



## **Official Plan Update Committee**

### **Minutes**

**OPUC#01-22**

**Tuesday, March 29, 2022, 2:30 p.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

An electronic hybrid Official Plan Update Committee meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Tuesday, March 29, 2022 at 2:30 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Regional and Local Councillor DiPaola  
Regional and Local Councillor Perrelli  
Councillor Beros  
Councillor Muench

Council Members present via videoconference:

Councillor Liu  
Councillor Sheppard  
Councillor Cilevitz  
Councillor Chan

Staff Members present in Council Chambers:

G. Ekhtiari, Community Outreach Assistant  
S. Huycke, Director of Legislative Services/City Clerk  
R. Ban, Deputy City Clerk  
K. Hurley, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

D. Joslin, Interim City Manager  
K. Kwan, Commissioner of Planning and Infrastructure

- G. Galanis, Director, Development Planning
- P. Lee, Director, Policy Planning
- M. Flores, Manager, Sustainability
- S. von Kursell, Manager, Policy Planning
- J. Walters, Manager, Engineering Subdivisions and Infrastructure Planning
- C. Chu, Senior Planner - Policy
- B. DeFreitas, Senior Planner - Policy
- B. Afsana, Planner II - Policy
- A. Crawford, Planner I - Policy

**1. Call to Order**

The Vice-Chair called the meeting to order at 2:31 p.m. and provided opening remarks with respect to today's hybrid electronic Official Plan Update Committee meeting.

**1.1 Election of Chair**

Moved by: Councillor Cilevitz

a) That Regional and Local Councillor DiPaola be elected as Chair of the Official Plan Update Committee for the remainder of the 2018 to 2022 Term of Office.

A recorded vote was taken:

In favour: (6): Councillor Cilevitz, Mayor West, Councillor Chan, Councillor Sheppard, Regional and Local Councillor DiPaola, Councillor Liu

Opposed: (3): Councillor Beros, Regional and Local Councillor Perrelli, Councillor Muench

Motion Carried (6 to 3)

Regional and Local Councillor DiPaola assumed the Chair at 2:42 p.m.

**2. Adoption of Agenda**

Moved by: Mayor West

That the agenda be adopted as distributed by the Clerk.

Carried

**3. Disclosures 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*.

**4. Minutes of Previous Meeting**

**4.1 Minutes - Official Plan Update Committee meeting OPUC#02-21 held September 21, 2021**

Moved by: Councillor Chan

a) That the minutes of the Official Plan Update Committee meeting OPUC#02-21 held September 21, 2021 be adopted.

Carried

**4.2 Extract - Council Meeting C#04-22 held February 9, 2022**

Moved by: Councillor Cilevitz

a) That the extract from Council meeting C#04-22 held February 9, 2022 regarding the Presentation from staff regarding the Official Plan Update, including engagement on the Official Plan to date, planning for change, emerging key directions for the updating of the Official Plan, and next steps from the September 21, 2021 Official Plan Update Committee meeting, be received.

Carried

**5. Scheduled Business**

**5.1 Official Plan Update - Process and Preliminary Draft Official Plan Amendments related to Vision and City Structure, and Neighbourhoods, and Proposed Approach to Public Consultation**

**- Presentation by Sybelle von Kursell, Manager, Policy; Brian DeFreitas, Senior Planner - Policy; and Andrew Crawford, Planner I - Policy**

Kelvin Kwan, Commissioner, Planning and Infrastructure, provided introductory remarks regarding the City Plan 2014 Official Plan Update. He reaffirmed the importance of the Official Plan update, noted the participation to date, and advised that staff looked forward to receiving all comments and feedback from Members and Council and the public as they moved forward through the process.

Sybelle von Kursell, Manager, Policy Planning, reviewed for the Committee the Key Directions Report that was endorsed in February 2022 and provided the framework for the updating of the Official Plan, and highlighted the Official Plan Update Phase 3 process that consisted of consultation regarding the development of Official Plan Amendments that would be advanced in three batches.

Andrew Crawford, Planner I - Policy, provided an overview of proposed Official Plan Amendment 18.3, Vision and City Structure. He reviewed its objective, and highlighted key policy and mapping changes related to key directions supporting:

- Affordable Housing;
- Climate Change;
- Sustainable Development;
- Infrastructure Alignment;
- Parks Hierarchy; and
- Urban Design.

