



## Council Public Meeting

Wednesday, June 3, 2020

### Concerning a Proposed Revised Official Plan Amendment and Zoning By-law Amendment

A Public Meeting is scheduled for Wednesday, June 3, 2020 at 7:30 PM to notify the public and receive comments on the following revised applications that have been received by the City. In support of the efforts of our public health partners and the Province of Ontario to stop the spread of COVID-19, the meeting will be held using electronic video conference technology. Details on how you can participate in the meeting are included in this notice. You can also view the livestream of the meeting at [RichmondHill.ca/CouncilMeetings](http://RichmondHill.ca/CouncilMeetings).

#### **Inquiries Refer To:**

**City Files: D01-19002 and D02-19012**

**City Planner: Kaitlyn Graham, Senior Planner – Site Plans**

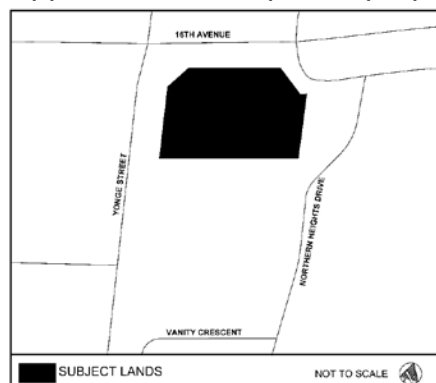
**Telephone: 905-771-2459**

**Email: [kaitlyn.graham@richmondhill.ca](mailto:kaitlyn.graham@richmondhill.ca)**

A revised development proposal has been received from **Yonge Sixteen LP** to amend the Official Plan and Zoning By-law for lands described as Part of Lot 1, Plan 3805 and Part of Lots 1, 2 and 3, Plan 3806 and municipally known as 9251 Yonge Street. The subject lands have a frontage of approximately 57 metres (187 feet) along Yonge Street and 73 metres (240 feet) along 16<sup>th</sup> Avenue, and a total site area of 0.759 hectares (1.875 acres). The revised applications seek to permit a revised high density, mixed-use residential/commercial development comprised of 38 and 43 storey towers with a gross floor area of 66,550 square metres (716,338 square feet), a floor space index of 8.77 and 959 residential units on the subject lands.

The revised Official Plan Amendment application proposes to amend the site specific policies applicable to the subject lands to increase the maximum permitted building height from 28 to 43 storeys and 136 metres (446.19 feet), to increase the maximum permitted floor space index from 5.4 to 8.77, and to increase the maximum permitted number of units per hectare from 662 to 1,264.

The revised Zoning By-law Amendment application proposes to amend the site specific Key Development Area (KDA) Zone provisions applicable under Zoning By-law 278-96, as amended, to facilitate the applicant's development proposal.



**Lands Containing Seven (7) or More Residential Units:** A copy of this notice must be posted by the owner of any land that contains seven (7) or more residential units in a location that is visible to all of the residents.

**Any person**, subject to the below notice regarding the Covid-19 Emergency, may attend the meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment. Written comments by any person unable to attend the meeting should be made by email to [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca), or by mail to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario, L4B 3P4, or fax to 905-771-2502, and is to be received no later than 12:00 p.m. (noon) on Wednesday, June 3, 2020. Please ensure that you include your name and address so that you may be contacted if necessary.

**COVID-19 Emergency: During the COVID-19 Declaration of Emergency (declared by the Province of Ontario and the City of Richmond Hill under the provisions Section 7.0.1 and Section 4(1) of the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c.E.9, respectively) the City of Richmond Hill Council is holding electronic meetings, and in-person meeting attendance is restricted to electronic attendance only. Any person, who wishes to make a verbal presentation is required to do so electronically via the internet or telephone, and is required to register with the Office of the Clerk by 12:00 p.m. (noon) on the date of the meeting. Registrations can be submitted by email to [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca). The Clerk will provide any such person with instructions on how to make their electronic delegation.**

**Official Plan Amendment and Zoning By-law Amendment Appeal:** If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Richmond Hill to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the City of Richmond Hill before the proposed Official Plan Amendment is adopted and the proposed Zoning By-law is passed, the person or public body is not entitled to appeal the decision of City Council. If a person or public body does not make oral submissions at the public meeting or make written submissions to the City of Richmond Hill before the proposed Official Plan Amendment is adopted and the proposed Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**If you wish to be notified** of the passing or refusal of the proposed Official Plan Amendment or Zoning By-law Amendment, you must make a written request to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

