

3. Scheduled Business:

3.1 SRPI.23.015 – Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – Elm 9700 Yonge LP – 9700 Yonge Street - City Files OPA-22-0006 and ZBLA-22-0020 (Related File SUB-22-0010)

Simone Fiore, Senior Planner of the Planning and Infrastructure Department, provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit a high density mixed use residential/commercial development on the subject lands.

Kate Cooper, Bousfields Inc., on behalf of the applicant, provided an overview of the site location, surrounding land uses, planning context in relation to the Region's and City's Official Plan, and the proposed zoning by-law amendment being requested. Andrea Katz, BDP Quadrangle, on behalf of the applicant, highlighted their vision and site plan of the subject lands, displayed various floor plans and proposed project renderings, and provided a summary of statistics for the proposed development.

Tony Fortunato, 79 May Avenue, advised that he was opposed to the proposed development and expressed concerns with increased traffic and the watercourse in the neighbourhood. T. Fortunato shared his opinion, that the proposal was too large for the site and shared his preference not to rezone the subject lands.

Mary Fortunato, 79 May Avenue, inquired if there was going to be an Environmental Assessment conducted on the lands, as there was a watercourse in the area. She shared her belief that the proposal was too large for the subject lands, would increase traffic, and may overpopulate neighbourhood schools. She advised that the proposal would change the town-feel and become similar to downtown Toronto.

John Sarianis, 92 May Avenue, shared his reasons for moving to Richmond Hill 18 years ago, and indicated that the development on Yonge Street had grown very quickly, but the infrastructure had not. He requested Council to consider traffic flow patterns, impacts to the education system, and environmental concerns. J. Sarianis expressed concerns with the proposed height, density, and development proposal on the subject lands, noted the need to expand amenities and infrastructure

For Your Information and Any Action Deemed Necessary

in the area, and further requested Council to consider the concerns of the community.

Maria Asper, resident of May Avenue, advised that she and her husband were opposed to the proposed development and noted that she submitted correspondence included as Agenda Item 3.1.2. She provided comments on traffic for the area, noted that May Avenue was being used as a thoroughfare, and the difficulty of backing out of her driveway. She shared her belief that the proposed rentals was not appropriate for the neighbourhood, advised of the need to expand infrastructure, and commented on parking spaces allocated for the proposed development. M Asper advised that she was not opposed to townhomes or a lower density residential development on the subject lands and requested Council to consider the concerns of the community.

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

a) That Staff Report SRPI.23.015 with respect to Official Plan and Zoning By-law Amendment Applications submitted by Elm 9700 Yonge LP for lands known as Part of Lots 11 to 15, Plan 1923 (Municipal Address: 9700 Yonge Street), City Files OPA-22-0006 and ZBLA-22-0020, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously