



Extracts from  
Council Public Meeting  
C#23-23 held June 20, 2023

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Mayor West read the Public Hearing Statement.

**1. Adoption of Agenda**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

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

- a) Correspondence received regarding the municipally-initiated OPA 18.5 for the Yonge and Carrville/16th Avenue Key Development Area - (Item 3.1.1);
- b) Correspondence received regarding the municipally-initiated OPA 18.6 for the Village Local Centre - (Item 3.2.1);
- c) Correspondence received regarding the municipally-initiated OPA 18.7 for the Newkirk Local Centre - (Item 3.3.1);
- d) Correspondence received regarding the municipally-initiated OPA 18.8 for the Oak Ridges Local Centre - (Item 3.4.1).

Carried Unanimously

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For Your Information and Any Action Deemed Necessary



**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.23.066 - Request for Comments - OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area (City File MOPA-22-0001)**

Chun Chu of the Planning and Infrastructure Department provided an overview of the municipally-initiated OPA 18.5 for the Yonge Street and Carrville/16th Avenue Key Development Area (KDA) as part of the City Plan Official Plan Update process. She reviewed the Intent of the Official Plan Amendment (OPA); Vision; Forecasted Growth (at Built-Out); Land Use Permission; Built Form, Height and Density; and Public Realm (conceptually shown). C. Chu concluded the presentation by highlighting the Timeline and Next Steps, and advised of staff's recommendation that the presentation and staff report be received for information purposes only, and that all comments be referred back to staff.

Mike Gurski, 159 Avenue Road, addressed Council regarding the municipally-initiated OPA 18.5 for the Yonge Street and Carrville/16th Avenue Key Development Area (KDA). He extended his thanks for the opportunities that have been provided for the public to share their comments regarding the OPA's, and elaborated on his ideas that included having developer's provide award winning designs with mixed uses where each block would see increased sidewalk and street activity; importance of streets, streetscapes and the age of the various buildings to be varied; requirement for developers to identify the tree species to be planted on a site and the rationale why; pedestrian usability and attraction; and the importance of being within 10 minutes of a park and having community space, as further detailed in his correspondence distributed as part of Item 3.1.1.

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Priya Unnikrishnan, 19 Patullo Avenue, addressed Council on behalf of Liveable Richmond Hill, regarding the municipally-initiated OPA 18.5 for the Yonge Street and Carrville/16th Avenue Key Development Area (KDA). She extended her thanks to staff for familiarizing residents with the municipally-initiated OPA's, expressed their belief that the City was on the right track in terms of Transit Oriented Communities to address the challenges ahead, and discussed their concerns specific to the height, density and traffic congestion within the KDA. P. Unnikrishnan addressed the close proximity of the KDA to the David Dunlap Observatory (DDO); traffic congestion and car parking along Yonge Street; importance of phasing in development and intensification; having innovative and award winning designs from developers; creating open spaces to help build communities, and each Local Centre having its own essential services; the lack of parkland and greenspaces; and suggested the adoption of Green Street Standards and other planning systems.

Barbara Anderson, 159 Avenue Road, addressed Council regarding the municipally-initiated OPA 18.5 for the Yonge Street and Carrville/16th Avenue Key Development Area (KDA). She highlighted the amount of change proposed within each of the municipally-initiated OPA's, and advised that she was in agreement with the comments made by the previous delegate who spoke on behalf of a Liveable Richmond Hill. B. Anderson stressed the importance of creating liveable neighbourhoods that take into consideration walkability guidelines, a sense of place and mixed uses; highlighted various issues that could result from the proposed densities specific to infrastructure and services, plans and costs; shared successes from Crombie Park and Sherbourne Common in the City of Toronto, and from a private housing development in British Columbia; and made recommendations on how these types of neighbourhoods could be achieved.

