
3. Scheduled Business:

3.2 SRPI.22.055 - Request for Comments - Draft Official Plan Amendment 18.4 Neighbourhoods – City File D01-22003

Brian DeFreitas, Senior Planner – Policy, provided an overview of the Official Plan Amendment (OPA) 18.4, Neighbourhoods. He reviewed its objective, and highlighted the proposed policy direction related to key directions including:

- Broaden permissions to support “work from neighbourhood” and “gentle density” to create “15-minute communities”;
- Facilitate development of a broader range of housing types through “missing middle” and “gentle density” and further support gentle density through Priority Infill Areas;
- Relax permission for Medium Density Residential Development within Neighbourhoods; and
- Support the provision of “missing middle housing”.

B. DeFreitas reviewed the OPA process timelines and next steps, advised that the final OPA was scheduled to be considered by Council at a Special Council meeting on June 27, 2022, and subsequently to York Region for final approval. He concluded the presentation by reviewing staff’s recommendations outlined in staff report SRPI.22.055.

Brian Chapnik, Chair, Village Core Residents Association, expressed concerns regarding the draft OPA 18.4 Neighbourhoods with respect to the proposed Angular Plane Policy. He displayed an illustration highlighting concerns with the increasing inclusion of “medium density” in Priority Infill Areas surrounded by single-family neighbourhoods, and the need for appropriate transitions, setbacks and landscape open space requirements, height limitations, and suitable angular plane restrictions, as further detailed in their written submission included as Agenda Item 3.2.1.

Tak Amiri, CEO Zexin Inc., owner of 189 Centre Street East, expressed concerns with the draft OPA 18.4 Neighbourhoods, with respect to the block located north of Centre Street East, west of the CN Rail, south of Belvedere Crescent, and east of Pugsley Avenue. He advised that in speaking with the property owners in this block, the OPA 18.4,

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Neighbourhood was proposing low density residential and would not be of benefit to the owners to recover numerous costs to demolish the existing industries to accommodate low density residential. T. Amiri requested that the block lands be designated to allow for higher density, as further detailed in his written correspondence included as Agenda Item 3.2.1.

Jack Dougan, Markets On Main Street Inc., representing the owner Zexin Inc., for the lands located at 189 Centre Street East, advised that they made several submissions regarding the Official Plan Update and had not received any indication that their submissions were considered. He advised that in his opinion, to exclude his clients' property from the Newkirk Local Area would be inconsistent with the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, York Region Official Plan, and the City's Official Plan Update, and reviewed the policy basis of why his clients' lands should be included in the Newkirk Local Area. J. Dougan advised that his client was opposed to the OPA 18.4 Neighbourhoods, and requested that in order to be consistent with the mentioned Policies, the lands on both sides of Centre Street, west of the CN Rail line, be included in the Newkirk Local Centre, and designated for higher density redevelopment, as detailed in his written submission included at Agenda Item 3.2.1.

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.22.055 respecting the municipally-initiated Official Plan Amendment 18.4 (refer to Appendix 1) to the City's Official Plan (City File D01-22003), be received for information purposes only, and that all comments be referred back to staff.

A recorded vote was taken:

In favour: (5): Regional and Local Councillor Perrelli, Mayor West, Councillor Cilevitz, Councillor Chan, Councillor Sheppard

Opposed: (0): None

Absent: (4): Regional and Local Councillor DiPaola, Councillor Beros, Councillor Muench, Councillor Liu

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Extracts from
Council Public Meeting
C#21-22 held May 18, 2022

Carried Unanimously (5 to 0)

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