



## **Council Public Meeting**

### **Minutes**

**C#08-23**

**Wednesday, February 15, 2023, 7:30 p.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

A Council Public Meeting of the Council of the City of Richmond Hill was held on Wednesday, February 15, 2022 at 7:30 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Councillor Davidson  
Councillor Thompson  
Councillor Cui  
Councillor Cilevitz

Council Members present via videoconference:

Regional and Local Councillor DiPaola  
Councillor Shiu

Regrets:

Regional and Local Councillor Chan  
Councillor Liu

Staff Members present in Council Chambers:

R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure  
G. Galanis, Director, Development Planning  
S. DeMaria, Manager, Development Site Plans

S. Fiore, Senior Planner  
S. Mowder, Planner II - Subdivisions

Mayor West read the Public Hearing Statement.

**1. Adoption of Agenda**

Moved by: Councillor Davidson  
Seconded by: Councillor Thompson

That the agenda be adopted as distributed by the Clerk with the following addition:

a) Additional correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Elm 9700 Yonge LP for 9700 Yonge Street - (Agenda Item 3.1.2).

Carried

**2. Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures of pecuniary interest by members of Council under the *Municipal Conflict of Interest Act*.

**3. Scheduled Business:**

**3.1 SRPI.23.015 – Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – Elm 9700 Yonge LP – 9700 Yonge Street - City Files OPA-22-0006 and ZBLA-22-0020 (Related File SUB-22-0010)**

Simone Fiore, Senior Planner of the Planning and Infrastructure 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.

Kate Cooper, Bousfields Inc., on behalf of the applicant, provided an overview of the site location, surrounding land uses, planning context in relation to the Region's and City's Official Plan, and the proposed zoning by-law amendment being requested. Andrea Katz, BDP Quadrangle, on behalf of the applicant, highlighted their vision and site plan of the subject lands, displayed various floor plans and proposed project renderings, and provided a summary of statistics for the proposed development.

Tony Fortunato, 79 May Avenue, advised that he was opposed to the proposed development and expressed concerns with increased traffic and

the watercourse in the neighbourhood. T. Fortunato shared his opinion, that the proposal was too large for the site and shared his preference not to rezone the subject lands.

Mary Fortunato, 79 May Avenue, inquired if there was going to be an Environmental Assessment conducted on the lands, as there was a watercourse in the area. She shared her belief that the proposal was too large for the subject lands, would increase traffic, and may overpopulate neighbourhood schools. She advised that the proposal would change the town-feel and become similar to downtown Toronto.

John Sarianis, 92 May Avenue, shared his reasons for moving to Richmond Hill 18 years ago, and indicated that the development on Yonge Street had grown very quickly, but the infrastructure had not. He requested Council to consider traffic flow patterns, impacts to the education system, and environmental concerns. J. Sarianis expressed concerns with the proposed height, density, and development proposal on the subject lands, noted the need to expand amenities and infrastructure in the area, and further requested Council to consider the concerns of the community.

Maria Asper, resident of May Avenue, advised that she and her husband were opposed to the proposed development and noted that she submitted correspondence included as Agenda Item 3.1.2. She provided comments on traffic for the area, noted that May Avenue was being used as a thoroughfare, and the difficulty of backing out of her driveway. She shared her belief that the proposed rentals was not appropriate for the neighbourhood, advised of the need to expand infrastructure, and commented on parking spaces allocated for the proposed development. M Asper advised that she was not opposed to townhomes or a lower density residential development on the subject lands and requested Council to consider the concerns of the community.

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

a) That Staff Report SRPI.23.015 with respect to Official Plan and Zoning By-law Amendment Applications submitted by Elm 9700 Yonge LP for lands known as Part of Lots 11 to 15, Plan 1923 (Municipal Address: 9700 Yonge Street), City Files OPA-22-0006 and ZBLA-22-0020, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.2 SRPI.23.014 – Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – Gil Shcolyar and Maria Shcolyar – 16 and 20 Centre Street West - City Files OPA-22-0007 and ZBLA-22-0022**

Sarah Mowder, Planner II, of the Planning and Infrastructure Department, provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to facilitate a proposed six storey residential building to be comprised of 27 apartment dwelling units on the subject lands.

Connor Wright, Evans Planning, on behalf of the applicant, reviewed the site location, displayed photos of the existing buildings in the area, and described the proposed site plan. He displayed a rendering of the development proposal, and reviewed project statistics, the proposed building design, and their vision for the future neighbouring lands. C Wright further reviewed the policy context, the proposed zoning by-law amendment being requested for the subject lands, and noted that in his opinion, the proposal was compatible with the Village District, appropriate for added density, and was supportive of transit, walkability and downtown commercial uses.

There were no applications submitted from the public to appear as an electronic delegation, and there were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Cui  
Seconded by: Councillor Davidson

a) That Staff Report SRPI.23.014 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Gil Shcolyar and Maria Shcolyar for lands known as Lots 29 and 30, Plan 12003 (Municipal Addresses: 16 and 20 Centre Street West), City Files OPA-22-0007 and ZBLA-22-0022, be received for information purposes only and that all comments be referred back to staff.

Carried

**4. Adjournment**

Moved by: Councillor Cui  
Seconded by: Councillor Cilevitz

That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 8:44 p.m.

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David West, Mayor

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Ryan Ban, Deputy City Clerk