



Council Public Meeting

Minutes

C#17-24

Tuesday, June 25, 2024, 7:00 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, June 25, 2024 at 7:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Councillor Davidson
Councillor Thompson
Councillor Cui

Council Member present via videoconference:

Regional and Local Councillor DiPaola
Councillor Liu
Councillor Cilevitz
Councillor Shiu

Regrets:

Regional and Local Councillor Chan

Staff Members present in Council Chambers:

M. Flores, Director, Policy Planning
A. Ierullo, Director, Economic Development and Richmond Hill Centre
P. Chow, Manager, Policy
S. DeMaria, Manager, Development Planning - Site Plans
R. Rendon, Manager, Sustainability
D. Lau, Project Manager, Climate Change and Sustainable Development
C. Chu, Senior Planner - Policy
F. Toniolo, Senior Planner - Development

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

1. Call to Order

Mayor West called the meeting to order at 7:00 p.m. and read the public hearing statement.

2. Adoption of Agenda

Moved by: Councillor Thompson
Seconded by: Councillor Davidson

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 1921318 Ontario Inc. for 8790 Yonge Street - (Item 4.2.1);

b) Delegations received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 1921318 Ontario Inc. for 8790 Yonge Street - (Item 4.2.2).

Carried

3. 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*.

4. Scheduled Business:

4.1 SRPBS.24.076 - Draft Community Improvement Plan for Affordable Housing and Sustainable Design - Request for Comments - City File CIP-24-0001

Derek Lau, Project Manager, Climate Change and Sustainable Development, made introductory remarks regarding the draft Community Improvement Plan (CIP) for Affordable Housing and Sustainable Design, and provided an overview of housing in Richmond Hill highlighting the Affordable Housing Strategy and its action items, as well as the numerous initiatives being undertaken through the Housing Accelerator Fund. He reviewed what a CIP was, its objectives, and the steps involved to create a CIP; and provided an overview of the Project explaining the purpose of a CIP for Affordable Housing and Design and reviewing the Project's

timeline. D. Lau introduced Nick Michael, N. Barry Lyon Consultants Limited, and Graeme Stewart, ERA Architects, the consultants who were retained to work on the Project and were in attendance to present the draft CIP for Affordable Housing and Sustainable Design along with staff.

Nick Michael, N. Barry Lyon Consultants Limited, and Graeme Stewart, ERA Architects, provided an overview of the Background Report and its key findings specific to Affordable Housing and Housing Incentives, reviewed the consultation feedback, and summarized the draft CIP including its structure, eligibility criteria, and proposed incentives.

D. Lau concluded the presentation by reviewing the proposed funding and implementation for the draft CIP, next steps in the process, and the recommendation contained in the staff report that the draft CIP be received for information purposes and all comments be referred back to staff.

There were no applications submitted from the public to appear as an electronic delegation, and there were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Davidson

Seconded by: Councillor Thompson

a) That staff report SRPBS.24.076 regarding a draft Community Improvement Plan for Affordable Housing and Sustainable Design be received for information purposes and that all comments be referred back to staff.

Carried Unanimously

4.2 SRCM.24.05 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - 1921318 Ontario Inc. - 8790 Yonge Street - City Files OPA-24-0001 and ZBLA-24-0002

Ferdi Toniolo, Senior Planner - Development, of the Office of the City Manager, provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a 23-storey mixed-use residential/commercial 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.

Arthur Grabowski, Associate, Planning + Development, The Planning Partnership, agent for the applicant, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment

Applications submitted by 1921318 Ontario Inc. for 8790 Yonge Street. He provided additional information related to the site location and adjacent uses; and highlighted the site's designations within the City's Official Plan and the Richmond Hill Centre Secondary Plan. He shared artist renderings and diagrams of ongoing developments in the area, the existing automotive dealership, other projects they were working on, and further shared various images of the proposed development to show its context on Yonge Street and transition with the existing neighbourhood. A. Grabowski addressed the proposed parking, north-south street, open space system, and terraced design, and advised that he was available to answer any questions related to the proposed development.

Mary Ann Escoffery, 94 Eleanor Circle, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 1921318 Ontario Inc. for 8790 Yonge Street. She advised that she backed onto the subject lands and that in her opinion, the proposed development did not fit within the policies of the Richmond Hill Centre Secondary Plan. She shared her concerns regarding the proposed development as it would increase area traffic and noise; have a negative impact on current infrastructure, existing residents, wildlife, and the environment; and did not fit with the aesthetics and character of the existing neighbourhood. M. Escoffery further shared her concerns with the proposed north-south road and how it would impact safety in the area, and inquired how the concerns of Eleanor Circle residents would be addressed, as detailed in her correspondence distributed as part of Item 4.2.1.

Minzi Kim, 81 Eleanor Circle, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 1921318 Ontario Inc. for 8790 Yonge Street. She advised that she agreed with the comments made by the previous delegate and highlighted that there was a lack of infrastructure in place to support the proposed development, stressing the impact the increased density would have on local schools that were already having a difficult time accommodating the number of students in the area. M. Kim further advised of her concerns the proposed development would have on area traffic, the potential negative impact on current property values, privacy concerns, increased crime, and did not fit with the character of the neighbourhood, and concluded by requesting that the existing residents be considered.

Moved by: Councillor Cilevitz
Seconded by: Councillor Shiu

a) That staff report SRCM.24.05 with respect to the Official Plan Amendment and Zoning By-law Amendment applications submitted by 1921318 Ontario Inc. for lands known as Part of Lot 37, Concession 1, W.Y.S. (municipal address: 8790 Yonge Street), City Files OPA-24-0001 and ZBLA-24-0002, be received for information and that all comments be referred back to staff.

Carried Unanimously

5. Adjournment

Moved by: Councillor Cui
Seconded by: Councillor Davidson

That the meeting be adjourned

Carried

The meeting was adjourned at 8:44 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk