



**Committee of the Whole Meeting
Minutes**

**CW#07-24
Wednesday, May 1, 2024, 9:30 a.m.
Council Chambers
225 East Beaver Creek Road
Richmond Hill, Ontario**

A Committee of the Whole meeting of the Council of the City of Richmond Hill was held on Wednesday, May 1, 2024, at 9:30 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

Councillor Davidson (Chair)
Mayor West
Regional and Local Councillor Chan
Regional and Local Councillor DiPaola
Councillor Thompson
Councillor Cui
Councillor Cilevitz
Councillor Shiu

Regrets:

Councillor Liu

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner of Corporate and Financial Services
G. Galanis, Acting Commissioner of Planning and Building Services
P. Masaro, Commissioner of Infrastructure and Engineering Services
T. Steele, Commissioner of Community Services
G. Li, Director, Financial Services and Treasurer
D. Giannetta, Director, Development Planning
G. Onizuka, Assistant City Solicitor
S. DeMaria, Manager, Development Planning
J. Healey, Senior Planner – Development
S. Huycke, City Clerk

R. Ban, Deputy City Clerk
S Dumont, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

D. Guy, Director, Community Standards
D. Terziewski, Director, Infrastructure Planning and Development Engineering
L. De Jesus, Manager, Capital Infrastructure Programming and PMO

1. Call to Order

The Chair called the meeting to order at 9:30 a.m.

2. Council Announcements

Councillor Cui advised that he hosted a Cardiovascular Health Forum in Ward 4 last week and thanked those who attended as well as Dr. Chang from Mackenzie Health.

Councillor Cui conveyed his appreciation to the members of the Youth Action Committee and to staff for organizing an event last week in support of community artists.

Councillor Cui advised that he was hosting a food bank drive in Ward 4 at the Elgin Mills Community Centre this Saturday and Sunday and invited residents to donate food to those in need.

Councillor Shiu thanked his neighbours and fellow non-profit organization members who joined the cleanup events over the past two weekends in five parks located in Ward 6.

Councillor Shiu announced that he will be hosting a Young Mayor's Workshop on May 6th, from 2 p.m. to 5 p.m. in the Council Chambers. He shared details on the keynote speakers and advised that all residents or future residents of Richmond Hill, especially high school students were welcome. Additionally, he highlighted that a mock council meeting will be held to provide those in attendance a better understanding of how Council members serve the community.

Mayor West remarked on the Toronto Maple Leaf's playoff run and expressed his hope that the team will advance to the second round.

Regional and Local Councillor Chan advised that the Regional Municipality of York was hosting a Housing Affordability Virtual Information Session and invited those interested to register at www.york.ca.

Regional and Local Councillor DiPaola extended warm birthday wishes to his mother who was turning 80 years of age.

Councillor Thompson remarked on the Toronto Maple Leaf's playoff run and expressed his hope that the team will advance to the second round.

3. Introduction of Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters raised by Members of Committee.

4. Adoption of Agenda

Moved by: Mayor West

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

a) Mary Fortunato, 79 May Avenue, regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for 9700 Yonge Street - (Item 10.1);

b) Tony Fortunato, 79 May Avenue, regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for 9700 Yonge Street - (Item 10.2);

c) Kate Cooper, Bousfields Inc., regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for 9700 Yonge Street - (Item 10.3);

d) Correspondence received regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Elm 9700 Yonge Street LP for 9700 Yonge Street – (Item 11.4).

Carried

5. Disclosures 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*.

6. Identification of Items Requiring Separate Discussion

Committee consented to separate item 11.3 for discussion.

7. Adoption of the Remainder of Agenda Items

On a motion of Mayor West, Committee adopted those items not identified for separate discussion.

8. Public Hearing(s)

There were no public hearings.

9. Presentation(s)

There were no presentations.

10. Delegation(s)

10.1 Mary Fortunato, 79 May Avenue, regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for 9700 Yonge Street - (refer to Item 11.3)

Mary Fortunato, 79 May Avenue, advised that she opposed the proposed development. She shared her belief that the current zoning standards remain, that development be toned down, and noted concerns regarding traffic, capacity of existing schools to accommodate the additional children, availability of parking and possible overflow onto May Avenue, and questioned the impact to the waterway within the property.

10.2 Tony Fortunato, 79 May Avenue, regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for 9700 Yonge Street - (refer to Item 11.3)

Tony Fortunato, 79 May Avenue, expressed opposition to the proposed development, and raised questions about the extensive development and density on Yonge Street, considering the abundance of land available. He shared concerns with the possible impact the proposed development may have on traffic and on the neighbourhood.

10.3 Kate Cooper, Bousfields Inc., regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for 9700 Yonge Street - (refer to Item 11.3)

Kate Cooper, Bousfields Inc., described the subject location, surrounding land uses, public transit servicing the area and noted that it was located within a Major Transit Station Area. She described the original development proposal, advised that it was revised based on feedback received, and that improvements were made to circulation and access, open space and landscape areas along May Avenue and the building heights. K. Cooper

described the proposed development, and advised that in her opinion it provided an appropriately scaled mixed-use development along the Yonge Street corridor for an area that continues to experience development. She advised that the development contributed to the provision of public infrastructure, including a new future public road and park, and much needed purpose-built rental housing, as well as the provision of affordable housing units. K. Cooper provided building renderings and highlighted relative statistics of the development proposal.

11. Committee and Staff Reports

11.1 SRIES.24.013 - Summary Report Q2 to Q4 2023, Municipal Infrastructure Assumptions under Delegated Authority

Moved by: Mayor West

a) That Council receive staff report SRIES.24.013 regarding Summary Report Q2 to Q4 2023, Municipal Infrastructure Assumptions under Delegated Authority for information purposes.

Carried

11.2 SRIES.24.014 – Tri-Party Agreement between the City of Richmond Hill, Region of York, and City of Markham to fund the Highway 404 Mid-Block Crossing between 16th Avenue and Major Mackenzie Drive

Moved by: Mayor West

a) That staff report SRIES.24.014 regarding the Tri-Party Agreement between the City of Richmond Hill, Region of York, and City of Markham to fund the Highway 404 Mid-Block Crossing between 16th Avenue and Major Mackenzie Drive, be received.

b) That the Mayor and the Clerk be authorized to execute a Tri-Party Agreement between the City of Richmond Hill, Region of York, and City of Markham to contribute 1/3 of the total project budget required to construct and deliver the Highway 404 Mid-Block Crossing situated between 16th Avenue and Major Makenzie Drive upon the written recommendation of the Commissioner of Infrastructure and Engineering Services.

Carried

11.3 SRPBS.24.041 – Request for Approval – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Elm 9700 Yonge LP – 9700 Yonge Street - City Files OPA-22-0006, ZBLA-22-0020 and SUB-22-0010

Moved by: Councillor Cilevitz

a) That the Official Plan Amendment, Zoning By-law Amendment and draft Plan of Subdivision 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, ZBLA-22-0020 and SUB-22-0010, be approved, subject to the following:

(i) that the Official Plan be amended to include site specific policies related to height and density on the subject lands as outlined in Staff Report SRPBS.24.041, and that the draft Official Plan Amendment attached as Appendix “B” be finalized and forwarded to a future meeting of Council for consideration and adoption;

(ii) that the subject lands be rezoned from Service Station (SS) Zone and General Commercial (GC1) Zone under By-law 2523, as amended, to Multiple Residential Ten (RM10) Zone and Open Space (OS) Zone under By-law 2523, as amended, with site specific development standards as outlined in Staff Report SRPBS.24.041;

(iii) that the amending Zoning By-law be brought forward to Council for consideration and enactment subject to the following:

(a) that the draft Zoning By-law attached as Appendix “C” be finalized and updated to address the comments in Staff Report SRPBS.24.041 to the satisfaction of the Commissioner of Planning and Building Services;

(b) that a Site Plan application be submitted and substantially completed to the satisfaction of the Commissioner of Planning and Building Services;

(iv) that pursuant to Section 34(17) of the Planning Act, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands;

(v) that the draft Plan of Subdivision as depicted on Map 5 to Staff Report SRPBS.24.041 be draft approved subject to the conditions set out in Appendix “D” to this report;

(vi) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law 20-24; and,

b) That the authority to assign servicing allocation to the proposed development be delegated to the Commissioner of Planning and Building Services subject to the criteria in the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11.

Carried Unanimously

11.4 Correspondence received regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Elm 9700 Yonge Street LP for 9700 Yonge Street - (refer to Item 11.4)

Moved by: Mayor West

That the correspondence regarding the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Elm 9700 Yonge Street LP for 9700 Yonge Street, be received as follows:

1. Maria and Pedro Asper, 8077 Islington Avenue, Suite 306.

Carried

12. Other Business

There were no other business items.

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Adjournment

Moved by: Councillor Thompson

That the meeting be adjourned.

Carried

The meeting was adjourned at 10:43 a.m.