

3. Scheduled Business:

3.2 SRPI.20.012 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Hillcrest Property Holdings Inc. and Montez Core Income Fund Limited Partnership - 9350 Yonge Street - City Files D01-20009 and D02-20018

Doris Cheng of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit two high density residential apartment buildings (rental) on a portion of the subject lands. Ms. Cheng advised that staff's recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, provided an overview of the subject lands, Secondary Plan and Zoning By-law that was in affect, and the development proposal. He shared details of the site plan, site statistics, building uses, as well as provided renderings of the proposed development.

Steve Nightingale, Oxford Properties, advised that he was available to answer questions.

Raf Ollivierre, 153 Springhead Gardens, advised that he was not supportive of the application, and that he shared his neighbours concerns that the development would impact them negatively. He noted concerns regarding the visual impact of the proposed development, as well as the affect the increase in density may have on congestion, noise, and pollution.

L. Screnci, Richmond Hill resident, advised of her concern and disappointment with the proposed development. She shared her belief that it was unfair that the project was overriding the comfortable well-being of current residents who pay property taxes and contribute to the community. She shared concerns regarding overdevelopment, congestion, impact on shared amenities and greenspace, and requested the results of any traffic impact studies conducted. Ms. Screnci also shared her belief that the scale and structure of the proposed development was not appropriate for the area.

Marj Andre, 2 Lucy Drive, shared the importance of Hillcrest Mall to her personally, and her belief that the community was thankful that purpose-built rentals were proposed. She asked the developer to consider building a greater number of three bedroom units, include infrastructure for electrical charging

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stations for all parking spaces, and provide an adequate number of parking spaces. Ms. Andre noted concerns with the size, height and density of the proposed development and shared her opinion that the development should contribute to the community by offering features such as public art, performance space, gardens, and water features.

David Crowley, 48 Greenbelt Crescent, advised of his concern regarding the proposed parking space ratio for residential tenants, noting that it was too low for the size and density of the development. He noted that based on average values of similar developments on major arterial roads, served by high levels of street cars or buses, more than 560 parking spots were required rather than the proposed 488 spaces. Mr. Crowley advised that a large-scale survey conducted in Toronto to ascertain levels of car ownership among residents of condos, and more recent parking survey data, informed his opinion on the matter. He also shared concerns regarding the precedent that would be set if the development was approved.

Teodora Peride, 23 Observatory Lane, advised of the continuous construction that has occurred on Yonge Street over the last eight years and shared concerns regarding further impacts to her commute that may result from the construction of the proposed development. Ms. Peride questioned how residents will benefit from the development, as well as why Oxford should profit, while residents are affected both mentally and physically by the construction.

John Li, 206 Brookside Road, advised that he opposed the proposal due to his belief that the plan had misleading data regarding the proposed Floor Space Index. He shared concerns with the City's approval of high-density projects, and disagreed with the assumption that an increase in population leads to the creation of employment opportunities. He shared site statistics and noted the inability of the Yonge and Bernard KDA, and the Yonge and 16th KDA, to reach the 2 to 1 ratio of population to jobs that was recommended by York Region guidelines. Mr. Li advised of concerns with job shortages, increased traffic, congestion and pollution, and asked Council to approve projects that will benefit the City.

Iris Murphy, 32 DuMaurier Crescent, acknowledged the need for additional rental space in Richmond Hill. She expressed concerns with the proposed building heights, and with the growing number of tall buildings being constructed in the City. Ms. Murphy noted concerns with the lack of parking, and the precedent that would be set if greater building heights were approved. She also advised that she was in agreement with the statements of the previous speakers.

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Amir Izadpanah, 111 Springhead Gardens, advised of the congestion and construction on Yonge Street that has been ongoing for several years. He expressed concern with the proposal including rental units and with the impact the growing population may have on traffic and the environment. Mr. Izadpanah noted his preference for a quiet neighbourhood, and advised that he was unhappy with the project as it would have negative affects.

Jeff Cake, 85 Baif Boulevard, advised that the traffic in the area was becoming worse, and that traffic studies and further actions to improve the situation were required. He noted concerns with speeding vehicles, spillover traffic on Baif Boulevard, as well as the continued construction on Yonge Street and within the mall. Mr. Cake questioned if the infrastructure was in place to accommodate all the proposed development, and if there was adequate emergency services personnel, and safety measures in place to ensure adequate access to the area.

Moved by: Councillor Cilevitz

Seconded by: Councillor Chan

a) That Staff Report SRPI.20.012 with respect to Official Plan and Zoning By-law Amendment Applications submitted by Hillcrest Property Holdings Inc. and Montez Core Income Fund Limited Partnership for a portion of the lands known as Block N on Plan M-1436 (Municipal Address: 9350 Yonge Street), City Files D01-20009 and D02-20018, be received for information purposes only and that all comments be referred back to staff.

Carried