**Notice of Collection:** Personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of a Local Planning Appeal Tribunal hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information when submitting their written comments. The

disclosure of this information is governed by the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56. Questions about this collection and disclosure should be directed to the Office of the Clerk at 905-771-8800 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

**Additional Information:** For more information about this matter, including information about preserving your appeal rights, please contact the Office of the Clerk at 905-771-8800 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

Questions about the information and recommendations contained in the proposed Official Plan Amendment and Zoning By-law Amendment Staff Report should be directed to the Planning & Regulatory Services Department by calling 905-771-8910 between 8:30 AM and 4:30 PM. The Staff Report will be available on Wednesday, May 27, 2020 after 3 PM. You can email the Office of the Clerk at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca) for an electronic copy. It will also be available on RichmondHill.ca. To find it, select the Calendar and click on the relevant meeting for a list of items.

City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario L4B 3P4  
Telephone: 905-771-8800  
Fax: 905-771-2502  
E-mail: [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

Stephen M.A. Huycke, City Clerk

Dated this 13<sup>th</sup> day of May, 2020



## Council Public Meeting

Wednesday, June 3, 2020

### Concerning a Proposed Zoning By-law Amendment and Draft Plan of Subdivision

A Public Meeting has been scheduled for Wednesday, June 3, 2020 at 7:30 PM to notify the public and receive comments on the following applications that have been received by the City. In support of the efforts of our public health partners and the Province of Ontario to stop the spread of COVID-19, the meeting will be held using electronic video conference technology. Details on how you can participate in the meeting are included in this notice. You can also view the livestream of the meeting at [RichmondHill.ca/CouncilMeetings](http://RichmondHill.ca/CouncilMeetings).

#### Inquiries Refer To:

**City Files: D02-20004 and D03-20002**

**City Planner: Amanda Dunn, Planner II – Site Plans**

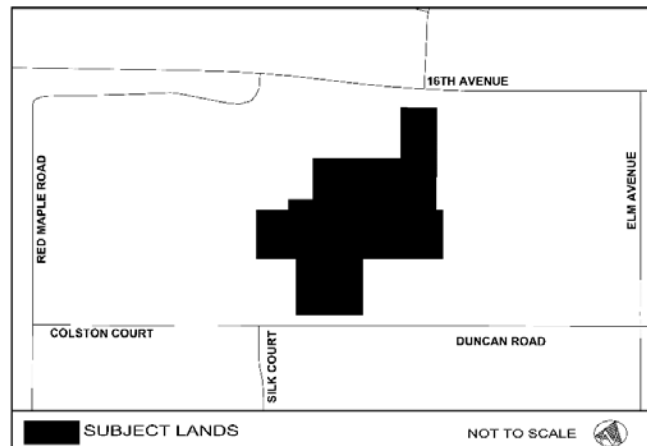
**Telephone: 905-747-6480**

**Email: [amanda.dunn@richmondhill.ca](mailto:amanda.dunn@richmondhill.ca)**

A request has been received from **Silver Spring Homes Development Inc.** to amend the Zoning By-law and for approval of a draft Plan of Subdivision for lands described as Part of Lots 11, 12, 13, 21, 35 and 36 and Lots 33 and 34, Plan 3805 and Part of Lots 13 and 53, Plan 3806 and municipally known as 265 and 305 16<sup>th</sup> Avenue and 86, 92, 94, 98, 102 and 106 Duncan Road. The subject lands have a frontage of 30.99 metres (101.67 feet) along 16<sup>th</sup> Avenue and 62.88 metres (206.30 feet) along Duncan Road, and a total area of 1.87 hectares (4.63 acres).

The Zoning By-law Amendment application proposes to amend Zoning By-law 255-96, as amended, by rezoning the subject lands from “Special Residential One (SR1) Zone”, “Low Density Residential Six (R6) Zone” and “Low Density Residential Seven (R7) Zone” to “Low Density Residential Six (R6) Zone” and “Low Density Residential Seven (R7) Zone”, with site specific provisions.

The Draft Plan of Subdivision application proposes to facilitate a residential development comprised of 14 single detached and 20 semi-detached dwelling units, in addition to a new public street from 16<sup>th</sup> Avenue.



**Lands Containing Seven (7) or More Residential Units:** A copy of this notice must be posted by the owner of any land that contains seven (7) or more residential units in a location that is visible to all of the residents.

**Any person**, subject to the below notice regarding the Covid-19 Emergency, may attend the meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment and/or draft Plan of Subdivision. Written comments by any person unable to attend the meeting should be made by mail to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario, L4B 3P4, or fax to 905-771-2502, or by email to [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca) and is to be received no later than 12:00 noon on Wednesday, June 3, 2020. Please ensure that you include your name and address so that you may be contacted if necessary.

**COVID-19 Emergency: During the COVID-19 Declaration of Emergency (declared by the Province of Ontario and the City of Richmond Hill under the provisions Section 7.0.1 and Section 4(1) of the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c.E.9, respectively) the City of Richmond Hill Council is holding electronic meetings, and in-person meeting attendance is restricted to electronic attendance only. Any person, who wishes to make a verbal presentation is required to do so electronically via the internet or telephone, and is required to register with the Office of the Clerk by 12:00 p.m. (noon) on the date of the meeting. Registrations can be submitted by email to [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca). The Clerk will provide any such person with instructions on how to make their electronic delegation.**

**Zoning By-law Amendment and Proposed Draft Plan of Subdivision Appeal:** If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Richmond Hill to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the City of Richmond Hill before the proposed Zoning By-law is passed, or in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Richmond Hill to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the City of Richmond Hill before the proposed Zoning By-law is passed, or in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**If you wish to be notified** of the passing or refusal of the proposed Zoning By-law Amendment and/or decision of the Council of the City of Richmond Hill in respect of the proposed draft Plan of Subdivision, you must make a written request to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

**Notice of Collection:** Personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13 and may be contained in an appendix of a staff

report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of a Local Planning Appeal Tribunal hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56. Questions about this collection and disclosure should be directed to the Office of the Clerk at 905-771-8800 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

**Additional Information:** For more information about this matter, including information about preserving your appeal rights, please contact the Office of the Clerk at 905-771-8800 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

Questions about the information and recommendations contained in the proposed Zoning By-law Amendment and Draft Plan of Subdivision Staff Report should be directed to the Planning & Regulatory Services Department by calling 905-771-8910 between 8:30 AM and 4:30 PM. The Staff Report will be available on Wednesday, May 27, 2020 after 3 PM. You can email the Office of the Clerk at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca) for an electronic copy. It will also be available on RichmondHill.ca. To find it, select the Calendar and click on the relevant meeting for a list of items.

City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario L4B 3P4  
Telephone: 905-771-8800  
Fax: 905-771-2502  
E-mail: [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

Stephen M.A. Huycke, City Clerk

Dated this 13<sup>th</sup> day of May, 2020



## Council Public Meeting

Wednesday, June 3, 2020

Concerning a Proposed Zoning By-law Amendment

A Public Meeting is scheduled for Wednesday, June 3, 2020 at 7:30 PM to notify the public and receive comments on the following application that has been received by the City. In support of the efforts of our public health partners and the Province of Ontario to stop the spread of COVID-19, the meeting will be held using electronic video conference technology. Details on how you can participate in the meeting are included in this notice. You can also view the livestream of the meeting at [RichmondHill.ca/CouncilMeetings](http://RichmondHill.ca/CouncilMeetings).

**Please Note:** On March 17, 2020, the Government of Ontario declared an emergency pursuant to section 7.0.1 of the *Emergency Management and Civil Protection Act*. This declaration has been extended until June 2, 2020. If the Government of Ontario does not further extend the emergency declaration, the meeting will be held June 3, 2020 at 7:30 PM in the Council Chambers of the Municipal Offices, 225 East Beaver Creek Road. Up-to-date information regarding the meeting can be found at [RichmondHill.ca/CouncilMeetings](http://RichmondHill.ca/CouncilMeetings).

### Inquiries Refer To:

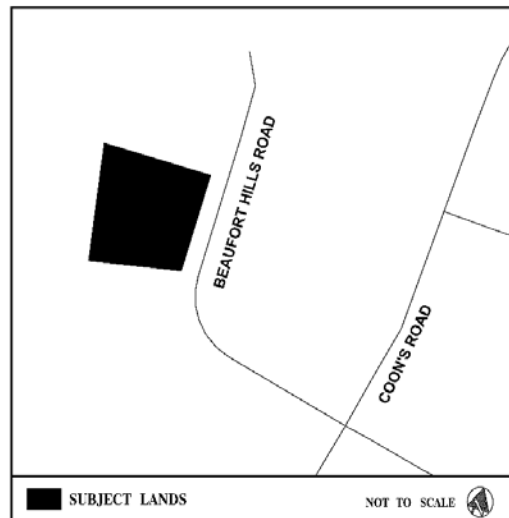
**City File: D02-20005**

**City Planner: Sarah Mowder, Planner I – Subdivisions**

**Telephone: 905-771-5475**

**Email: [sarah.mowder@richmondhill.ca](mailto:sarah.mowder@richmondhill.ca)**

A request has been received from **BH Properties Limited** to amend the Zoning By-law for lands described as Lot 208, Plan M-37 and municipally known as 57 Beaufort Hills Road. The subject lands have a frontage of 57.91 metres (189.99 feet) along Beaufort Hills Road and a total area of 0.37 hectares (0.91 acres). The Zoning By-law Amendment application proposes to exempt the subject lands from the provisions of By-law 146-76, as amended, which sets the minimum lot frontage and minimum lot area requirements in accordance with the measurements in the registered plan of subdivision and requires a minimum ground floor area of 1,250 square feet. The purpose of the





proposed Zoning By-law Amendment application is to permit the future creation of one additional building lot for single detached residential purposes on the subject lands.

**Lands Containing Seven (7) or More Residential Units:** A copy of this notice must be posted by the owner of any land that contains seven (7) or more residential units in a location that is visible to all of the residents.

**Any person**, subject to the below notice regarding the Covid-19 Emergency, may attend the meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment. Written comments by any person unable to attend the meeting should be made by email to [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca), or by mail to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario, L4B 3P4, or fax to 905-771-2502, and is to be received no later than 12:00 p.m. (noon) on Wednesday, June 3, 2020. Please ensure that you include your name and address so that you may be contacted if necessary.

**COVID-19 Emergency: During the COVID-19 Declaration of Emergency (declared by the Province of Ontario and the City of Richmond Hill under the provisions Section 7.0.1 and Section 4(1) of the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c.E.9, respectively) the City of Richmond Hill Council is holding electronic meetings, and in-person meeting attendance is restricted to electronic attendance only. Any person, who wishes to make a verbal presentation is required to do so electronically via the internet or telephone, and is required to register with the Office of the Clerk by 12:00 p.m. (noon) on the date of the meeting. Registrations can be submitted by email to [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca). The Clerk will provide any such person with instructions on how to make their electronic delegation.**

**Zoning By-law Amendment Appeal:** If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Richmond Hill to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at the public meeting or make written submissions to the City of Richmond Hill before the proposed Zoning By-law is passed, the person or public body is not entitled to appeal the decision of City Council. If a person or public body does not make oral submissions at the public meeting or make written submissions to the City of Richmond Hill before the proposed Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**If you wish to be notified** of the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

**Notice of Collection:** Personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of a Local Planning Appeal



Tribunal hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information when submitting their written comments. The disclosure of this information is governed by the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56. Questions about this collection and disclosure should be directed to the Office of the Clerk at 905-771-8800 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

**Additional Information:** For more information about this matter, including information about preserving your appeal rights, please contact the Office of the Clerk at 905-771-8800 or by e-mail at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca).

Questions about the information and recommendations contained in the proposed Zoning By-law Amendment Staff Report should be directed to the Planning & Regulatory Services Department by calling 905-771-8910 between 8:30 AM and 4:30 PM. The Staff Report will be available on Wednesday, May 27, 2020 after 3 PM. You can email the Office of the Clerk at [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca) for an electronic copy. It will also be available on RichmondHill.ca. To find it, select the Calendar and click on the relevant meeting for a list of items.

City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario L4B 3P4  
Telephone: 905-771-8800  
Fax: 905-771-2502  
E-mail: [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

Stephen M.A. Huycke, City Clerk

Dated this 13<sup>th</sup> day of May, 2020.