



**Council Public Meeting**

**Minutes**

**C#43-21**

**Thursday, October 28, 2021, 7:00 p.m.**

**(Electronic Meeting pursuant to Section 238(3.3) of the Municipal Act, 2001)**

An electronic hybrid Council Public Meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Thursday, October 28, 2021 at 7:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

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

Council Members present via videoconference:

Councillor Liu  
Councillor West  
Councillor Cilevitz  
Councillor Chan

Staff Members present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure  
D. Flaherty, Chief of Staff  
A. Ierullo, Director, Economic Development and Richmond Hill Centre  
D. Olding, Senior Manager, Richmond Hill Centre Subway  
C. Chong, Project Manager, Richmond Hill Centre Secondary Plan  
A. Luk, Economic Development Program Assistant

Staff Members present in Council Chambers:

R. Ban, Deputy City Clerk  
K. Hurley, Council/Committee Coordinator  
L. Sampogna, Council/Committee Coordinator

Acting Mayor DiPaola read the Public Hearing Statement and provided opening remarks regarding the draft Richmond Hill Centre Secondary Plan.

**1. Adoption of Agenda**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

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

a) Correspondence regarding the Draft Richmond Hill Centre Secondary Plan and Richmond Hill Centre Study Report.

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 SRCM.21.14 - Draft Richmond Hill Centre Secondary Plan and Richmond Hill Centre Study Report - City Files D18-19002 and D11-21001**

**- Presentation by Anthony Ierullo, Director, Economic Development and Richmond Hill Centre, and Craig Lametti, Partner, and Leigh McGrath, Principal, Urban Strategies Inc.**

Anthony Ierullo, Director, Economic Development and Richmond Hill Centre, provided introductory remarks regarding the draft Richmond Hill Centre Secondary Plan (RH CSP) and Richmond Hill Study Report, highlighting the public engagement that was undertaken with the community, stakeholders and Members of Council. A. Ierullo introduced Craig Lametti and Leigh McGrath from Urban Strategies Inc. who would be presenting a detailed overview of the draft Richmond Hill Centre Secondary Plan and Richmond Hill Study Report.

Leigh McGrath, Principal, Urban Strategies Inc., provided an overview of the Richmond Hill Secondary Plan Study Process including each of the five Phases, Vision and Development Principles, Approach, and Innovation and Sustainability. She reviewed the eight Character Areas and Land Use highlighting The Transit Cores, The Neighbourhoods, and the Utility Corridor and Bridge Station; and went over the Built Form,

Height and Density noting that the Plan focused height and density at the Inner Transit Core.

Craig Lametti, Partner, Urban Strategies Inc., further discussed the Built Form, Height and Density specific to Transition and Performance Standards and Built Form Principles; and provided details related to proposed Mobility and Transportation including the Street Network, Transportation Demand Management, Parking, Mid-Block Connections, Pedestrian and Cycling Spines, Cycling Network and Parks and Open Space.

L. McGrath concluded the presentation by reviewing proposed Community Services and Facilities, Housing, and Servicing, Stormwater and District Energy within the RHCSP.

Mike Gurski, 159 Avenue Road, addressed Council regarding the draft Richmond Hill Centre Secondary Plan (RHCSP) and Richmond Hill Study Report. He shared his experience visiting a city in France where the focus within that community was on transit, and related that experience to the draft RHCSP. He expressed his concerns with the proposed height, density and FSI's within the proposed RHCSP, and noted that in his opinion, the photographs used within the presentation were misleading in how they visualized the proposed area. M. Gurski requested that a forum be created to allow for community groups and associations to function as part of the planning process on an ongoing basis going forward.

Leon Li, 32 King William Crescent, addressed Council regarding the draft Richmond Hill Centre Secondary Plan (RHCSP) and Richmond Hill Study Report. He expressed his concerns regarding the proposed height and density in the draft RHCSP, and inquired about the overpass connection to the Langstaff Gateway and how the traffic issue north of Bantry Avenue would be solved.

