



Council Public Meeting

Wednesday, April 21, 2021

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

A Public Meeting is scheduled for Wednesday, April 21, 2021 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.

Inquiries Refer To:

City Files: D01-20015 and D02-20029

City Planner: Leigh Ann Penner, Senior Planner – Subdivisions

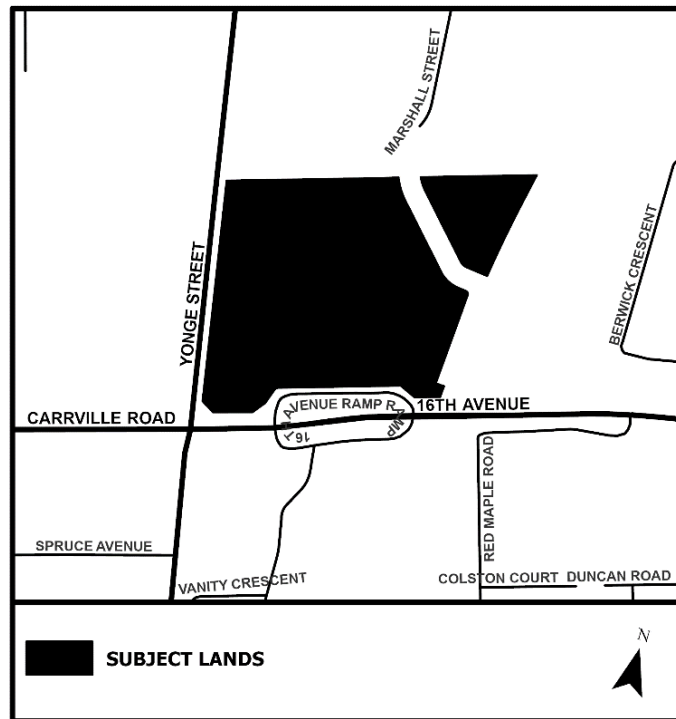
Telephone: 905-771-2462

Email: leighann.penner@richmondhill.ca

A request has been received from **Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd.** to amend the Official Plan and Zoning By-law for lands described as Part of Lot 41, Concession 1, E.Y.S. and municipally known as 9301, 9325 and 9335 Yonge Street. The subject lands have a combined frontage of approximately 320 metres (1,049.87 feet) along Yonge Street and approximately 270 metres (885.83 feet) along 16th Avenue, and a total area of approximately 10.68 hectares (26.4 acres). The applications seek to permit a high density mixed use residential/commercial development comprised of two towers, 42 and 45 storeys in height connected by a five storey podium, with at-grade commercial uses, and a combined total of 821 dwelling units on a 0.79 hectare (1.95 acre) portion of the subject lands.

The Official Plan Amendment application proposes to implement site specific policies to permit high density mixed use residential and commercial uses with a maximum building height of 45 storeys with a 5 storey podium, a maximum tower floor plate size of 777 square metres, a maximum Gross Floor Area (GFA) of 68,410 square metres (736,383.20 square feet) and a net Floor Space Index (FSI) of 8.78 on a portion of the subject lands.

The Zoning By-law Amendment application proposes to rezone the subject lands from “Community Commercial (CC) Zone” under By-law 108-85, as amended, to “Multiple Residential Ten (RM10) Zone” under By-law 2325-68, as amended, with site specific development standards to facilitate the proposed development.



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, 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, April 21, 2021. 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 City of Richmond Hill under Section 4(1) of the *Emergency Management and Civil Protection Act*, R.S.O. 1990, c.E.9) and as permitted by Section 238 (3.3) of the *Municipal Act*, 2001, S.O. 2001, c.25, 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. The Clerk will provide any such person with instructions on how to make their electronic delegation. Notwithstanding the foregoing, in the event that the City of Richmond Hill declares the COVID-19 Emergency terminated prior to the scheduled public meeting, this meeting may be held in person in the Council Chambers of the Municipal Offices, 225 East Beaver Creek Road. Visit RichmondHill.ca/CouncilMeetings for updates in regards to City-held meetings including this matter.

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 a 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 the City of Richmond Hill to the Local Planning Appeal Tribunal.

If a person or public body does not make oral submissions at a 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 adoption, 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.

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.

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.

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 and Infrastructure Department by calling 905-771-8910 between 8:30 AM and 4:30 PM. The Staff Report will be available on Wednesday, April 14, 2021 after 3 PM. You can email the Office of the Clerk at 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

Stephen M.A. Huycke, City Clerk

Dated this 25th day of March, 2021



Council Public Meeting

Wednesday, April 21, 2021

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

A Public Meeting is scheduled for Wednesday, April 21, 2021 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.

Inquiries Refer To:

City Files: D02-20031 and SUB-20-0005 (D03-20005)

City Planner: Sarah Mowder, Acting Planner II – Subdivisions

Telephone: 905-771-5475

Email: sarah.mowder@richmondhill.ca

A request has been received from **The Duncan Rd – 16th Avenue Group Inc.** to amend the Zoning By-law and for approval of a draft Plan of Subdivision for lands described as Part of Lots 22, 23, 24, 63 and 64, Plan 3806 and municipally known as 0 Fern Avenue. The subject lands have a total area of approximately 0.63 hectares (1.56 acres).

The Zoning By-law Amendment application proposes to rezone the subject lands to “Low Density Residential (R6) Zone” under Zoning By-law 255-96, as amended, with site specific provisions.

The draft Plan of Subdivision application proposes to permit a residential development comprised of ten (10) single detached dwelling lots, in addition to the creation of a new public road extending westward from Fern 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 email to 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, April 21, 2021. Please ensure that you include your name and address so that you may be contacted if necessary.

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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.

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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.

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 and Infrastructure Department by calling 905-771-8910 between 8:30 AM and 4:30 PM. The Staff Report will be available on Wednesday, April 14, 2021 after 3 PM. You can email the Office of the Clerk at 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.

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Stephen M.A. Huycke, City Clerk

Dated this 25th day of March, 2021