



## **Official Plan Update Committee**

### **Minutes**

**OPUC#02-23**

**Tuesday, May 2, 2023, 1:30 p.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

An electronic hybrid Official Plan Update Committee meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Tuesday, May 2, 2023 at 1:30 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

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

Council Member present via videoconference:

Regional and Local Councillor Chan  
Councillor Liu

Staff Members present in Council Chambers:

K. Kwan, Commissioner of Planning and Infrastructure  
M. Flores, Director, Policy Planning  
S. von Kursell, Manager, Policy Planning  
A. Crawford, Planner I - Policy  
M. Cobbold, Senior Planner - Policy  
C. Chu, Senior Planner - Policy  
P. Chow, Planning Researcher

S. Huycke, Director of Legislative Services/City Clerk  
R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

D. Joslin, City Manager  
S. Adams, Commissioner of Corporate and Financial Services  
T. Steele, Commissioner of Community Services  
D. Terzievski, Director, Infrastructure Planning and Development Engineering  
S. Bell, Manager, Urban Design  
S. DeMaria, Manager, Development Site Plans  
M. Dobbie, Manager, Park and Natural Heritage Planning  
D. Giannetta, Manager, Development Subdivisions  
H. Ng, Manager, Transportation and Traffic  
J. Walters, Manager, Engineering Subdivisions and Infrastructure Planning  
C. Chong, Project Manager, Policy Richmond Hill Centre  
M. Logue, Project Manager, Development Partnerships  
K. Chaudhry, Senior Urban Designer  
J. Ward, Sustainable Transportation Coordinator  
A. Patel, Planner II - Parks  
E. Khawaja, Planning Researcher

**1. Adoption of Agenda**

Moved by: Mayor West

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

- a) Delegations regarding the Official Plan Amendment 18.6 Village Local Centre – Overview of Proposed Amendments – (Item 4.2).

Carried

**2. 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*.

**3. Minutes of Previous Meeting**

- 3.1 Minutes - Official Plan Update Committee meeting OPUC#01-23 held March 7, 2023**

Moved by: Councillor Cilevitz

a) That the minutes of the Official Plan Update Committee meeting OPUC#01-23 held March 7, 2023, be adopted.

Carried

#### 4. Scheduled Business

##### 4.1 Official Plan Update and Proposed Amendments

###### 4.1.1 Status Update on Batch 2 OPA: Implication of Provincial Planning Statement and Introduction to Batch 2 OPA's

Sybelle von Kursell, Manager, Policy, provided an overview of today's agenda and highlighted the purpose of the meeting. She provided a status update on the Official Plan Amendment (OPA) by reviewing the recent Provincial proposals that related to Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023*, and highlighted the implementation of the proposed Provincial Planning Statement; the timeline for the OP update process that would occur in 4 batches; Richmond Hill's Growth Management approach; Batch 2 for centre specific OPAs; as well as the proposed Centre specific OPA objective, focus, and technical changes. S. von Kursell further reviewed the Protected Major Transit Station Area (PMTSA), and staff's implementation approach, and concluded by reviewing staff's recommendation to receive the presentation and that all comments be referred to staff.

Clarification was requested on the status of the Yonge Bernard Key Development Area (KDA), whether there was an opportunity for further comments and review, and if there were applications being processed for the area. A discussion was held by Committee and staff at length regarding the PMTSA implementation, the significance, density targets, land use permissions, and assessing proposed applications. In addition, Committee requested information regarding the OP update Batch 4 amendments, including public consultations and evaluating planning applications during the OP review.

Committee members thanked staff for the presentation and inquired about the Provincial Policy Statement (PPS) and growth plan for the greenbelt, and to clarify the difference between a greenbelt and greenfield area. Committee advised that they looked forward to the

upcoming public consultation sessions, and suggested that an education and training session for Members of Council be considered to discuss Batch 2 amendments relating to the Local Centres OPAs prior to being considered by Council in the Fall of 2023.

Moved by: Councillor Cui

a) That the presentation by Sybelle von Kursell, Manager, Policy, regarding a Status Update on Batch 2 OPA: Implication of Provincial Planning Statement and Introduction to Batch 2 OPA's, be received and all comments referred back to staff.

Carried

#### **4.1.2 OPA 18.8: Oak Ridges Local Centre - Overview of Proposed Amendments**

Megan Cobbald, Senior Planner – Policy, provided an overview of the Official Plan Amendment (OPA) 18.8: Oak Ridges Local Centre. She reviewed the public and stakeholder comments, Oak Ridges Local Centre vision, land use permissions, the approach to job creation, parameters that inform the built form, density considerations applied to the OPA 18.8, and explained the density sidebar. M Cobbald further reviewed the unique design elements, public realm, and concluded by reviewing staff's recommendation within the associated staff report.

Committee members extended appreciation to staff for answering the public's inquiries and requested clarification on whether the proposed OPA 18.8 was recommending maximum height limits up to 6 or 8 storeys, and where the direction to increase height limits arrived from. Committee further inquired how to maintain the skyline and natural views of the environment when height limits were being proposed to increase, to define natural heritage land uses designations; and expressed concerns with not having connectivity in the area specifically, no sidewalks on Regional roads, noting its importance in improving walkability, and suggested to include a bike pass and footways that would be maintainable in all seasons.

Committee members expressed their interest on creating different commercial opportunities along Yonge Street, inquired staff if the vision was to make the Oak Ridges downtown area a smaller type

of walkable community with lower rise buildings, and discussed the types of land use permissions for the area.

Moved by: Councillor Davidson

a) That the presentation by Megan Cobbald, Senior Planner - Policy, regarding OPA 18.8: Oak Ridges Local Centre - Overview of Proposed Amendments, be received and all comments referred back to staff.

Carried Unanimously

#### **4.1.3 OPA 18.7: Newkirk Local Centre - Overview of Proposed Amendments**

Andrew Crawford, Planner II – Policy, provided an overview of the Official Plan Amendment (OPA) 18.7: Newkirk Local Centre. He reviewed the public and stakeholder comments, Newkirk Local Centre vision, land use permissions, the approach to job creation, parameters that inform the built form, and the density considerations applied to the OPA 18.7. A. Crawford further reviewed the unique design elements, public realm, and other unique matters. He concluded by reviewing staff’s recommendation to be received and all comments be referred to staff.

Committee members thanked staff for the presentation and requested clarification on the land use permissions and built form for the Northern Character Area of the OPA 18.7 Newkirk Local Centre. Committee inquired about how the GO Station commuter parking and traffic on Major Mackenzie Drive was going to be addressed to accommodate future development and density for the area. Remarks were made regarding the Region’s long-term plans for the Major Mackenzie Drive overpass and transit corridor of the Newkirk Local Centre.

Moved by: Councillor Thompson

a) That the presentation by Andrew Crawford, Planner II - Policy, regarding OPA 18.7: Newkirk Local Centre - Overview of Proposed Amendments, be received and all comments referred back to staff.

Carried Unanimously

#### **4.1.4 OPA 18.6: Village Local Centre - Overview of Proposed Amendments**

Megan Cobbald, Senior Planner – Policy provided an overview of the Official Plan Amendment 18.6: Village Local Centre. She reviewed the public and stakeholder comments, Village Local Centre vision, land use permissions, the approach to job creation, parameters that inform the built form, and the density considerations applied to the OPA 18.6. M. Cobbald further reviewed the unique design elements, public realm, other unique matters, proposed Regional mixed use areas, and related matters that would be addressed through the Batch 3 Major Transit Area/Corridors OPA. She concluded by reviewing staff's recommendation within the associated staff report.

Committee members inquired about the timeline for additional public consultations and expressed the importance of having additional opportunities for the public to participate in the OP process. Committee members shared concerns with traffic on Yonge Street, noted that the proposed high-rise and density developments along Yonge Street would increase traffic, and inquired how traffic and parking was being addressed for the downtown area, including whether ring roads was a consideration to alleviate traffic from Yonge Street. Members requested clarification about height limits for the downtown core, and what was planned for the vacant lands located at the corner of Major Mackenzie Drive and Yonge Street, and whether the City had authority to enforce unoccupied properties for sale to facilitate development.

Committee inquired if there were any boundary changes to the Village Core Neighbourhood Design Guidelines, acknowledged concerns of the delegates with respect to impacts to their properties, and asked if their concerns could be addressed. Committee members also inquired about employment lands to the north and the technical changes to the proposed Regional Mixed Use Areas. Remarks were made regarding the importance of the OP process with respect to redevelopment and revitalization opportunities in the downtown area, and that staff concentrate on traffic and parking for the area, as the downtown area required a careful planning approach.

Moved by: Councillor Cui

a) That the presentation by Megan Cobbald, Senior Planner - Policy, regarding OPA 18.6: Village Local Centre - Overview of Proposed Amendments, be received and all comments referred back to staff.

