

3. Scheduled Business:

3.2 SRPI.21.033 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - Hazelview Developments Inc. - 11160 and 11172 Yonge Street - City Files D01-20013 and D02-20025

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

Michael Goldberg, Principal, Goldberg Group, planner representing the applicant, displayed an aerial view of the subject lands advising that it was located on Yonge Street just north of the Yonge Street and Bernard Avenue Key Development Area (KDA), and was located within the Bernard BRT Station Major Transit Station Area (MTSA) recently approved by the Region. He reviewed additional details related to the MTSA and which portion of the property was to be developed; reviewed the context plan and area developments, noting that it was an evolving area of Yonge Street; and provided an overview of the Site Plan and Development Concept for the property that included three proposed buildings. He informed Council that he would continue to work with Urban Design and Planning staff regarding the design of the proposed buildings to satisfy the policies of the City's Official Plan; addressed access off of Yonge Street; and highlighted the open space, terraces and amenity space. Mr. Goldberg advised that the proposed development was in a good location in terms of the urban structure of Richmond Hill, and that he would be pleased to continue discussions regarding the height and density.

Matthew Piazza, 107 Leyburn Avenue, advised that he was opposed to the proposed development to permit a high density mixed use residential/commercial development on the subject lands because of the proposed height and density, impact on area resident's privacy, and it did not fit with the existing family oriented neighbourhood. He stressed the importance of proper planning and that it needed to be gradual, and that in his opinion, the proposed density was more suited for the KDA and not appropriate for the subject lands. Mr. Piazza advised that he was

For Your Information and Any Action Deemed Necessary

concerned that the public would not have an opportunity to provide their comments and voice their concerns, and he hoped a staff report and subsequent meeting would be scheduled to give residents that opportunity.

Sherry Zhang, 234 Rothbury Road, on behalf of the Yonge-Bernard Residents Association, advised that they were opposed to the proposed development as it was contrary to the needs of area residents. She explained that Richmond Hill was known as a “sleep town” where those that lived in the municipality would go elsewhere for employment and services as there was insufficient resources to support the residents, and that the proposed applications to permit the construction of a high density mixed use residential/commercial development would be taking away important commercial space and valuable services and replacing with high density development. Ms. Zhang pointed out the importance of having resources and services available to residents within walking distance, and requested that more of a balance be created to give Richmond Hill a bright future.

Xueying Ni, 188 Bernard Avenue, on behalf of the Yonge-Bernard Residents Association, advised of their concerns regarding the proposed applications, specifically related to the impact on area resident’s privacy, and noted that the existing commercial uses on the subject lands provided much needed services to the residents. She noted that Richmond Hill lacked resources and highlighted concerns specific to their community including not having a park within walking distance, the local secondary school was at capacity, and the area had a higher traffic accident rate so inquired why the subject lands were being converted to a residential development. Ms. Ni highlighted the environmental concerns identified by the Toronto and Region Conservation Authority (TRCA), and advised that they strongly opposed the proposed applications as they were contrary to the actual needs of the area residents.

Ray Wen, 88 Sweet Water Crescent, advised of his concerns with the proposed applications as in his opinion, what was being proposed was more suitable for a downtown area than within a suburban area and was not sustainable. He was in agreement with comments made by previous delegates that there was a lack of infrastructure and services, and inquired

about a traffic impact analysis for the proposed development noting that Yonge Street was already congested in the area. Mr. Wen advised that the current commercial uses were always busy and provided services and a sense of community for area residents, and he did not see where or how these businesses could be replaced.

John Li, 206 Brookside Road, on behalf of the Yonge-Bernard Residents Association, advised that they were opposed to the proposed development and expressed concerns related to area traffic that would worsen with the additional high density development, addressed the potential problems associated with access to the site from Yonge Street, noted the impact on area resident's privacy, and highlighted the property had environmental features as identified by the Toronto and Region Conservation Authority (TRCA). He addressed the proposed development within the Provincial, Regional and Municipal policy framework, as well as in relation to other Official Plan and Zoning By-law Amendment applications in the area, and highlighted the shortage of community resources and services. Mr. Li inquired why jobs were being removed from the current commercial land and the property being converted into a residential development.

Moved by: Councillor West

Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.21.033 with respect to the Official Plan Amendment Zoning By-law Amendment applications submitted by Hazelview Developments Inc. for lands known as Part of Lots 4 and 6 and Part of Block A, Registered Plan 1642 (Municipal Addresses: 11160 and 11172 Yonge Street), City Files D01-20013 and D02-20025, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously



4. Adjournment

Moved by: Councillor Chan
Seconded by: Councillor Liu

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 9:17 p.m.