



## **Council Public Meeting**

### **Minutes**

**C#40-23**

**Tuesday, November 21, 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 Tuesday, November 21, 2023 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 Chan  
Regional and Local Councillor DiPaola  
Councillor Shiu

Regrets:

Councillor Liu

Staff Members present in Council Chambers:

A. Ierullo, Director, Economic Development and Richmond Hill Centre  
D. Olding, Senior Manager, Richmond Hill Centre Subway  
F. Toniolo, Senior Planner – Development, Richmond Hill Centre  
R. Ban, Deputy City Clerk  
S. Dumont, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Mayor West read the Public Hearing Statement.

**1. Adoption of Agenda**

Moved by: Councillor Thompson

Seconded by: Councillor Cui

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

- a) Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Collecdev (8868 Yonge) LP for 8868 Yonge Street – (Item 3.1.1).
- b) Additional Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Collecdev (8868 Yonge) LP for 8868 Yonge Street – (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 SRCM.23.17 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - Collecdev (8868 Yonge) LP - 8868 Yonge Street - City Files OPA-23-0006 and ZBLA-23-0010**

Ferdi Toniolo, Senior Planner – Development, Richmond Hill Centre, provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a 14 storey residential apartment building on the subject lands. F. Toniolo advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Stephanie Kwast, Bousfields Inc., representing Collecdev Inc., provided an overview of the proposal, advised that the site had an existing Ontario Municipal Board approval, and reviewed changes in the planning context that occurred in the area since the decision was issued 2016. She reviewed the site location, adjacent land uses, the Official Plan urban structure, relevant development statistics, noted the site was located within a transition area, and that the built form was designed in a manner in which the separation from the west property line increased with the building height.

Gwen Landolt, 45 Sunnywood Crescent, shared her opinion that the proposed development would bring about a detrimental change to the residents and neighbourhood, and asked Council for a commitment to refrain from granting discretionary allowances that the City had authority to deny. She shared concerns regarding density, lack of infrastructure, public safety, parking, lack of public transit and walking options, and with the underground parking access onto Westwood Lane. G. Landolt noted concerns regarding the intersection of Yonge Street and Westwood Lane, as documented in her correspondence submitted as Agenda Item 3.1.2., and asked Council to address the issues before a decision was made with respect to the proposed condominium.

David Zhou, 20 Sunnywood Crescent, shared his objection to the proposed Official Plan and Zoning By-law amendment applications based on the proposed Gross Floor Area, density, height and Floor Space Index (FSI). He identified that the proposed development was within the Richmond Hill Secondary Plan area, and shared his opinion that it should conform to the applicable land use and design policies, and demonstrate transition in scale to existing neighbourhoods. He also shared his belief that the proposed development should conform to the prescribed FSI and height standards.

Nick and Areti Xourafas, 27 Sunnywood Crescent, shared their objections to the proposal, noting concerns with the building height, density, massiveness, lack of adequate ethical transition to abutting neighbourhood, violation of the 45 degree angular plane, traffic, congestion, and noise, as outlined in their correspondence submitted as Agenda Item 3.1.2. They noted their objection to the loading bay and underground parking location, lack of urban living considerations, and shared concerns with the precedent that would be established if the proposal was approved.

Mojtaba Ebrahmi, 39 Sunnywood Crescent, shared concerns with the area becoming unlivable due to traffic and congestion and shared his hope that Council reconsider what was approved in the area. He noted concerns regarding the impact the proposed development will have on the quality of the neighbourhood schools and availability of parking.

Jafar Nikdel and Amir Nikdel, 22 Sunnywood Crescent, advised that they were opposed to the proposed development, noting concerns regarding scale, height, density, massiveness, lack of transition, encroachment to the 45 degree angular plane, privacy, traffic, noise, public safety, and lack

of urban living and environmental considerations, as further outlined in their correspondence submitted as Agenda Item 3.1.2. He shared concerns regarding the underground parking access, inadequate number of parking spaces, and remarked on how difficult it was to navigate the area due to the increased density that has resulted from condominium developments.

Ernest St. Denis, 14 Westwood Lane, questioned what happened to the proposed five storey seniors' apartment that was planned for Westwood Lane, and remarked on the growing congestion in the area, and the lack of construction progress on the subway. He shared his opinion that the proposed development lacked the appropriate transition requirements, that the developer was trying to maximize the profitability on the property, and shared concerns with the exit onto Westwood Lane.

Nas Barzani, 10 Westwood Lane, questioned the address of the proposed development, and shared his opinion that the subject lands were located at 9 Westwood Lane and as such the development was inappropriate. He shared his opinion that it was unfair for the developer to indicate that the lands were located on 8868 Yonge Street in order to seek approval of a high-rise development.

Paul Walsh, 11 Westwood Lane, shared his opinion that the proposal was asking the residents of Yonge West to take ownership of 20 percent of the development in Richmond Hill, and that the developer was disregarding the City's Official Plan. He asked Council to support the community in rejecting the proposal, that they do so unanimously to send a strong message, and noted concerns with the development's impact on the community, proposed density, and fit within the neighbourhood. P. Walsh asked Council to challenge every concern within the application, to anticipate defending their position at the Ontario Land Tribunal should the applicant appeal Council's decision, and consider amending the Secondary Plan to reflect an accurate transition from his property line.

Gary Stephenson, 30 Westwood Lane, shared concerns with the growing traffic in the area and infiltration onto Pearson Avenue, and expressed his opinion that it will lead to unsafe driving conditions that will affect students, library patrons, and the broader community. He also asked Council to reject the proposed development application.

Bill Lucas, 37 Sunnywood Crescent, questioned if the developer had to apply for an exemption to the Floor Space Index standard with the City prior to going to the Ontario Land Tribunal, and remarked on the density of

Sunnywood Crescent, including what was proposed for Westwood Lane, by drawing a comparison to the number of parking spaces in the area to what was provided at Hillcrest Mall. B. Lucas questioned what the City was doing to encourage residents to use public transit, and shared his opinion that if the building was constructed, that parking not be provided in order to force occupants to use public transit. He asked Council to envision what they would like the community to look like and work for the residents to make it a neighbourhood that they still want to live in.

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

a) That staff report SRCM.23.17 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by Collecdev (8868 Yonge) LP for lands known as Part of Lot 38, Concession 1, W.Y.S. (municipal address: 8868 Yonge Street), City Files OPA-23-0006 and ZBLA-23-0010, be received for information and that all comments be referred back to staff.

Carried Unanimously

#### 4. Adjournment

Moved by: Councillor Davidson

Seconded by: Councillor Cui

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:17 p.m.

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David West, Mayor

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Ryan Ban, Deputy City Clerk