



## **Council Public Meeting**

### **Minutes**

**C#26-22**

**Wednesday, June 15, 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, June 15, 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 Muench  
Councillor Cilevitz  
Councillor Chan

Regrets:

Councillor Beros  
Councillor Liu

Staff Members present in Council Chambers:

R. Ban, Deputy City Clerk  
K. Hurley, Council/Committee Coordinator

Staff Members present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure  
G. Galanis, Director, Development Planning  
D. Beaulieu, Manager, Development - Subdivisions

D. Giannetta, Manager, Development - Site Plans  
K. Faria, Senior Planner - Development  
S. Fiore, Senior Planner - Site Plans  
K. Graham, Senior Planner - Development

Mayor West read the Public Hearing Statement.

**1. Adoption of Agenda**

Moved by: Councillor Cilevitz  
Seconded by: Councillor Chan

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

- a) Additional correspondence received regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street;
- b) Additional correspondence regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Parioli Peak Estates Inc. for 77 and 89 16th Avenue.

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.22.073 - Request for Comments - Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications - Elgin Developments Inc. - 196 Elgin Mills Road West and 41 Cooperage Crescent - City Files D01-22004, D02-22005 and SUB-22-0002 (D03-22002)**

Katherine Faria of the Planning and Infrastructure Department provided an overview of the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a residential development comprised of three single detached dwelling units and 14 townhouse dwelling units on the subject lands.

Rohan Sovig, Malone Given Parsons, on behalf of Elgin Developments Inc., addressed Council regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Elgin Developments Inc. for 196 Elgin Mills Road West and 41 Cooperage Crescent. He provided additional information to provide context to the site and surrounding area; and reviewed the applications in relation to the policy framework specific to York Region's Official Plan, Richmond Hill's Official Plan, and the current zoning framework. R. Sovig provided an overview of the proposed singles and townhouses, addressed comments received specific to construction on Cooperage Crescent and access points, displayed an artist rendering of the view of the proposed development from Elgin Mills Road West, and advised he was in attendance to answer any questions.

Abbas Hassan, 42 Cooperage Crescent, addressed Council regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Elgin Developments Inc. for 196 Elgin Mills Road West and 41 Cooperage Crescent. He advised that he was opposed to the proposed development and expressed concerns with the proposed lot frontages which would compromise the character of the neighbourhood, and advised of the impact the proposed development would have on area noise and traffic affecting the tranquility and peaceful nature of the street, as further detailed in his correspondence distributed as part of Item 3.1.1.

Aline Munch, 42 Cooperage Crescent, addressed Council regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Elgin Developments Inc. for 196 Elgin Mills Road West and 41 Cooperage Crescent. She expressed her concerns with the approval of the proposed Zoning By-law Amendment application as it would set a precedent that would change the character of the neighbourhood from the existing single family homes. A. Munch further advised that she was not opposed to new homes and townhouses being built in the area, but that they would be better suited on Elgin Mills Road rather than on Cooperage Crescent.

Roman Grishpul, 32 Cooperage Crescent, addressed Council regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Elgin Developments Inc. for 196 Elgin Mills Road West and 41 Cooperage Crescent. He advised that he had similar concerns as identified by the previous speakers, specifically with the proposed homes fronting on Cooperage

Crescent as the smaller lot frontages were not in sync with the character and aesthetics of the neighbourhood. R. Grishpul identified previously approved developments on Cooperage Crescent that maintained the larger lot sizes and character of the neighbourhood, and advised that he was not opposed to development but not in the nature of what was being proposed for the area.

Cheri Szereszewski, 46 Cooperage Crescent, addressed Council regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Elgin Developments Inc. for 196 Elgin Mills Road West and 41 Cooperage Crescent. She advised that she was not opposed to the proposed townhouse dwelling units on Elgin Mills Road West, but expressed her concerns with the proposed three single detached dwelling units on Cooperage Crescent as they were too much for that piece of land. C. Szereszewski highlighted previously approved developments on Cooperage Crescent that maintained the larger lot sizes, and expressed her concerns with the impact the proposed development would have on area traffic and the character of the neighbourhood.

Sumant Patel, 44 Cooperage Crescent, addressed Council regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Elgin Developments Inc. for 196 Elgin Mills Road West and 41 Cooperage Crescent. He advised that he was opposed to the proposed three single detached dwelling units on Cooperage Crescent as they were not appropriate for the size of the lots, and that he had no issue with the proposed townhouse dwelling units on Elgin Mills Road.