Dr. John Stewart, BIOPHYSICA INCORPORATED, 122 Spruce Avenue, addressed Council regarding the draft Richmond Hill Centre Secondary Plan (RHCSP) and Richmond Hill Study Report. He advised of the different bird species that congregate in large numbers in the area of Yonge Street and 16th Avenue, and requested that consideration be given to creating a sanctuary for the wildlife to give back to nature.

Les Klein, Principal, BDP Quadrangle, addressed Council on behalf of Metrus and Condor Properties, regarding the draft Richmond Hill Centre Secondary Plan (RHCSP) and Richmond Hill Study Report. He advised of their support for the RHCSP and that they had been working diligently with the City and the Province to develop a common vision for the area, and expressed their continued commitment to work towards alignment on all issues that were identified. He noted one matter from earlier plans that would prevent complete alignment which was in relation to a second vehicular crossing over the tracks south of High Tech Road, highlighting the challenges it would create. L. Klein advised that in their opinion, a pedestrian crossing could be accommodated, and that they looked forward to working with the City and the Province towards total alignment within the bounds of the vision for the new Richmond Hill Centre.

Billy Tung, KLM Planning Partners Inc., addressed Council on behalf of the Gates of Bayview Townhomes Inc., regarding the draft Richmond Hill Centre Secondary Plan (RHCSP) and Richmond Hill Study Report. He noted that his client's property is the last undeveloped parcel within the Red Maple Character Area, and that they were looking to fulfill the vision of the RHCSP as all of the objectives within the Plan had been achieved in their application. B. Tung specifically addressed the Transition Areas within the RHCSP, noting that the Transition Area along Red Maple should be eliminated because of the institutional and park uses on the east side, and advised that his client would be submitting a revised submission that would take into consideration tower shapes and placements as detailed in his correspondence distributed as part of Item 3.1.1.

John Li, 206 Brookside Road, addressed Council on behalf of the Richmond Hill Umbrella Residents Group (RHURG), regarding the draft Richmond Hill Centre Secondary Plan (RHCSP) and Richmond Hill Study Report. He advised of their concerns with the proposed FSI calculations, height and density for the Richmond Hill Centre in relation to the North York Centre Secondary Plan and Vaughan Metropolitan Centre; the projected population growth and employment ratio within the Richmond Hill Centre; current Official Plan and Zoning By-law Amendment applications submitted for the surrounding area; impact on local schools; parkland and greenspace requirements; and whether the RHCSP was conditional on the completion of the subway, as detailed in his correspondence distributed as part of Item 3.1.1.

Ian Andres, Goodmans LLP, solicitors for Metroview Developments (Garden) Inc., owner of 8700 and 8710 Yonge Street, addressed Council regarding the Richmond Hill Centre Secondary Plan (RHCSPP) and Richmond Hill Study Report. He provided background information to the site-specific Official Plan and Zoning By-law Amendment applications which were under appeal at the Ontario Land Tribunal, and advised that they were revising their proposal to reduce the proposed height and density. He addressed the timing of the RHCSPP being advanced now while the Region is undergoing its municipal comprehensive review process, and highlighted aspects of the RHCSPP that they were in agreement with including angular plane flexibility for west of the Yonge Character Area. I. Andres expressed their concerns with the density limits for west of the Yonge Character Area, which included Metroview's property, and requested that their concerns be given consideration as detailed in his correspondence distributed as part of Item 3.1.1.

Moved by: Regional and Local Councillor Perrelli  
 Seconded by: Councillor Cilevitz

a) That staff report SRCM.21.14 regarding the draft Richmond Hill Centre Study Report and proposed Richmond Hill Centre Secondary Plan, forming Attachment 1 and Attachment 2 to staff report SRCM.21.14, be received for information purposes only and that all comments be referred back to staff to be considered as part of a comprehensive report to be brought forward at a future meeting.

Carried Unanimously

#### **4. Adjournment**

Moved by: Councillor West  
 Seconded by: Councillor Chan

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:49 p.m.

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Joe DiPaola, Acting Mayor

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Ryan Ban, Deputy City Clerk