



Council Public Meeting

Minutes

C#08-25

Tuesday, April 8, 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, April 8, 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
Councillor Shiu

Council Members present via videoconference:

Regional and Local Councillor DiPaola
Councillor Liu

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning
K. Graham, Acting Manager, Development Planning
L. Penner, Senior Planner – Development
R. Ban, Deputy City Clerk
S. Dumont, 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 Cilevitz

Seconded by: Councillor Shiu

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

- a) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Monage 24 Brookside Holdings Corp. for 24 Brookside Road;
- b) Delegations received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Monage 24 Brookside Holdings Corp for 24 Brookside Road;
- c) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. for multiple addresses on Yonge Street, Brookside Road and Naughton Drive.
- d) Delegations received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. for multiple addresses on Yonge Street, Brookside Road and Naughton Drive.

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 Staff Report SRPBS.25.041 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Monage 24 Brookside Holdings Corp. - 24 Brookside Road - City Files OPA-24-0008 and ZBLA-24-0015

Leigh Ann Penner, Senior Planner – Development, of the Planning and Building Services Department, provided an overview of the Official Plan and Zoning By-law Amendment applications to permit a high density residential development on the subject lands. L. Penner advised that

staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Andrew Ferancik, WND Associates, addressed Council regarding Official Plan and Zoning By-law Amendment Applications submitted by Monage 24 Brookside Holdings Corp. He described the site location and adjacent uses, highlighted building heights of other developments, both built and proposed in the area, and noted the existing Official Plan designation and Zoning By-law in-place for the area. A. Ferancik advised that the site was within a Protected Major Transit Station Area, and reviewed the proposed development's statistics, site layout, and floor plans.

Tim Kwan, 233 Rothbury Road, addressed Council regarding Official Plan and Zoning By-law Amendment Applications submitted by Monage 24 Brookside Holdings Corp. He commented on how the proposed development violated existing Official Plan policies, and questioned if the proposal was responsible, thoughtful and community-driven growth planning. He expressed concerns regarding the proposed building height, privacy, conflict with the angular plane policy, impact on traffic, aggressive driving and the safety of children attending the nearby high school.

Michael Manett, MPLAN Inc., addressed Council regarding Official Plan and Zoning By-law Amendment Applications submitted by Monage 24 Brookside Holdings Corp. He advised that he represented the owner of 11130 Yonge Street, the property immediately to the east of the subject lands of the applications, and advised of their support of the application in principle with respect to the high density residential development. He noted concerns that he felt could be worked out through design, as noted in his correspondence attached as Agenda Item 4.1.1.

Mahmoud Akbari, 54 Brookside Road, addressed Council regarding Official Plan and Zoning By-law Amendment Applications submitted by Monage 24 Brookside Holdings Corp. He expressed concerns regarding traffic congestion, neighborhood safety, strain on local services and infrastructure, negative effects on the area's appearance and property values, and a potential loss of privacy. M. Akbari shared his opinion that the residents in the neighbourhood had a right to shape their area's future, as further outlined in his submission attached as Agenda Item 4.1.1.

Rebecca Wu, 50 Brookside Road, addressed Council regarding Official Plan and Zoning By-law Amendment Applications submitted by Monage 24 Brookside Holdings Corp. She expressed concerns with the proposed density, stating that the area was too small to support such a significant

increase in population. She noted potential impacts on traffic congestion, children's safety, and raised questions about the high school's capacity to accommodate a potential influx of children, and with the impact all the development will have on the appearance of the area.

Ehsan Ghane, 72 Brookside Road, outlined the features that initially attracted him to the neighborhood, while also expressing concerns about its evolving character. He highlighted issues such as increased traffic, security challenges, and the impact of higher density on the community, particularly regarding the safety and well-being of children.

Wayne Ding, 219 Rothsbury Road, addressed Council regarding Official Plan and Zoning By-law Amendment Applications submitted by Monage 24 Brookside Holdings Corp. He commented on what attracted him to the neighbourhood, noting it was a quiet and safe area with access to high quality schools. He expressed concerns regarding about the potential impacts of the proposed development on traffic congestion, children's safety, and the quality of education, and questioned how existing residents will benefit from the proposed development.

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

a) That Staff Report SRPBS.25.041 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Monage 24 Brookside Holdings Corp for lands known as Part of Lot 3 and Part of Block A, Registered Plan 1642 (Municipal Address: 24 Brookside Road), City Files OPA-24-0008 and ZBLA-24-0015, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

4.2 SRPBS.25.036 - Request for Comments – Official Plan and Zoning By-law Amendment Applications – Yonge MCD Inc. – City Files OPA-24-0007 and ZBLA-24-0013 (Related City Files D03-16006 and D06-20023)

Kaitlyn Graham, Acting Manager, Development Planning, of the Planning and Building Services Department, provided an overview of the Official Plan and Zoning By-law Amendment applications to permit a medium and high density mixed-use development comprised of five (5) high-rise apartment buildings with heights of 29, 31, 33, 38 and 49 storeys, as well as 45 townhouse dwelling units and two (2) community centres on the subject lands. K. Graham advised that staff's recommendation was that

the staff report be received for information purposes only and all comments be referred back to staff.

Sabrina Sgotto, Weston Consulting, addressed Council regarding the Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. She described the subject property's location, the Official Plan and Zoning By-law amendments sought, and shared the circumstances that have led to a revised application being submitted for the subject lands. S. Sgotto shared site statistics, noted the number of affordable units, and described the proposed massing design, linear park and community centre designs.

Kathleen Mochanacki, Richmond Hill Supportive Housing Collaboration, addressed Council regarding the Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. She introduced the Collaboration and its goal of securing supportive housing for those in need, and expressed appreciation for the developer's openness to consider supportive housing within their affordable housing proposal. Mochanacki raised concerns about the proposal not proceeding as presented and posed several questions to Council regarding the site plan timeline and whether two-bedroom units could be considered. K. Mochanacki shared the Collaboration's endorsement of the concept of providing supportive housing and welcomed continued discussions.

Tim Kwan, 233 Rothbury Road, addressed Council regarding the Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. He expressed concerns about the traffic impact of the proposed development and emphasized the need for a comprehensive traffic study encompassing all developments in the area. He also questioned the calculation of the angular plane and how the proposed development met the angular plane policy.

Michael Clare, Markham Inter-Church Committee for Affordable Housing, addressed Council regarding the Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. He shared his support of inclusionary zoning but raised concerns about the mix of affordable units, suggesting a reduction in units to add more two and three bedroom options for families. M. Clare proposed incorporating group homes or townhouses, inquired about potential partnerships with not-for-profit housing providers, and asked how the project aligned with the City's strategic housing plan. He also called for further consultation with local housing providers to ensure the project meets community needs.

Yvonne Kelly, Affordable Housing Coalition of York Region, addressed Council regarding the Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. She emphasized the critical need for affordable housing in Richmond Hill, highlighting the Coalition's advocacy for diverse, purpose-built rental housing options. She highlighted that the project's 1,800 units could help address the Region's rental housing gap. However, she expressed concerns that the current definition of "affordable" excluded lower-income households, as market rents are used to determine affordability. Y. Kelly urged the developer and Council to prioritize truly affordable units, ensure they are available early in the project, and maintain affordability long-term. She concluded by emphasizing the Coalition's support for projects that genuinely add affordable housing to the community.

Ehsan Ghane, 72 Brookside Road, addressed Council regarding the Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. He expressed concern about the proposed increase in density within a small area, pointing out that Canada has ample land to accommodate growth elsewhere. Mr. Ghane emphasized that Brookside Road's narrow streets and existing traffic congestion are already strained, citing long travel times for short errands and past road closures due to traffic accidents.

Rebecca Wu, 50 Brookside Road, addressed Council regarding the Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. She shared her opinion that the proposed developments in the area will lead to overdevelopment and overcrowding, and shared her view that the resulting contrast between high-rises on one side of Yonge Street and low-rise buildings on the other would negatively impact the area's appearance.

Mahmoud Akbari, 54 Brookside Road, addressed Council regarding the Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. He expressed concerns about added strain on schools, hospitals, and greenspaces, and questioned the logic of intensifying the area without supporting infrastructure. He shared that his family moved to Richmond Hill for peace and privacy, which he felt would be lost with the growth of high-rise development. He also questioned why this particular area was being asked to absorb so much growth, and urged Council to consider residents' perspectives in their decision-making.

Harry Yin, 179 Canyon Hill Avenue, addressed Council regarding the Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. He expressed concerns about the impact the proposed development could have on population density, traffic, local schools, and the peace and quiet that originally drew him to the area.

Wayne Ding, 219 Rothsbury Road, addressed Council regarding the Official Plan and Zoning By-law Amendment Applications submitted by Yonge MCD Inc. He expressed concerns about the City's overall growth and infrastructure plans, and inquired about the future of hospitals, schools, libraries, and elder care services in response to the expected population increase. W. Ding shared his opinion that the residents in the neighbourhood needed to know the plans for the area before accepting further development. He also highlighted the need for a new community center in Westbrook, better medical services, and more schools to accommodate growing student populations.

Moved by: Councillor Cui
Seconded by: Councillor Davidson

a) That Staff Report SRPBS.25.036 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Yonge MCD Inc. for lands known as Part of Lots 1, 2 and 23, Registered Plan 1642, Part of Lots 1, 2, 3 and 4, Registered Plan 3600, and Lots 1 and 4, Registered Plan 3799 (Municipal Addresses: 0, 11014, 11034, 11044 and 11076 Yonge Street, 0, 47 and 59 Brookside Road, and 12 and 24 Naughton Drive), City Files OPA-24-0007 and ZBLA-24-0013 (Related City Files D03-16006 and D06-20023) be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

5. Adjournment

Moved by: Councillor Thompson
Seconded by: Councillor Davidson

That the meeting be adjourned

Carried

The meeting was adjourned at 10:26 p.m.

April 8, 2025

C#08-25

David West, Mayor

Ryan Ban, Deputy City Clerk