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John Li, 206 Brookside Road, addressed Council regarding the municipally-initiated OPA 18.5 for the Yonge Street and Carrville/16th Avenue Key Development Area (KDA). He noted that in his opinion, the proposed policies for the KDA were too ambitious to achieve, expressed his concerns with the proposed heights and densities, and inquired what the justification was for the proposed building heights. J. Li discussed the details of past development proposals in the KDA and their practicality; and addressed traffic, safety and parking concerns that would arise from the increased density within the KDA, adding that the focus should not be on residential development but on maintaining and improving the quality of life for the residents.

Moved by: Councillor Cilevitz  
Seconded by: Councillor Shiu

a) That staff report SRPI.23.066 respecting the municipally-initiated amendment to the City's Official Plan (OPA 18.5) for the Yonge and Carrville/16th Avenue Key Development Area, attached as Appendix 'A' to staff report SRPI.23.066 (City File MOPA-22-0001), be received for information purposes only, and that all comments be referred back to staff.

Carried Unanimously

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**3. Scheduled Business:**

**3.2 SPRI.23.067 - Request for Comments - OPA 18.6 Village Local Centre (City File MOPA-23-0001)**

Megan Cobbold of the Planning and Infrastructure Department provided an overview of the municipally-initiated OPA 18.6 for the Village Local Centre as part of the City Plan Official Plan Update process. She reviewed the Intent of the Official Plan Amendment (OPA); Vision; Forecasted Growth (at Built-Out); Land Use Permission; Built Form, Height and Density; and Public Realm (conceptually shown). M. Cobbold concluded the presentation by highlighting the Timeline and Next Steps, and advised of staff's recommendation that the presentation and staff report be received for information purposes only, and that all comments be referred back to staff.

Mike Gurski, 159 Avenue Road, addressed Council regarding the municipally-initiated OPA 18.6 for the Village Local Centre. He addressed the concept of building a community by narrowing the streets and reducing the number of cars which he witnessed on a recent trip to New York.

Priya Unnikrishnan, 19 Patullo Avenue, Liveable Richmond Hill, advised that she provided her comments regarding the proposed OPA's during her previous delegation under Item 3.1.2.

Mark Yarranton, Partner, KLM Planning Partners Inc., addressed Council on behalf of the Major Mackenzie Landowners' Group, owners of 52, 58, 60, 66, 74 and 76 Major Mackenzie Drive West, regarding the municipally-initiated OPA 18.6 for the Village Local Centre. He advised of their concerns with the proposed OPA 18.6 as it would not enable the properties owned by the Major Mackenzie Landowners' Group to develop to their full potential in terms of density and height given their location and opportunities. M. Yarranton provided additional information related to the unique attributes of his client's properties, which in their opinion, were more related to Major Mackenzie Drive and the lands proposed to be removed from the Downtown Local Centre, and summarized the information and request for further site specific considerations contained in his letter dated June 19, 2023 which was distributed as part of Item 3.2.1.

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Barbara Anderson, 159 Avenue Road, advised that she provided her comments regarding the proposed OPA's during her previous delegation under Item 3.1.2.

Brian Chapnik, 110 Arnold Crescent, addressed Council regarding the municipally-initiated OPA 18.6 for the Village Local Centre. He extended his thanks to staff for their efforts in putting together OPA 18.6 which he felt was reasonable, and noted that he was not in agreement with the previous delegate's comments to allow for a change in the proposed angular planes and density on certain properties. He acknowledged the amount of change that the OPA would bring to the area, advised of his concerns with the lack of policies specific to transitions which could negatively impact the historic character of the Village Core, and referenced the correspondence that he submitted on behalf of the Village Core Residents Association, distributed as part of Item 3.2.1, which included their request to meet with staff and their Ward Councillor to further discuss their questions and concerns. B. Chapnik concluded his delegation by expressing concerns with the implementation of the proposed changes and the disruption to residents from construction, and the importance of enforcing municipal by-laws related to construction sites.

