



## Official Plan Update Committee

### Minutes

**OPUC#01-24**

**Tuesday, September 10, 2024, 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, September 10, 2024 at 1:30 p.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

Councillor Cilevitz (Vice-Chair)  
Mayor West  
Regional and Local Councillor Chan  
Councillor Davidson  
Councillor Liu  
Councillor Shiu

Committee Member present via videoconference:

Regional and Local Councillor DiPaola (Chair)

Committee Members regrets:

Councillor Thompson  
Councillor Cui

Staff Members present in Council Chambers:

G. Galanis, Commissioner of Planning and Building Services  
M. Flores, Director, Policy Planning  
H. Punia, Chief of Staff to the Mayor  
P. Chow, Manager, Policy Planning  
B. DeFreitas, Senior Planner - Policy  
P. Chow, Researcher

S. Huycke, Director, 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  
P. Masaro, Commissioner of Infrastructure and Engineering Services  
C. Debi, Director, Communications Services  
C. Chu, Senior Planner – Policy  
A. Crawford, Planner II - Policy

**1. Call to Order**

The Vice-Chair called the meeting to order at 1:30 p.m.

**2. Adoption of Agenda**

Moved by: Councillor Davidson

That the agenda be adopted as distributed by the Clerk.

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. Adoption of Previous Minutes**

**4.1 Minutes - Official Plan Update Committee meeting OPUC#02-23 held May 2, 2023**

Moved by: Regional and Local Councillor Chan

a) That the minutes of the Official Plan Update Committee meeting OPUC#02-23 held May 2, 2023, be adopted.

Carried Unanimously

**5. Delegation(s)**

There were no delegations.

**6. Scheduled Business**

## **6.1 Comprehensive Official Plan Update and Secondary Plan Approach**

Maria Flores, Director, Policy Planning, provided introductory remarks regarding the Comprehensive Official Plan (OP) Update and Secondary Plan Approach. She emphasized the importance of regular updates to align with the legislative changes, provincial policies, and the evolving needs of the City, and reviewed the OP's accomplishments. M. Flores also introduced the staff who would present the revised process for completing the update to better address City changes and guide growth.

Brian DeFreitas, Senior Planner – Policy, began the presentation by outlining the purpose of the OP update project and provided an update on the status of the OP. He reviewed the changing circumstances and policy drivers of the project, including the Provincial Planning Statement (PPS) 2024, and its major changes from the previous PPS. He highlighted the remaining policy areas needing attention in the OP update, as well as the remaining areas within the City Structure that need to be analyzed comprehensively. B. DeFreitas summarized the City structure accomplishments and outlined the focus of the Regional Mixed-Use corridor analysis.

Phoebe Chow, Manager, Policy, reviewed details of the comprehensive OP update scope of work for 2024 to 2028 which included completing the Secondary Plans. She outlined the cost and additional funding requests for the Regional Mixed-Use Corridor designation, and the two Highway 7 Secondary Plans, and concluded the presentation by reviewing next steps.

Members of Committee thanked staff for their presentation and recognized their efforts in addressing the significant changes affecting land-use planning in the City, as well as their work toward strengthening the community. Clarification was sought on how the removal of the planning responsibilities from York Region would impact the City; the intensification plans for mixed-use centres along Yonge Street and Highway 7 Major Transit Station Corridors (MTSA); the relationship between the reexamination of height and density in these corridors and the ongoing work to finalize the MTSA and the Protected MTSA's; and asked about the data used by the City to justify greater building heights and densities in these areas. Additionally, the Committee emphasized the need to ensure functionality while allowing greater building heights and densities and expressed a desire to focus on improving housing affordability and

promoting the development of family-sized units in future projects to help build a vibrant community in the City.

The Committee inquired about the major changes in the new PPS including, policies no longer linked to municipal comprehensive reviews, and whether it impacted the Comprehensive Zoning By-law project. They also discussed the effects of possible settlement boundary expansions, raised concerns about limited employment lands, and sought clarification on the City's control over those lands.

They inquired about the application process for development proposals at East Beaver Creek Road and Highway 7 submitted before the initiation of the Secondary Plan; if there was potential for including employment lands in future development proposals; noted concerns with coordinating developments between Richmond Hill and Markham boundaries along the Highway 7; and emphasized the need for established policies and procedures.

Committee also requested clarification on the costing and additional funding requests for the new Secondary Plans, and it was confirmed that it would be recovered from the Development Charges.

Moved by: Councillor Shiu

a) That the presentation by Phoebe Chow, Manager, Policy, and Brian DeFreitas, Senior Planner, regarding the Comprehensive Official Plan Update and Secondary Plan Approach, be received with thanks and all comments referred back to staff.

Carried Unanimously

## **7. Adjournment**

Moved by: Councillor Davidson

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 2:35 p.m.