



## **Council Public Meeting**

### **Minutes**

**C#23-24**

**Tuesday, October 22, 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, October 22, 2024 at 7:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Regional and Local Councillor DiPaola  
Councillor Davidson  
Councillor Thompson  
Councillor Cui

Council Members present via videoconference:

Regional and Local Councillor Chan  
Councillor Liu  
Councillor Cilevitz  
Councillor Shiu

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning  
K. Graham, Manager, Development Planning  
S. Aiello, Project Manager, Development Zoning  
R. Baek, Planner I - Development  
G. La Moglie, Senior Planner  
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) Delegations received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Steinberg Land Holdings Inc. for 40, 50, 60 and 74 Stouffville Road - (Item 4.1.1);

b) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Steinberg Land Holdings Inc. for 40, 50, 60 and 74 Stouffville Road - (Item 4.1.2);

c) Delegation received regarding the Request for Approval to Expand Permissions for Additional Residential Units and Increase Minimum Heights within Major Transit Station Areas with Mixed Use Centre or Corridor Designations in the City of Richmond Hill - (Item 4.2.1);

d) Correspondence received regarding the Request for Approval to Expand Permissions for Additional Residential Units and Increase Minimum Heights within Major Transit Station Areas with Mixed Use Centre or Corridor Designations in the City of Richmond Hill - (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.24.104 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Steinberg Land Holdings Inc. - 40, 50, 60 and 74 Stouffville Road - City Files OPA-24-0002 and ZBLA-24-0003**

Giuliano La Moglie, Senior Planner, of the Planning and Building Services Department, provided an overview of the proposed Official Plan and

Zoning By-law Amendment applications to permit a medium density residential development on the subject lands. G. La Moglie advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Adam Layton, Goldberg Group, agent for the applicant, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Steinberg Land Holdings Inc. for 40, 50, 60 and 74 Stouffville Road. He provided additional information related to the property location within a priority infill area and noted they had been working with Regional and City staff regarding the extension of municipal services to allow for more urban development in the area, sharing three different options of how the site could be developed. A. Layton provided an overview of the project statistics specific to the proposed height, density, parking, bicycle parking, landscaped open space and vegetation opportunities; Conceptual Site Plan; Landscape Concept; Block Massing of Site; and Typical Unit Configuration; and concluded by displaying various architectural renderings of the conceptual design images for the proposed development.

Sandy Carruthers and Colin Pettit, 111 Muirhead Crescent., addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Steinberg Land Holdings Inc. for 40, 50, 60 and 74 Stouffville Road. They advised they were speaking on behalf of many of the residents of Muirhead Crescent and expressed their concerns with the impact of the proposed development as it did not fit with the character of the existing neighbourhood, loss of mature trees, increased traffic congestion and speeding issues, current lack of infrastructure that would not be able to support the projected volume of growth, their location within the Oak Ridges Moraine that housed endangered species, and impact on water supply as they were on well and septic. S. Carruthers and C. Pettit inquired about the various Studies that had been undertaken, how the area would be replenished with trees and vegetation, and how traffic congestion and strained infrastructure would be addressed as in their opinion, the proposed density was not appropriate for the area.

Anthony Fasciano, 89 Muirhead Crescent, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Steinberg Land Holdings Inc. for 40, 50, 60 and 74 Stouffville Road. He inquired if the proposed development was approved if it would impact zoning for the entire area or if it was specific to the project, and

inquired if the proposed development would need to connect to the existing water and sewage lines.

Robert Reid, 86 Stouffville Road, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Steinberg Land Holdings Inc. for 40, 50, 60 and 74 Stouffville Road. He commented how the area had gone unchanged for decades and expressed his concerns with the proposed development as it would impact their quality of life, specifically because of the shadows and lack of sunlight to their property that would result. R. Reid further advised of his concerns with only four of the lots on Stouffville Road being developed at this time.

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPBS.24.104 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Steinberg Land Holdings Inc. for lands known as Lots 1, 2, 3 and 4, Registered Plan 349 (municipal addresses 40, 50, 60 and 74 Stouffville Road), City Files OPA-24-0002 and ZBLA-24-0003, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**4.2 SRPBS.24.111 - Request for Approval to Expand Permissions for Additional Residential Units and Increase Minimum Heights within Major Transit Station Areas with Mixed Use Centre or Corridor Designations - City of Richmond Hill**

Salvatore Aiello, Project Manager - Development Zoning, of the Planning and Building Services Department, provided introductory remarks and background information regarding the proposed municipally initiated Official Plan and Zoning By-law Amendments to expand existing Additional Residential Units (“ARUs”) permissions and to increase minimum heights within a Major Transit Station Areas (“MTSAs”) located along Yonge Street, Highway 7 and the Newkirk GO Station. He noted that Lindsay Toth, Principal, Gladki Planning Associates, was in attendance to provide a Project update as well as to present the findings, and advised that staff’s recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Lindsay Toth, Principal, Gladki Planning Associates, recognized the consulting team that were leading the Project for the City of Richmond Hill

and acknowledged the expertise of City staff whom they have been working closely with on the Project. She highlighted the Project's objectives; explained what an Official Plan Amendment, Zoning By-law Amendment, and Additional Residential Units were; and provided an overview of the Project considerations that included:

- Existing Conditions
- City Staff's Experience
- Current Policy and Zoning Approach
- Evolving Provincial-led Planning Policy Framework
- Learning from Peer Municipalities
- Impacts on Transportation and Servicing (Water/Wastewater) Infrastructure
- Built Form Demonstrations and Public Engagement

L. Toth reviewed the Key Directions for the draft Official Plan Amendments and Zoning By-law Amendments for Additional Residential Units and advised of next steps in the Project.

Michael Theodores, 481 Major Mackenzie Drive East, addressed Council regarding the Request for Approval to Expand Permissions for Additional Residential Units and Increase Minimum Heights within Major Transit Station Areas with Mixed Use Centre or Corridor Designations in the City of Richmond Hill. He advised that he was in support of gentle density but had concerns with "as-of-right" zoning as it would hinder the public's opportunity to provide their input on various projects, and expressed his concerns with the notification as well as community and stakeholder consultation that was undertaken for this specific Project, in particular with the framework of the online survey. M. Theodores noted unintended consequences that could arise related to short term rental accommodations, highlighted opportunities that could be explored, and requested that the consultation period be extended, as detailed in his correspondence distributed as Item 4.2.2.

Paul De Berardis, 100 Winchester Lane, addressed Council regarding the Request for Approval to Expand Permissions for Additional Residential Units and Increase Minimum Heights within Major Transit Station Areas with Mixed Use Centre or Corridor Designations in the City of Richmond Hill. He advised that he reviewed the information specific to additional residential units ("ARUs") and advised of his support for the proposals as it was an opportunity to provide different housing types within the municipality.

Moved by: Councillor Cilevitz  
Seconded by: Councillor Shiu

a) That staff report SRPBS.24.111, with respect to the municipally initiated amendments to the City's Official Plan and Zoning By-laws to permit additional residential units and to permit an increase to minimum heights within Major Transit Station Areas with Mixed Use Centre or Corridor Designations (City Files MOPA -24-0001 and MZBA-24-0001), be received for information purposes only and that all comments be referred back to staff.

Carried

**5. Adjournment**

Moved by: Councillor Davidson  
Seconded by: Councillor Cui

That the meeting be adjourned

Carried

The meeting was adjourned at 9:38 p.m.

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David West, Mayor

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Ryan Ban, Deputy City Clerk