Moved by: Councillor Sheppard

Seconded by: Regional and Local Councillor DiPaola

a) That Staff Report SRPI.22.073 with respect to the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Elgin Developments Inc. for lands known as Part of Lot 7, Plan 2404 (Municipal Addresses: 196 Elgin Mills Road West and 41 Cooperage Crescent), City Files D01-22004, D02-22005 and SUB-22-0002 (D03-22002), be received for information purposes only and that all comments be referred back to staff.

Carried

**3.2 SRPI.22.071 - Request for Comments - Revised Official Plan and Zoning By-law Amendment - Schlegel Villages Inc. - 11300 Yonge Street - City Files D01-20018 and D02-20033**

Simone Fiore of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to permit an eight storey long term care facility and two 10 storey retirement home buildings with at-grade commercial uses on the subject lands.

Brad Schlegel, Owner, Schlegel Villages Inc., addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. He provided a detailed overview of Schlegel Villages including their vision, locations across the province, model, and principles; highlighted the social focus within The Village that included amenities such as a Main Street, Town Square, and Community Hub; and further highlighted the Health Care Hub as well as a Research, Innovation and Training Hub within The Village. He advised of The Schlegel-UW Research Institute for Aging (RIA), a charitable foundation dedicated to enhancing care and quality of life for older adults, and reviewed the RIA Model that included a partnership between Schlegel Villages, the University of Waterloo and Conestoga College. B. Schlegel concluded his presentation by displaying aerial views of the proposed development from Yonge Street and from the Lacewood Drive Cul-De-Sac and advised that he was happy to answer any questions.

Richard Hammond, Cornerstone Architecture Incorporated, addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. He provided an overview of the Master Plan for the site addressing vehicular access and visitor parking, and displayed various aerial views and viewpoints of the proposed development. R. Hammond concluded his presentation by discussing the overall Landscape Plan for the subject lands that was considered an extension of the social programs within the building, addressed grading, accessibility, and privacy conditions for the site, and advised that he was happy to answer any questions.

Glenn Wellings, Wellings Planning Consultants Inc., addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. He advised that they had submitted a detailed Planning Justification Report, and addressed the planning merits of the application in relation to

the provincial policy framework, York Region's Official Plan and the City of Richmond Hill's Official Plan, noting that the proposal conformed with all of the applicable policies while providing a range of housing types. G. Wellings addressed the proposed increase in height and density of the buildings which were proposed to be located as close as possible to Yonge Street to create a setback to the residents living on Lacewood Drive; discussed the proposed zoning in relation to the current permitted uses to demonstrate compatibility; and concluded by advising that in his opinion, the Schlegel Villages Inc. proposal was a good application, met the requirements of many of the planning policies, and would be a good fit for the community.

Fr. Abraam Kamal, on behalf of himself and the Board of St. Mary and St. Joseph Church, 11308 Yonge Street, addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. He advised of their support for the proposed development and shared that members of the Church had approached him in the past expressing their desire for either a nursing home, retirement home or seniors' apartments to be constructed in the area to be able to benefit from the close proximity between the Church and where they would be living. Fr. Kamal noted that in their opinion, the Schlegel Villages Inc. proposal would be a compatible and great use of the subject property that would benefit their members as well as the entire neighbourhood, as further detailed in his correspondence distributed as part of Item 3.2.2.

Omar Ali, 137 Lacewood Drive, addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. He advised that he was opposed to the proposed development because of the damage it would do the community; and expressed his concerns with the multiphase construction project and the amount of time it would take to be completed, increase in noise, lack of natural light, environmental and health issues, impact on home value, as well as his concerns with the close proximity of the buildings to those residents of Lacewood Drive, noting that before he purchased his home, he inquired about the status of the subject lands and permitted uses. O. Ali advised that he was in support of the proposal by Schegel Villages Inc. but that in his opinion, it was not appropriate for this site, as further detailed in his correspondence distributed as part of Item 3.2.1 and Item 3.2.2.

Li Gao, 131 Lacewood Drive, addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. She advised of the peaceful atmosphere of the neighbourhood and her concerns with the proposed height and density of the development, as well as the close proximity to their property, noting that before they purchased their home, they inquired about the status of the subject lands and permitted uses. L. Gao advised that they were strongly opposed to the Schlegel Villages Inc. proposal as it would have a negative impact on the residents and neighbourhood, would affect traffic flow and congestion in the area, and that there were not sufficient community services to support the increase in population.

John Li, on behalf of the Yonge-Bernard Residents Association, addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. He expressed their concerns with the revised proposal because of the increased density, addressed the impact retirement homes have on zoning and density, and highlighted the number of retirement homes and long term care facilities already in the area. J. Li inquired why the Yonge Street corridor was being converted from commercial use to residential, whether it was an appropriate location for these types of developments, and if the land on Yonge Street was used for residential development, where would there be land for business and employment purposes.

