, especially seniors who were often limited in their mobility and spent considerable time at home. She shared her belief that the proposed building was unreasonably close to the existing Mon Sheong building, and would infringe on the privacy of seniors. J. Luke also expressed concerns with the density of the proposed building, noting that senior residence living required space, comfort and stability. Lastly, she shared concerns with ongoing construction hazards, noise and light pollution that would result from the construction of the proposed development.

Jamie Cole, Davies Howe LLP, representing 37 residents of Mon Sheong Court, advised that his clients' primary concern was that the applicant was trying to shoehorn the proposal into a space too small to accommodate a development of that size, noting that it would lead to health and safety concerns for the residents of Mon Sheong Court. J. Cole highlighted the separation distance between the towers, and the proposed development's building floorplate, advising that both did not adhere to the requirements within the City's Official Plan. He advised that the proposed development did not provide a transition, as it was the tallest building in the vicinity. J. Cole advised of concerns with the calculation of FSI, noting that it took into account non-developable land and therefore was misleading. He expressed concerns with respect to health and safety, noting that the proposed development would cause significant shadowing and wind issues, and impact pedestrian safety. J. Cole concluded by advising that the development should be revised with appropriate studies, the massing must be significantly reduced, and that any development must be balanced with the needs of the neighbouring seniors.

Moved by: Councillor Muench

Seconded by: Regional and Local Councillor Perrelli

a) That staff report SRPI.22.006 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Mon Sheong Foundation for lands known as Part of Lot 54, Concession 1, E.Y.S. (municipal address: 11283 Yonge Street), City Files D01-21009 and D02-

21018, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**4. Adjournment**

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Sheppard

The meeting was adjourned at 8:16 p.m.

Carried

That the meeting be adjourned.

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David West, Mayor

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Ryan Ban, Deputy City Clerk