



## Council Public Meeting

Wednesday, May 5, 2021

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

A Public Meeting has been scheduled for Wednesday, May 5, 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](http://RichmondHill.ca/CouncilMeetings).

#### Inquiries Refer To:

**City Files: D01-20018 and D02-20033**

**City Planner: Simone Fiore, Planner II – Subdivisions**

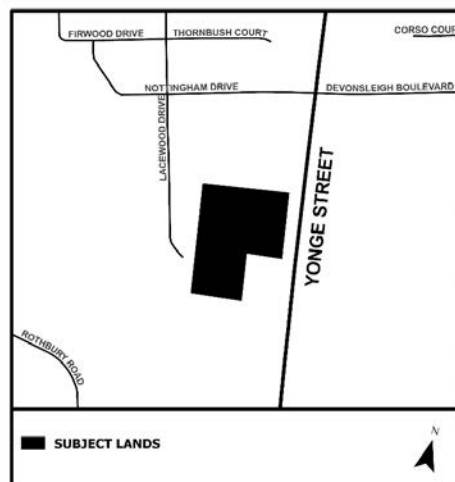
**Telephone: 905-771-2479**

**Email: [simone.fiore@richmondhill.ca](mailto:simone.fiore@richmondhill.ca)**

A request has been received from **Millwin Investments Limited** to amend the Official Plan and Zoning By-law for lands described as Part of Lot 54, Concession 1, W.Y.S. and municipally known as 11300 Yonge Street. The subject lands have a frontage of 106.32 metres (348.82 feet) along Yonge Street and a total area of 2.07 hectares (5.12 acres).

The Official Plan Amendment application proposes to amend the City's Official Plan to increase the height provisions to facilitate a high and medium density residential/commercial mixed-use development comprised of a 12-storey residential building comprised of 277 dwelling units and 57 3-storey townhouse dwelling units. The proposed development contemplates a Floor Space Index of 1.64, a total gross floor area of 34,080.63 square metres (366,841 square feet) and 414 parking spaces.

The Zoning By-law Amendment application proposes to amend Zoning By-law 190-87, as amended, by rezoning the subject lands from "General Commercial (GC1) Zone" to "Multiple Family Two (RM2) Zone" with site specific provisions to facilitate the development proposal 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 Official Plan Amendment and/or 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, May 5, 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](mailto: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](http://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 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.

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 add the person or public body as a party.

**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](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 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 28, 2021 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.

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Stephen M.A. Huycke, City Clerk

Dated this 8<sup>th</sup> day of April, 2021



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### **Inquiries Refer To:**

**City Files: D01-21001 and D02-21002**

**City Planner: Jeff Healey, Senior Planner - Subdivisions**

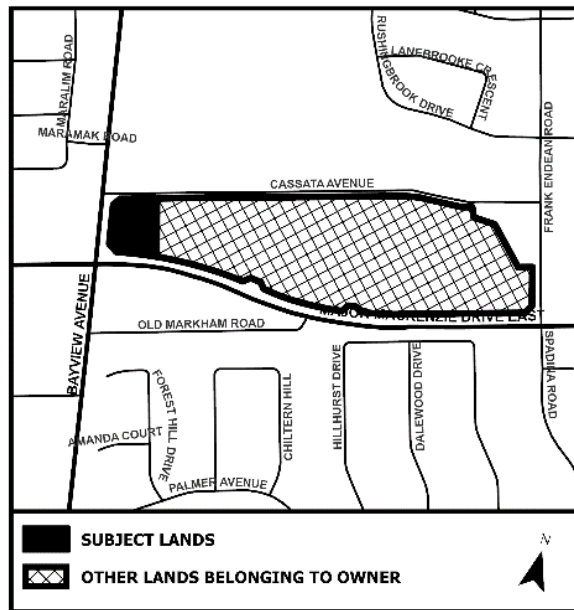
**Telephone: 905-747-6452**

**Email: [jeff.healey@richmondhill.ca](mailto:jeff.healey@richmondhill.ca)**

A request has been received from **First Baymac Developments Limited and Canadian Property Holdings (Ontario) Inc.** to amend the Official Plan and Zoning By-law for the lands described as Part of Lot 21, Concession 2, E.Y.S and municipally known as 1070 Major Mackenzie Drive East. The subject lands comprise of a portion of the owner's landholdings that have frontages of approximately 79.6 metres (261.15 feet) along Major Mackenzie Drive East, 88 metres (288.71 feet) along Bayview Avenue and 69.8 metres (229.0 feet) along Cassata Avenue and a total area of 0.649 hectares (1.61 acres). The lands subject to the proposed development are situated at the western limit of the owner's landholding and has a total lot area of approximately 9.879 hectares (24.41 acres).

The Official Plan Amendment application proposes to amend the City's Official Plan to increase the permitted building height, Floor Space Index (FSI) and floorplate size in order to facilitate a 10 storey retirement residence comprised of 244 units an FSI of 2.95 and a gross floor area of 19,200 square metres (206,667.1 square feet).

The Zoning By-law Amendment application proposes to amend Zoning By-law 38-95, as amended, by rezoning a portion of the subject lands from "Community Commercial (CC) Zone" to "Multiple Residential Ten (RM10) Zone" with site specific provisions to facilitate the development proposal on the subject lands.



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Stephen M.A. Huycke, City Clerk

Dated this 8<sup>th</sup> day of April, 2021