Sophia Huang-Fu, 129 Lacewood Drive, had her sister, part owner of 129 Lacewood Drive, address Council on her behalf regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. She acknowledged that Schlegel Villages Inc. was a well-established organization that provided much needed services to address the challenges associated with an aging population, but urged Council not to amend the zoning for the subject lands as there were already six retirement homes in the area, and noted that similar to previous delegates, she inquired about the status of the subject lands and permitted uses for the property before purchasing her home. She expressed her concerns with the proposed development as in her opinion, it would be better suited on a quiet street rather than on a high traffic road, the subject lands were not suitable for large buildings, and would negatively impact home values in the area.

Songpu Wu, 116 Lacewood Drive, addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. He acknowledged the need for retirement and long term care homes, but that the local residents of Lacewood Drive should not be impacted. S. Wu expressed his concerns with the proposed development because the height of the buildings would affect the amount of sunlight residents would be able to enjoy, there were already a number of retirement and long terms care homes in the area, it would negatively impact home values in the area, and suggested that another location be found for the proposed development, as further detailed in his correspondence distributed as part of Item 3.2.2.

Xiaoying Li, 115 Lacewood Drive, addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. He expressed his concerns with the proposed development because of the multiphase construction project and the amount of time it would take to be completed, which would increase the amount of dust and noise, as well as pollution, in the neighbourhood which would negatively impact the current residents. X. Liu further advised of his concerns with the proposed height of the buildings and their close proximity to the homes on Lacewood Drive and requested that the proposal be reconsidered.

Yulin He, 113 Lacewood Drive, addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. He advised that he was in agreement with the comments made by his neighbours, and expressed his concerns with the proposed development because of the proposed height of the three buildings as they would impact the view and amount of sunlight they currently enjoy, and would negatively affect their privacy, as further detailed in his correspondence distributed as part of Item 3.2.2.

Wei Wang, 131 Lacewood Drive, addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted by Schlegel Villages Inc. for 11300 Yonge Street. He advised that he was in agreement with the comments made by his neighbours, questioned the need for the proposed development because of the number of retirement homes and long term care facilities already in the area, and expressed his objection to the Schlegel Villages Inc. proposal.

Bin Song, 32 Nottingham Drive, addressed Council regarding the proposed Revised Official Plan and Zoning By-law Amendment submitted



by Schlegel Villages Inc. for 11300 Yonge Street. He expressed his concerns with the proposed development because of the impact it would have on the neighbourhood children, specifically the noise during the multiphase construction project and because in his opinion, they would lose their privacy.

Moved by: Councillor Sheppard

Seconded by: Regional and Local Councillor DiPaola

a) That Staff Report SRPI.22.071 with respect to the revised Official Plan and Zoning By-law Amendment re-applications submitted by Schlegel Villages Inc. for lands known as Part of Lot 54, Concession 1, W.Y.S. (Municipal Address: 11300 Yonge Street), City Files D01-20018 and D02-20033, be received for information purposes only and that all comments be referred back to staff.

Carried

**3.3 SRPI.22.061 - Request for Comments - Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications - Parioli Peak Estates Inc. - 77 and 89 16th Avenue - City Files D01-22001, D02-22001 and SUB-22-0001 (D03-22001)**

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

Lincoln Lo, Malone Given Parsons, on behalf of Parioli Peak Estates Inc., addressed Council regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Parioli Peak Estates Inc. for 77 and 89 16th Avenue. He provided additional information related to the site location and current use; reviewed existing and potential transit options in the area; and addressed the applications within the policy framework of the Regional Official Plan and the City's Official Plan, noting that the site was designated as a Key Development Area. L. Lo provided an overview of the high density, mixed use development, addressing the proposed surface and underground parking, preliminary elevations, and access points to the development, and reviewed the applications in the context of surrounding developments.

There were no applications submitted from the public to appear as an electronic delegation, and there were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Chan

Seconded by: Regional and Local Councillor DiPaola

a) That Staff Report SRPI.22.061 with respect to the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Parioli Peak Estates Inc. for lands known as Part of Lots 5 and 6, Registered Plan 3805 and Part of Lot 11, Registered Plan 3806 (Municipal Addresses: 77 and 89 16th Avenue), City Files D01-22001, D02-22001 and SUB-22-0001 (D03-22001), be received for information purposes only and that all comments be referred back to staff.

Carried

#### **4. Adjournment**

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

That the meeting be adjourned

The meeting was adjourned at 9:42 p.m.

Carried

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David West, Mayor

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Ryan Ban, Deputy City Clerk