Brian DeFreitas, Senior Planner - Policy, provided an overview of Official Plan Amendment 18.4, Neighbourhoods. He reviewed its objective, and highlighted key policy and mapping changes related to key directions including:

- Broaden permissions to support “work from neighbourhood” and “gentle density” to create “15-minute communities”;
- Support provision of “missing middle housing”; and
- Permit “mutli-tached” dwellings.

B. DeFreitas clarified the purpose and location of Priority Infill Areas, noted relaxed permissions for medium density housing within Neighbourhoods, and reviewed character and distinguishing features.

S. von Kursell concluded the presentation by advising of the proposed engagement to be undertaken and identifying all partners, including targeted stakeholders, that would be consulted; highlighted the Batch 1 Engagement Activities that commenced in March and would be concluded in June 2022; and reviewed the staff report recommendations to receive the presentation and that all comments be referred back to staff.

General discussion ensued regarding the communication strategy, specifically how the proposed amendments and their impact would be communicated to the public to ensure that not just particular segments, community groups, and stakeholders were consulted, and it was requested that Members of Council be included in the information shared with the public regarding the proposed Official Plan Amendments to allow for a cooperative approach and consistent messaging. Committee members discussed the relationship and impact of the growth forecast at both the Regional and municipal level, and how development charges targets and revenues would be aligned.

The proposed new concepts of “gentle density” and “multi-tached” dwellings and their implications were discussed at length noting that although they would bring greater housing choices to the community, Committee members expressed their concerns with these policy changes and inquired about locational and policy criteria. Committee members inquired of staff where they envisioned these concepts might work, and stressed the importance of maintaining the character of existing neighbourhoods within the municipality and having these proposed new concepts communicated to residents for their input prior to implementation.

General discussion ensued regarding what the change in designation for the Newkirk Business Area to a Local Centre would mean; ensuring the update to the Official Plan reflected the market, community demands, and stakeholder input; what rules and regulations were in place to regulate secondary suites and how many applications the municipality had received to date to permit a secondary unit; the updating of policies related to key directions supporting Parks, specifically related to the addition of Destination Parks and Urban Plazas, and related to key directions supporting Affordable Housing and Urban Design; the purpose and location of Priority Infill Areas; impact of intensification; when the Major Transit Service Areas (MTSA’s) would be considered during the process; how characteristics of neighbourhoods were being identified for consideration during the Official Plan Update process; and the possibility of sharing information to all of the stakeholders regarding the Official Plan Update in multiple languages.

Moved by: Councillor Muench

a) That the presentation by Sybelle von Kursell, Manager, Policy; Brian DeFreitas, Senior Planner - Policy; and Andrew Crawford, Planner I -

Policy, regarding an Official Plan Update, Process and Preliminary Draft Official Plan Amendments related to Vision and City Structure, and Neighbourhoods, and Proposed Approach to Public Consultation, be received and all comments referred back to staff.

A recorded vote was taken:

In favour: (8): Regional and Local Councillor Perrelli, Councillor Chan, Mayor West, Councillor Cilevitz, Councillor Liu, Councillor Muench, Regional and Local Councillor DiPaola, Councillor Sheppard

Opposed: (1): Councillor Beros

Motion Carried (8 to 1)

**5.1.1 Correspondence from Brian Chapnik, Chair, Village Core Residents Association, dated November 30, 2021, regarding comments on City Plan 2041, Key Directions Report**

Moved by: Councillor Muench

a) That the correspondence from Brian Chapnik, Chair, Village Core Residents Association, dated November 30, 2021, regarding comments on City Plan 2041, Key Directions Report, be received.

A recorded vote was taken:

In favour: (8): Regional and Local Councillor Perrelli, Councillor Chan, Mayor West, Councillor Cilevitz, Councillor Liu, Councillor Muench, Regional and Local Councillor DiPaola, Councillor Sheppard

Opposed: (1): Councillor Beros

Motion Carried (8 to 1)

**6. Date of Next Meeting**

The next meeting of the Official Plan Update Committee will be at the call of the Chair.

**7. Adjournment**

Moved by: Mayor West

That the meeting be adjourned.

The meeting was adjourned at 4:59 p.m.

Carried