Murray Evans, Owner, Evans Planning, addressed Council regarding the municipally-initiated OPA 18.6 for the Village Local Centre. He advised that he along with his colleague Mr. Layton acted on behalf of a number of landowners in the Village Core and they wanted to ensure that the proposed policies were engrained in the Official Plan so that the downtown area could evolve. M. Evans added to the comments made by previous delegates about the importance of having a vibrant and active community so that residents didn't have to go elsewhere for various amenities, highlighted the importance of people as a contributing factor to a vibrant community, noted the need in finding a balance between preserving the old part of Richmond Hill and moving forward, and requested that the proposed heights in the OPA be reconsidered.

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Ron Birch, 299 Elmwood Avenue, addressed Council regarding the municipally-initiated OPA 18.6 for the Village Local Centre. He acknowledged the comments made by some of the previous delegates specific to increasing densities and building heights suggesting a change in focus to job creation as a priority, and addressed the correlation between higher densities and crime rates.

Lilian Dominguez, 1 Forest Ridge Road, addressed Council regarding the municipally-initiated OPA 18.6 for the Village Local Centre, indicating that she was speaking on behalf of a resident who was unable to attend the meeting. She advised that a lot of residents were not aware of these meetings and suggested mailing out notifications to increase public participation, inquired about the lack of major infrastructure within the proposed OPA specifically the absence of new schools, and as a disabled person questioned why neighbourhoods were being designed as inaccessible by cars when cars were supposed to be electric according to the plan.

Moved by: Councillor Cui

Seconded by: Councillor Thompson

a) That staff report SRPI.23.067 respecting the municipally-initiated amendment to the City's Official Plan (OPA 18.6) for the Village Local Centre, attached as Appendix 'A' to staff report SRPI.23.067 (City File MOPA-23-0001), be received for information purposes only, and that all comments be referred back to staff.

Carried Unanimously



**3. Scheduled Business:**

**3.3 SRPI.23.068 - Request for Comments - OPA 18.7 Newkirk Local Centre (City File MOPA-23-0002)**

Andrew Crawford of the Planning and Infrastructure Department provided an overview of the municipally-initiated OPA 18.7 for the Newkirk Local Centre as part of the City Plan Official Plan Update process. He reviewed the Intent of the Official Plan Amendment (OPA); Vision; Character Areas; Forecasted Growth (at Built-Out); Land Use Permission; Built Form, Height and Density; and Public Realm (conceptually shown). A. Crawford concluded the presentation by highlighting the Timeline and Next Steps, and advised of staff's recommendation that the presentation and staff report be received for information purposes only, and that all comments be referred back to staff.

Mike Gurski, 159 Avenue Road, addressed Council regarding the municipally-initiated OPA 18.7 for the Newkirk Local Centre. He noted his employment background with an architecture firm and how they would respond to competitions all over the world, and suggested that the Village of Richmond Hill would be a perfect spot to have an international competition where you would set criteria with landowners and staff to see what responses were received, with the winning proposal being the one that would be built.

Priya Unnikrishnan, 19 Patullo Avenue, Liveable Richmond Hill, submitted a request to appear as delegation to address Council on this matter but was not in attendance.

Barbara Anderson, 159 Avenue Road, submitted a request to appear as delegation to address Council on this matter but was not in attendance.

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Michael Theodores, 481 Major Mackenzie Drive East, addressed Council regarding the municipally-initiated OPA 18.7 for the Newkirk Local Centre. He stressed the importance of going slow in considering the future level of intensification in the Newkirk Local Centre, discussed that there were no expansion plans for the Richmond Hill GO Station and the impact of this decision, and identified outstanding issues with the Richmond Hill line. M. Theodores further advised of the impact the proposed density and intensification would have on area traffic, and requested that the expansion document be revisited as detailed in his correspondence distributed as part of Item 3.3.1.

Ron Birch, 299 Elmwood Avenue, addressed Council regarding the municipally-initiated OPA 18.7 for the Newkirk Local Centre. He advised that he was in agreement with the change to medium-density uses and upholding the 45 degree angular plane, and inquired how the angular plane would impact his property. R. Birch made a suggestion that to revitalize the Village Core, the town hall be relocated back to that area, and reiterated the comments he made previously regarding crime rates in higher density areas and the need for industry.

