



## **Council Public Meeting**

### **Minutes**

**C#04-25**

**Tuesday, February 25, 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 25, 2025 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 Cui  
Councillor Cilevitz  
Councillor Shiu

Regrets:

Regional and Local Councillor Chan  
Councillor Liu

Council Member present via videoconference:

Councillor Thompson

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning  
S. DeMaria, Manager, Development Planning  
S. Aiello, Manager, Development Zoning and Committee of Adjustment  
S. Fiore, Senior Planner – Development  
K. Faria, Senior Planner - Development  
D. Pigliacelli, Planner II - Development  
R. Ban, Deputy City Clerk  
L. Sampogna, 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 Davidson

Seconded by: Councillor Shiu

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

- a) Delegation received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted for 45 and 51 Observatory Lane;
- b) Delegations received regarding the proposed Comprehensive Zoning By-law Project (Centres and Corridors) for the City of Richmond Hill;
- c) Correspondence received regarding the proposed Comprehensive Zoning By-law Amendment for the City of Richmond Hill.

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.25.020 - Request for Comments – Official Plan and Zoning By-law Amendment Applications – 45 Observatory Lane LP - 45 and 51 Observatory Lane – City Files OPA-24-0005 and ZBLA-24-0011**

Simone Fiore, Senior Planner - Development, of the Planning and Building Services Department, provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a high density residential development on the subject lands. 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.

Joie Kwong, Bousfields Inc., agent for the applicant, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 45 Observatory Lane LP for 45 and 51 Observatory Lane. She provided an overview of the site context, surrounding area, and planning framework for the York Region PMTSA 39

and 51, as well as the Richmond Hill Official Plan Land Use Schedule A2. She also reviewed surrounding developments, key statistics, site plan, ground floor plan, and presented renderings of the proposed development on the subject lands.

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 Shiu

Seconded by: Councillor Cilevitz

a) That Staff Report SRPBS.25.020 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 45 Observatory Lane LP for lands known as Lots 10 and 11, Registered Plan 4342 (Municipal Addresses: 45 and 51 Observatory Lane), City Files OPA-24-0005 and ZBLA-24-0011, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**4.2 SRPBS.25.017 - Request for Comments – Comprehensive Zoning By-law Project (Centres and Corridors) – City of Richmond Hill – City File MZBA-23-0001**

Salvatore Aiello, Manager, Development Zoning and Committee of Adjustment, of the Planning and Building Services Department, made a presentation to Council regarding the proposed Comprehensive Zoning By-law (CZBL) Project for Centres and Corridors for the City of Richmond Hill. He outlined the purpose of the CZBL, reviewed the Official Plan's Land Use Schedule A2, and discussed the objectives of the CZBL Project. He provided an overview of the draft zoning by-law, outlined the proposed structure of the CZBL, draft schedules and overlays for the Centre and Corridor areas, and concluded the presentation by emphasizing that the City is seeking input on the proposed CZBL Project to ensure it meets the community needs.

Michael Theodores, 481 Major Mackenzie Drive East, addressed Council regarding the proposed Comprehensive Zoning By-law for Centres and Corridors for the City of Richmond Hill. He raised concerns about high density planning in the Newkirk Local Centre despite its limited transit service, and shared his opinion on how the Housing Accelerator Fund (HAF) should be utilized. He also noted the lack of updates on surplus land reviews, and outdated HAF information on the City's webpage. M.

Theodores emphasized the need for a transit focused development strategy, questioned the exclusion of Richmond Hill Centre from the review, and urged Council to review his written submission for further details, distributed as part of Agenda Item 4.2.2.

Murray Evans, 28 Ellery Drive, representing the Summit Golf and Country Club, addressed Council regarding the proposed Comprehensive Zoning By-law for Centres and Corridors for the City of Richmond Hill. He requested adjustments to the zoning provisions affecting the Club's lawful non-conforming status, and raised concerns about a clause preventing reconstruction if over 50% of a structure was destroyed. M. Evans noted the by-law overlooked past legal permissions, and suggested wording to allow replacement structures on the exiting footprint. He also proposed changing the date to align with the Official Plan's 2010 adoption by Council or its 2012 partial approval by the Ontario Municipal Board, as further detailed in his submission distributed as part of Agenda Item 4.2.2.

Adam Layton, Goldberg Group, representing Yonge Street corridor property owners, addressed Council regarding the proposed Comprehensive Zoning By-law for Centres and Corridors for the City of Richmond Hill. He questioned the zoning update process, noting that the Official Plan review for Centres and Corridors was incomplete, and indicated that passing zoning changes could require future amendments once the plan was approved.

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

a) That staff report SRPBS.25.017 with respect to the Comprehensive Zoning By-law for the City of Richmond Hill regarding the Yonge Street and Carrville/16<sup>th</sup> Avenue Key Development Area, Yonge Street and Bernard Avenue Key Development Area, Village Local Centre, Newkirk Local Centre, Oak Ridges Local Centre, Local Development Areas, Regional Mixed-Use Corridors, and Local Mixed-Use Corridor, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

## 5. Adjournment

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

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That the meeting be adjourned.

Carried

The meeting was adjourned at 8:31 p.m.

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David West, Mayor

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Ryan Ban, Deputy City Clerk