Council Public Meeting

Tuesday, November 21, 2023

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

A Public Meeting is scheduled for Tuesday, November 21, 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.

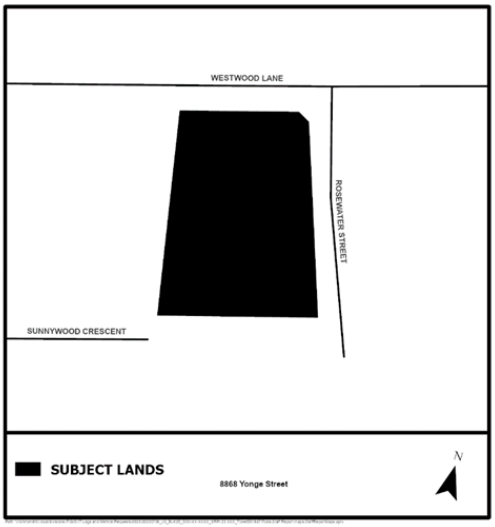
Inquiries Refer To:

City Files: OPA-23-0006 and ZBLA-23-0010
City Planner: Ferdi Toniolo, Senior Planner – Development, Richmond Hill Centre
Telephone: 905-771-2442
Email: ferdi.toniolo@richmondhill.ca

A request has been received from COLLECDEV (8868 Yonge) LP to amend the Official Plan and Zoning By-law for lands described as Part of Lot 38, Concession 1, W.Y.S, and municipally known as 8868 Yonge Street. The subject lands have a frontage of approximately 57.64 metres (189.1 feet) along Westwood Lane and 91.77 metres (301.1 feet) along Rosewater Street, and a total site area of 0.58 hectares (1.44 acres).

The Official Plan Amendment application proposes to amend the City's Official Plan, as amended, with respect to the permitted height and density to facilitate a 14 storey residential building containing 431 dwelling units on the subject lands. The proposal contemplates a Gross Floor Area of 28,023.6 square metres (301,653.4 square feet), a maximum Floor Space Index of 4.82, and 438 parking spaces with three levels of underground parking.

The Zoning By-law Amendment application proposes to amend Zoning By-law 2523, 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 26th day of October, 2023