

Council Public Meeting

Wednesday, June 15, 2022

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

A Public Meeting is scheduled for Wednesday, June 15, 2022, at 7:30 PM to notify the public and receive comments on the following applications that have been received by the City. The meeting will be held both in person in the Council Chambers of the Municipal Offices, 225 East Beaver Creek Road and 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: D01-22001, D02-22001 and SUB-22-0001 (D03-22001)

City Planner: Kaitlyn Graham, Senior Planner – Site Plans

Telephone: 905-771-5563

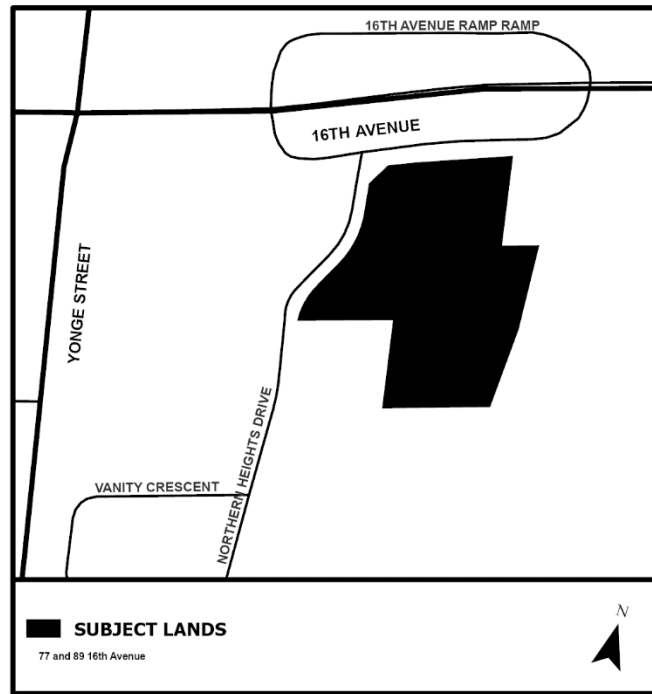
Email: kaitlyn.graham@richmondhill.ca

A request has been received from **Parioli Peak Estates Inc.** to amend the Official Plan and Zoning By-law and for approval of a draft Plan of Subdivision for lands described as Part of Lots 5 and 6, Registered Plan 3805 and Part of Lot 11, Registered Plan 3806, and municipally known as 77 and 89 16th Avenue. The subject lands have frontage along the 16th Avenue Ramp and along Northern Heights Drive and a total area of 1.40 hectares (3.46 acres).

The Official Plan Amendment application proposes to amend the **Key Development Area** policies of the City's Official Plan with respect to the permitted height and density to facilitate a high density mixed-use development comprised of three buildings, 22, 25 and 37 storeys, containing a total of 922 residential units as well as 538 square metres (5,791 square feet) of at-grade commercial space. The proposed development has a total gross floor area of 76,818 square metres (826,862 square feet), a Floor Space Index of 5.47, and 759 parking spaces, as well as a proposed park of 2,300 square metres (24,756.99 square feet).

The Zoning By-law Amendment application proposes to rezone the subject lands from **Special Commercial One (SC-1) Zone** to **Residential Multiple Ten Density (RM10) Zone** with site specific provisions and **Park (P) Zone** under Zoning By-law 278-96, as amended, to facilitate the development proposal.

The Draft Plan of Subdivision application proposes to create three blocks to facilitate the various uses proposed, including a high density mixed-use development block, a park block and a block for the proposed public road.



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, 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 and/or draft Plan of Subdivision. No prior registration is required to make an in-person delegation, but is encouraged. Prior registration is required should the public intend to make an electronic delegation by video conference or telephone. Applications to appear as a delegation must be submitted by 12:00 PM (noon) on the date of the meeting by email to clerks@richmondhill.ca or by using the on-line application form found on Richmondhill.ca. The Office of the Clerk will provide instructions on appearing as a delegation. 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, Richmond Hill, Ontario, L4B 3P4, or fax to 905-771-2502, and are to be received no later than 12:00 PM (noon) on the date of the meeting. Please ensure that you include your name and address so that you may be contacted if necessary.

