

**4. Scheduled Business:**

**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

For Your Information and Any Action Deemed Necessary

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.