

**Extract from Council Public Meeting
C#12-19 held March 20, 2019**

**3.3 SRPRS.19.045 – Request for Comments – Official Plan and Zoning
By-law Amendment Applications – NYX 9675 Yonge Ltd. - 9675, 9697
and 9699 Yonge Street – File Numbers D01-18003 and D02-18013**

Leigh Ann Penner of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a high density, mixed-use residential/commercial development on the subject lands. Ms. Penner advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Lauren Capilongo, Malone Given Parsons, agent for the applicant, provided an overview of the site location and context and highlighted the existing high-density residential development and commercial plazas. She noted that the proposal complies with all policies within Richmond Hill's Official Plan with the exception of the height and density aspects. Ms. Capilongo noted that the Provincial Growth Plan was updated to provide for new minimum density intensification targets along areas within a major transit station area, and that the proposed development helps achieve those targets. She advised of changes made to the concept plan after working with staff, which included breaking up the massing to provide for two distinct towers and creating a variation of building heights. Ms. Capilongo shared comments received from York Region regarding protecting for a future potential driveway along the rear of the lands and concluded by providing illustrations of both the proposed development and the landscape plan.

Roy Mathers, 22 Clarissa Drive, spoke on behalf of the Board of Directors of the York Region Condominium Corporation 688, in objection to the proposed applications. He shared concerns with the request to amend the requirements pertaining to the minimum distances from the property lines, maximum building heights and maximum floor area ratio. He advised of concerns regarding the impact the proposed development will have on traffic in the area, as well as concerns pertaining to the availability of parking which was further detailed in the Board's submission distributed as Correspondence Item 3.3.7.

Rohinton Kiash, 22 Clarissa Drive, expressed his belief that the proposed development should be better designed to respect the residents in the neighboring development. He shared concerns with the proposed increase in density, traffic in the area, lack of parking and pedestrian safety.

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Nancy Cutler, 22 Clarissa Drive, expressed her support for the guidelines outlined in the Town's Official Plan. She shared her observation of the significant traffic at the intersection of Church Street and Weldrick Road, as outlined in her submission distributed as Correspondence Item 3.3.8. She also expressed concern with the impact of increased density and resulting increase in traffic would have on the neighbourhood, especially children and seniors.

Marjorie Lott, 22 Clarissa Drive, advised of her concerns with safety, and the danger that exists in crossing the road due to traffic and speeding, and shared her desire for a crosswalk. Ms. Lott expressed concerns with the proposed driveway of the development exiting on Clarissa Drive and proposed building heights as it would restrict access to sunlight.

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

a) That Staff Report SRPRS.19.045 with respect to the Official Plan and Zoning By-law Amendment applications submitted by NYX 9675 Yonge Ltd. for lands known as Part of Lots 1, 2 and 3, Registered Plan 2260 (Municipal Addresses: 9675, 9697 and 9699 Yonge Street), Town Files D01-18003 and D02-18013, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously