

Extracts from  
Council Public Meeting  
C#26-22 held June 15, 2022

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**3. Scheduled Business:**

**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

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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.

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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 to 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 Schlegel 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

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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.

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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.

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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