Moved by: Councillor Thompson

Seconded by: Councillor Cilevitz

a) That staff report SRPI.23.068 respecting the municipally-initiated amendment to the City's Official Plan (OPA 18.7) for the Newkirk Local Centre, attached as Appendix 'A' to staff report SRPI.23.068 (City File MOPA-23-0002), be received for information purposes only, and that all comments be referred back to staff.

Carried Unanimously

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**3. Scheduled Business:**

**3.4 SRPI.23.069 - Request for Comments - OPA 18.8 Oak Ridges Local Centre (City File MOPA-23-0003)**

Megan Cobbold of the Planning and Infrastructure Department provided an overview of the municipally-initiated OPA 18.8 for the Oak Ridges Local Centre as part of the City Plan Official Plan Update process. She reviewed the Intent of the Official Plan Amendment (OPA); Vision; Forecasted Growth (at Built-Out); Land Use Permission; Built Form, Height and Density; and Public Realm (conceptually shown). M. Cobbold concluded the presentation by highlighting the Timeline and Next Steps, and advised of staff's recommendation that the presentation and staff report be received for information purposes only, and that all comments be referred back to staff.

Mike Gurski, 159 Avenue Road, submitted a request to appear as delegation to address Council on this matter but was not in attendance.

Suzanne Payne, 7 Black Willow Court, Vice-President and Past-President of the Beaufort Hills Homeowners' Association (BHHA), addressed Council regarding the municipally-initiated OPA 18.8 for the Oak Ridges Local Centre. She extended her thanks to staff and Council for their efforts in bringing forward the municipally-initiated OPA's to create a more livable Richmond Hill with an environment first approach, and elaborated on the information contained in the BHHA's correspondence distributed as part of Item 3.4.1 specific to the expansion of the Oak Ridges Local Centre, proposed maximum heights within OPA 18.8, and preserving the gateway to Richmond Hill and all of its unique features including the Oak Ridges Moraine.

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Howard Doughty, 10 Cheval Court, addressed Council regarding the municipally-initiated OPA 18.8 for the Oak Ridges Local Centre. He shared statistics from Census Canada of the population growth in Richmond Hill since 1951 to demonstrate that the projected growth was not unprecedented, inquired what the environmental impact of this growth was on the Oak Ridges Moraine, addressed the proposed policies in relation to approved development applications in the area, and requested that Council take the long term environment into consideration when considering the proposed policies.

Priya Unnikrishnan, 19 Patullo Avenue, Liveable Richmond Hill, submitted a request to appear as delegation to address Council on this matter but was not in attendance.

Barbara Anderson, 159 Avenue Road, submitted a request to appear as delegation to address Council on this matter but was not in attendance.

Murray Evans, Owner, Evans Planning, on behalf of the owner of 13564 Yonge Street, addressed Council regarding the municipally-initiated OPA 18.8 for the Oak Ridges Local Centre. He advised that his client had submitted a letter regarding this matter and that he was in attendance to provide additional comments specifically related to the pending application for the property, which would not be in compliance under the draft OPA, and requested that the proposed height within the application be considered as the project had been designed to meet all of the standard requirements and helped frame the Yonge Street corridor.

Moved by: Councillor Davidson

Seconded by: Councillor Thompson

a) That staff report SRPI.23.069 respecting the municipally-initiated amendment to the City's Official Plan (OPA 18.8) for the Oak Ridges Local Centre, attached as Appendix 'A' to staff report SRPI.23.069 (City File MOPA-23-0003), be received for information purposes only, and that all comments be referred back to staff.

Carried Unanimously

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**4. Adjournment**

Moved by: Councillor Thompson

Seconded by: Councillor Cui

That the meeting be adjourned

Carried

The meeting was adjourned at 10:55 p.m.