



Council Public Meeting

Minutes

C#02-25

Tuesday, February 11, 2025, 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, February 11, 2025 at 7:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Regional and Local Councillor Chan
Councillor Davidson
Councillor Thompson
Councillor Cui
Councillor Cilevitz

Council Members present via videoconference:

Regional and Local Councillor DiPaola
Councillor Liu
Councillor Shiu

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning
M. Flores, Director, Policy Planning
S. DeMaria, Manager, Development Planning
D. DiGirolamo, Manager, Development Planning
S. Fiore, Senior Planner - Development
A. Crawford, Planner II - Policy
G. Russo, Planner II - Development
S. Yeung, Planner II - 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 Cui

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

- a) Delegation received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 1355314 Ontario Inc. and Lauremont School for 500 Elgin Mills Road East and 93 Edward Avenue;
- b) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Khatereh Kheirhahan, Mohammad Mahmoudzadeh, Janet Yates, Hossein Khan-Mohammadi, Mehdi Zanganeh, Fataneh Bahraei, Ankai Liu and Hou Jian for 35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive;
- c) Delegation received regarding the proposed Zoning By-law Amendment Application submitted by Khatereh Kheirhahan, Mohammad Mahmoudzadeh, Janet Yates, Hossein Khan-Mohammadi, Mehdi Zanganeh, Fataneh Bahraei, Ankai Liu and Hou Jian for 35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive;
- d) Correspondence received regarding the proposed Revised Official Plan Amendment and Zoning By-law Amendment Applications submitted by 9861 Yonge Developments Inc. for 9861 Yonge Street and 236 and 240 Church Street South;
- e) Delegations received regarding the proposed Revised Official Plan Amendment and Zoning By-law Amendment Applications submitted by 9861 Yonge Developments Inc. for 9861 Yonge Street and 236 and 240 Church Street South.

Carried Unanimously

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.25.008 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - 1355314 Ontario Inc. and Lauremont School - 500 Elgin Mills Road East and 93 Edward Avenue - City Files OPA-24-0006 and ZBLA-24-0012 (Related City File SP-24-0025)**

Samantha Yeung, Planner II - Development, of the Planning and Building Services Department, provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit institutional and recreational uses associated with the existing private school (Lauremont School) located on the subject lands. S. Yeung advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Rosemarie Humphries, Humphries Planning Group Inc., agent for the applicant, noted additional information related to the current use of the property and surrounding land uses; reviewed the proposed application to add a one-story multi-purpose recreational building and outdoor artificial turf field; and provided an overview of the proposed approvals required to facilitate the proposed development including an Official Plan Amendment and Zoning By-law Amendment. R. Humphries concluded her delegation by providing an overview of the Site Plan for the development to show further details of the proposed uses and how it would complement the existing school.

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 Thompson

Seconded by: Regional and Local Councillor Chan

a) That staff report SRPBS.25.008 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 1355314 Ontario Inc. and Lauremont School for lands known as Part of Lots 39, 40, 45 and 46, Registered Plan 2766 and Part Block 109, Registered Plan 65M-2895 (municipal addresses: 500 Elgin Mills Road East and 93 Edward Avenue), City Files OPA-24-0006 and ZBLA-24-0012 (Related City File SP-24-0025), be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4.2 SRPBS.25.007 - Request for Comments - Zoning By-law Amendment Application - Khatereh Kheirkhahan, Mohammad Mahmoudzadeh, Janet Yates, Hossein Khan-Mohammadi, Mehdi Zanganeh, Fataneh Bahraei, Ankai Liu and Hou Jian - 35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive - City File ZBLA-24-0009 (Related City File SUB-24-0003)

Samantha Yeung, Planner II - Development, of the Planning and Building Services Department, provided an overview of the proposed Zoning By-law Amendment application to permit the construction of a low-density residential development on the subject lands. S. Yeung advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Dafne Gokcen, IPS Innovative Planning Solutions, agent for the applicant, provided additional information related to the site context, location and surrounding area; addressed the land use designations within the York Region and Richmond Hill Official Plans including the current zoning; and provided an overview of the required amendments to facilitate the proposed development. D. Gokcen reviewed the draft Plan of Subdivision, Site Plans and lot sizes, and advised of the various reports and studies that had been submitted in support of the application.

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 Cilevitz

Seconded by: Councillor Cui

a) That staff report SRPBS.25.007 with respect to the Zoning By-law Amendment application submitted by Khatereh Kheirkhahan, Mohammad Mahmoudzadeh, Janet Yates, Hossein Khan-Mohammadi, Mehdi Zanganeh, Fataneh Bahraei, Ankai Liu and Hou Jian for lands known as Lot 8 and Part of Lot 9, Registered Plan 3852; and Lots 77 to 79, Registered Plan 1930 (municipal addresses: 35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive), City File ZBLA-24-0009 (Related City File SUB-24-0003), be received for information purposes only and that all comments be referred back to staff.

Carried

4.3 SRPBS.25.010 - Request for Comments - Revised Official Plan Amendment and Zoning By-law Amendment Applications - 9861 Yonge Developments Inc. - 9861 Yonge Street and 236 and 240 Church Street South - City Files D01-12011 and D02-12032

Simone Fiore, Senior Planner - Development, of the Planning and Building Services Department, provided an overview of the proposed revised Official Plan and Zoning By-law Amendment applications to permit a high density mixed-use residential/commercial development on the subject lands and advised that the revised applications continue to be under the jurisdiction of the Ontario Land Tribunal. S. Fiore advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

David Neligan, Aird & Berlis LLP, on behalf of the applicant, shared background and historical information regarding the original applications for the subject lands leading up to the Settlement Proposal through the Ontario Land Tribunal (OLT), and provided an overview of the revised development proposal that has been impacted by significant changes to policy and to the built environment in Richmond Hill. D. Neligan advised that the proposed development included 125 affordable rental units, addressed comments received in submissions from residents regarding increased area traffic and the vehicular access point, and requested that Council support the revised development proposal to ultimately get approval from the OLT, as further detailed in his correspondence distributed as part of Item 4.3.1.

Geoff Green, 297 Church Street South, addressed Council regarding the proposed Revised Official Plan Amendment and Zoning By-law Amendment Applications submitted by 9861 Yonge Developments Inc. for 9861 Yonge Street and 236 and 240 Church Street South. He advised of his concerns regarding the proposed height and Floor Space Index (FSI) of the proposed development for the size of the property, sharing photographs of two high-density condominiums in Richmond Hill as a comparison, and requested that the mature trees on the subject lands be preserved. G. Green further advised of his concerns regarding vehicular access for the proposed development from Church Street and the reduced number of parking spaces and the impact this would have on area traffic, and requested that Council defend the existing Official Plan policies and Zoning at the OLT.

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

a) That staff report SRPBS.25.010 with respect to the revised Official Plan and Zoning By-law Amendment applications submitted by 9861 Yonge Development Inc. for lands known as Part of Lots 22, 23 and 26, Lots 24 and 25, Registered Plan 2383 (municipal addresses: 9861 Yonge Street and 236 and 240 Church Street South), City Files D01-21011 and D02-12032, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4.4 SRPBS.25.009 - Request for Comments - Municipally-Initiated Official Plan Amendment on Employment Land Protection - City File MOPA-24-0002

Andrew Crawford, Planner II - Policy, of the Planning and Building Services Department, provided an overview of the proposed municipally-initiated Official Plan Amendment to add policies that would authorize the continuation of existing uses within the City's designated employment lands, which would maintain the employment designation and associated protections from conversion requests. A. Crawford advised that staff's recommendation was that the staff report be received for information purposes only 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: Regional and Local Councillor Chan
Seconded by: Councillor Thompson

a) That staff report SRPBS.25.009 with respect to the draft municipally-initiated Official Plan Amendment regarding employment lands be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

5. Adjournment

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:02 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk