

---

### 3. Scheduled Business:

#### 3.1 SRPI.22.035 – Request for Comments – Official Plan and Zoning By-law Amendment Applications - 9218 Yonge Street Incorporated – 9218 Yonge Street – City Files D01-21010 and D02-21020

Kaitlyn Graham of the Planning and Infrastructure Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications submitted by 9218 Yonge Street Incorporated to permit a mixed-use high density residential/commercial development on the subject lands. Ms. Graham advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Michael Manett, MPlan Inc., on behalf of the applicant, noted the approval on the site from the OMB, and the changing circumstances within the KDA that had transpired since then to lead the applicant to bring forward a revised proposal. He reviewed the development proposal, highlighted changes to the proposed height and density, and provided illustrations of the site layout, pedestrian connections and public spaces. Mr. Manett highlighted the properties within the KDA that were designated for some form of high-density residential development on the southwest quadrant, and provided a conceptual plan of the block to show approved applications, and applications in the process of being developed. He advised that Richmond Hill's *Official Plan* identified that the highest heights and densities were to be at the corner intersections of main roads, and noted that the property was subject to that policy. Mr. Manett advised of the approval of 30 stories to the west of the subject property, and informed Council of their proposal to raise the height and density on their site to maintain their position of having the highest height and density in the quadrant.

Tiziano Fantin, resident of Richmond Hill, advised of the 12,000 outstanding building permits, and shared his belief that it was not the City or Council causing delays in construction, but builders who were not acting upon their permit. Mr. Fantin acknowledged that the development process was a dynamic one, questioned when the dynamics should end, and shared his opinion that it was the builders insisting on "more" that was contributing to the delays. He noted that the applicant had received a

---

For Your Information and Any Action Deemed Necessary



Extracts from  
Council Public Meeting  
C#12-22 held March 30, 2022

---

decision from the OMB and that it had not precipitated into shovels in the ground, and concluded by further urging that projects get started.

Moved by: Councillor Cilevitz

Seconded by: Councillor Chan

a) That Staff Report SRPI.22.035 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 9218 Yonge Street Incorporated for lands known as Part of Lots 283, 284, 285 and 286, Registered Plan 1960 (Municipal Address: 9218 Yonge Street), City Files D01-21010 and D02-21020, be received for information purposes only and that all comments be referred back to staff.

Carried

---

For Your Information and Any Action Deemed Necessary