Official Plan Amendment, 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 Ontario Land 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, 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 Ontario Land 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 Official Plan Amendment is adopted and 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 Ontario Land 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 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.

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 an Ontario Land 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.

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, 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 the week before the meeting after 3:00 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
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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 19th day of May, 2022

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Inquiries Refer To:

City Files: D01-22004, D02-22005 and SUB-22-0002 (D03-22002)

City Planner: Katherine Faria, Acting Senior Planner – Subdivisions

Telephone: 905-771-5543

Email: katherine.faria@richmondhill.ca

A request has been received from **Elgin Developments Inc.** to amend the Official Plan and Zoning By-law and for approval of a draft Plan of Subdivision for lands described as Part of Lot 7, Plan 2404, and municipally known as 196 Elgin Mills Road West and 41 Cooperage Crescent. The subject lands have a total frontage of approximately 37.44 metres (122.83 feet) along the Elgin Mills Road West and Cooperage Crescent and have a combined area of 0.38 hectares (0.94 acres).

The Official Plan Amendment application proposes to increase the permitted site density from 50 to 60 units per hectare in the **Neighbourhood** designation in order to permit a residential development comprised of 3 single detached dwelling units and 14 townhouse dwelling units on the subject lands.

The Zoning By-law Amendment application proposes to rezone the subject lands from **Residential Single Family Eight (R8) Zone** to **Residential Multiple Family One (RM1) Zone** and **Residential Single Family Four (R4) Zone** with site specific provisions under Zoning By-law 190-87, as amended, to facilitate the development proposal.

The Draft Plan of Subdivision application proposes to establish 3 single detached dwelling lots fronting onto Cooperage Crescent, in addition to a medium density residential block and a road widening block to facilitate the proposed development.



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Stephen M.A. Huycke, City Clerk

Dated this 19th day of May, 2022

Council Public Meeting

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Inquiries Refer To:

City Files: D01-20018 and D02-20033

City Planner: Simone Fiore, Senior Planner – Site Plans

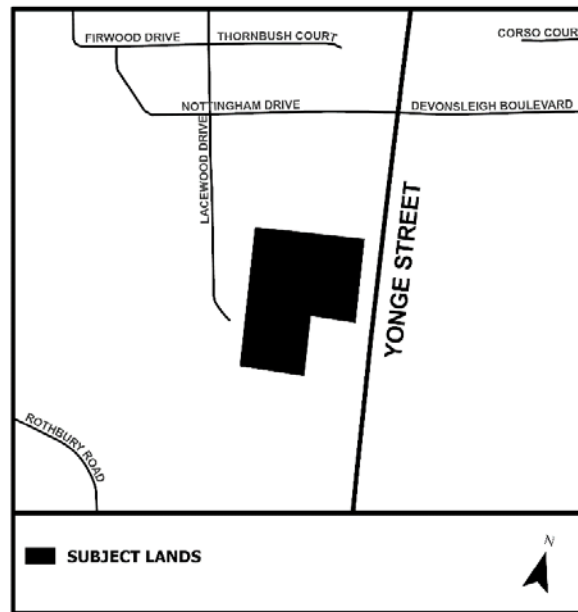
Telephone: 905-771-2479

Email: simone.fiore@richmondhill.ca

A request has been received from **Schlegel Villages Inc.** 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 approximately 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 **Regional Mixed Use Corridor** policies of the City's Official Plan with respect to the permitted land uses, height and density to facilitate a phased development consisting of an eight-storey long term care facility and two ten storey retirement home buildings connected by a two-storey building containing at-grade commercial uses on the subject lands. The proposal contemplates a total of 743 units consisting of 240 long term care beds, 409 retirement home suites and 94 independent seniors' apartment units with a Floor Space Index of 2.98.

The Zoning By-law Amendment application proposes to rezone the subject lands from **General Commercial One (GC1) Zone** to **Residential Multiple Family Two Special (RM2) Zone** with site specific provisions under Zoning By-law 190-87, as amended, to facilitate the development proposal.



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Stephen M.A. Huycke, City Clerk

Dated this 19th day of May, 2022