

Council Public Meeting

Wednesday, February 15, 2023

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

A Public Meeting is scheduled for Wednesday, February 15, 2023, 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: OPA-22-0007 and ZBLA-22-0022

City Planner: Sarah Mowder, Planner II – Subdivisions

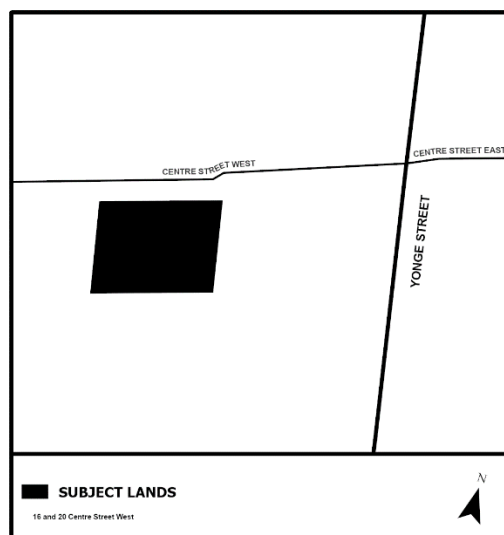
Telephone: 905-771-5475

Email: sarah.mowder@richmondhill.ca

A request has been received from **Gil Shcolyar and Maria Shcolyar** to amend the Official Plan and Zoning By-law for lands described as Lots 29 and 30, Plan 12003, and municipally known as 16 and 20 Centre Street West. The subject lands have a total lot frontage of approximately 36.93 metres (121.16 feet) along Centre Street West and a total site area of 0.094 hectares (0.232 acres).

The Official Plan Amendment application proposes to amend the **Downtown Local Centre** policies of the City's Official Plan with respect to the permitted height and density to facilitate a 6 storey residential building containing a total of 27 dwelling units on the subject lands. The proposal contemplates a total Gross Floor Area of 3,026.0 square metres (32,571.59 square feet), a Floor Space Index of 3.25, and 29 parking spaces.

The Zoning By-law Amendment application proposes to rezone the subject lands from **General Commercial (GC) Zone** to **Residential Multiple Sixth Density (RM6) Zone** under Zoning By-law 66-71, as amended, with site specific provisions to facilitate the 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 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. 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 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 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, 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, 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, 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 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 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 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
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 19th day of January, 2023

Council Public Meeting

Wednesday, February 15, 2023

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

A Public Meeting is scheduled for Wednesday, February 15, 2023, 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: OPA-22-0006 and ZBLA-22-0020 (Related File: SUB-22-0010)

City Planner: Simone Fiore, Senior Planner – Site Plans

Telephone: 905-771-2479

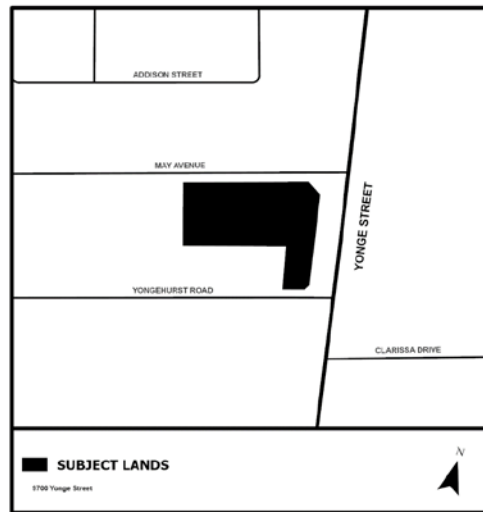
Email: simone.fiore@richmondhill.ca

A request has been received from **Elm 9700 Yonge LP** to amend the Official Plan and Zoning By-law and for approval of an associated Plan of Subdivision for lands described as Part of Lots 11 to 15, Plan 1923 and municipally known as 9700 Yonge Street. The subject lands have frontage along Yonge Street, May Avenue and Yongehurst Road and have a total area of 1.28 hectares (3.16 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 height and density to facilitate a high density mixed-use development comprised of two buildings, 18 and 24 storeys in height with an 8 storey podium, containing a total of 658 residential units and 1,394.7 square metres (15,012.43 square feet) of at-grade commercial space. The proposed development has a total gross floor area of 47,083.6 square metres (506,803.65 square feet), a Floor Space Index of 4.2 FSI, and 520 vehicular parking spaces.

The Zoning By-law Amendment application proposes to rezone the subject lands from **Service Station (SS) Zone** and **General Commercial One (GC1) Zone** to **Multiple Residential Ten (RM10) Zone** with site specific provisions under Zoning By-law 2523, as amended, to facilitate the development proposal.

The Draft Plan of Subdivision application proposes to create the three blocks to facilitate a high density mixed-use development block, a block for the proposed public road and a future development block. The Draft Plan of Subdivision is not subject to the public meeting and is being presented for information purposes only.



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 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 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, 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, 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, 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
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 19th day of January, 2023