Carried

#### **4.1.5 OPA 18.5: Yonge and Carrville/16<sup>th</sup> Avenue KDA - Overview of Proposed Amendments**

Chun Chu, Senior Planner – Policy, provided an overview of the Official Plan Amendment 18.5: Yonge and Carrville/16<sup>th</sup> Avenue Key Development Area (KDA). She reviewed the public and stakeholder comments, Yonge and Carrville/16<sup>th</sup> Avenue KDA vision, land use permissions, the approach to job creation, parameters that inform the built form, and the density considerations applied to the OPA 18.5. C. Chu further reviewed the public realm, unique design elements and matters, and concluded by reviewing staff’s recommendation to be received and all comments be referred to staff.

Committee members expressed traffic concerns with the proposed density in the Yonge Carrville/16<sup>th</sup> Avenue Key Development Area (KDA), noted their support for the “market promenade”, suggested implementing a path system to assist with pedestrian movement for the area, and inquired about how the City’s vision could be protected from future proposals in the KDA.

Committee members expressed excitement regarding future opportunities for integration of retail and residential spaces in the KDA, inquired if there was a plan to promote and encourage public transit for people who did not live along Yonge Street, and whether there was a strategy to introduce a new form of public transit such as shuttle busses to facilitate access from a residential area to the transportation hub. Discussion ensued regarding support for the public realm, the approach to job creation requirements, and to promote live, work and play locally to relieve transportation pressures. Additional questions were asked regarding the Floor Space Index and how it translated into the number of storeys for the KDA.

Moved by: Councillor Cilevitz

a) That the presentation by Chun Chu, Senior Planner - Policy, regarding OPA 18.5: Yonge and Carrville/16th KDA - Overview of Proposed Amendments, be received and all comments referred back to staff.

Carried Unanimously

#### **4.1.6 Engagement, Next Steps and Recommendations**

Sybelle von Kursell, Manager, Policy, reviewed Batch 2 OPAs upcoming milestones and engagement activities for the four centres and corridors, and concluded by outlining next steps and staff's recommendation within the associated staff report.

A member of Committee commented that a two hour public consultation session being held on June 7<sup>th</sup> was too short to receive feedback and suggested that the duration be extended or that an additional consultation session be added, as well as to increase the methods of communication and advertisements used. Staff advised of the methods being used and encouraged Committee members to share and retweet any OPA communications to residents in the community.

Members of Committee extended their appreciation to OPA team, acknowledged their dedicated efforts for their work completed to date, and looked forward to the next steps of the OPA.

Moved by: Mayor West

a) That the presentation by Sybelle von Kursell, Manager, Policy, regarding Engagement, Next Steps and Recommendations be received and all comments be referred back to staff.

Carried

#### **4.2 Delegations received regarding the Official Plan Amendment 18.6: Village Local Centre - Overview of Proposed Amendments - (Item 4.1.4)**

Harry Harakh, 66 Major Mackenzie Drive West, advised that he addressed Council in the past regarding concerns he had with respect to his property and indicated that approving the work in progress for the Official Plan (OP) would identify his lands for the purpose of a public road. He stated that in his opinion, by approving the OP, it would authorize mandatory acquisition of his lands. He described the neighbourhood when he moved to



Richmond Hill, and advised of changes to the area that had evolved. H. Harakh requested the City assist and resolve his concerns and to purchase his property if his lands were required.

Martin Abramian, 76 Major Mackenzie Drive West, advised that he represented residents of Cottage Lane and that he had previously addressed Council to voice their concerns relating to the Official Plan update. He expressed concerns with the extension of Elizabeth Street, from the laneway to Major Mackenzie Drive, noted the negative impacts to their properties, and with the designation of the Village Centre. He stated that in his opinion, while their neighbourhood was situated in the Village Centre, it did not represent the Village, as it was an isolated area. He advised that the lands faced the Regional Corridor, met the Provincial and Regional Major Transit Station Area intensification requirement, and it was their belief that their pocket of land was located in close proximity to downtown that would serve the community more efficiently with greater economic outcome. M. Abramian indicated that he was hopeful that their issues would be addressed by Council, requested to avoid limiting the development of their properties, and that staff listen to the residents and come up with a plan that would allow their properties to serve the community to its best potential.

**5. Date of Next Meeting**

The next meeting of the Official Plan Update Committee will be at the call of the Chair.

**6. Adjournment**

Moved by: Mayor West

That the meeting be adjourned.

Carried

The meeting was adjourned at 4:59 p.m.