



## **Council Public Meeting**

### **Minutes**

**C#21-22**

**Wednesday, May 18, 2022, 7:30 p.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

An electronic hybrid Council Public Meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Wednesday, May 18, 2022 at 7:33 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Councillor Sheppard

Council Members present via videoconference:

Regional and Local Councillor Perrelli  
Councillor Beros  
Councillor Cilevitz  
Councillor Chan

Regrets: Regional and Local Councillor DiPaola  
Councillor Muench  
Councillor Liu

Staff Members present in Council Chambers:

R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure  
P. Lee, Director, Policy Planning  
S. von Kursell, Manager, Policy  
C. Chu, Senior Planner - Policy

B. DeFrietas, Senior Planner – Policy  
A. Crawford, Planner I - Policy

Mayor West read the Public Hearing Statement.

**1. Adoption of Agenda**

Moved by: Councillor Chan  
Seconded by: Councillor Beros

That the agenda be adopted as distributed by the Clerk with the following additions:

- a) Additional correspondence regarding the Draft Official Plan Amendment 18.3 Vision and City Structure;
- b) Correspondence regarding the Draft Official Plan Amendment 18.4 Neighbourhoods.

Carried

**2. Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures of pecuniary interest by members of Council under the *Municipal Conflict of Interest Act*.

**3. Scheduled Business:**

**3.1 SRPI.22.054 - Request for Comments - Draft Official Plan Amendment 18.3 Vision and City Structure – City File D01-22002**

Andrew Crawford, Planner I – Policy, provided an overview of the draft Official Plan Amendment (OPA) 18.3 Vision and City Structure. He reviewed its objective, and highlighted updates as informed by the key directions related to:

- Vision and Horizon to 2041;
- City Structure “Schedule A1”;
- Clarify Intensification Hierarchy;
- Formalize Mobility Hierarchy;
- Affordable Housing;
- Alignment to Development and Infrastructure;
- Climate Change and Sustainable Design;
- Urban Design; and

- Parks and Technical Matters.

A. Crawford reviewed the OPA process timeline and next steps, and advised that the final OPA was scheduled to be considered by Council at a Special Council meeting on June 27, 2022, and subsequently to York Region for final approval. He concluded the presentation by reviewing staff's recommendations as outlined in staff report SRPI.22.054.

Brian Chapnik, Chair, Village Core Residents Association, extended thanks to staff for meeting with members of the Association to hear their concerns with respect to the draft Official Plan Amendment (OPA) 18.3 Vision and City Structure. He advised that in their opinion, the format of the draft OPA circulated for public comment and input was challenging to read and understand and requested Planning staff to consider circulating a different document to the public with proposed changes in a "red-lined" format to easily understand the implementations made. He advised of their correspondence submitted to Planning staff that outlined some of their concerns with the implementation of proposed changes to the Policies of the draft OPA 18.3 Vision and City Structure, and OPA 18.4 Neighbourhoods, included as Agenda Item 3.1.2. B. Chapnik advised of concerns with the proposed Angular Plane Policy by displaying illustrations of the current Policy and proposed changes, and provided his opinions on the clarifications, and transitions to existing neighbourhoods, centres and corridors.

John Li, representing the Yonge Bernard Residents Association, advised that they were opposed to the proposed OPA 18.3 Vision and City Structure, with respect to the proposed Angular Plane Policy. He shared his opinions on the current Angular Plane Policy and compared it to the proposed changes, highlighted how supporting the proposed Policy benefitted developers, created loss of privacy and sunlight for adjacent neighbours living in a two-storey home, and noted that it would be disastrous to the Yonge Bernard Key Development Area (KDA). J. Li provided his opinions on the lessons learned and data used by City staff for the Yonge Bernard KDA, and requested Council direct staff to meet with the Yonge Bernard Residents to address their concerns.

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That Staff Report SRPI.22.054 with respect to the municipally initiated amendments to the City's Official Plan that will update the City's 2041

Planning Vision and City Structure and other supporting policies (City File D01-22002) be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**3.2 SRPI.22.055 - Request for Comments - Draft Official Plan Amendment 18.4 Neighbourhoods – City File D01-22003**

Brian DeFreitas, Senior Planner – Policy, provided an overview of the Official Plan Amendment (OPA) 18.4, Neighbourhoods. He reviewed its objective, and highlighted the proposed policy direction related to key directions including:

- Broaden permissions to support “work from neighbourhood” and “gentle density” to create “15-minute communities”;
- Facilitate development of a broader range of housing types through “missing middle” and “gentle density” and further support gentle density through Priority Infill Areas;
- Relax permission for Medium Density Residential Development within Neighbourhoods; and
- Support the provision of “missing middle housing”.

B. DeFreitas reviewed the OPA process timelines and next steps, advised that the final OPA was scheduled to be considered by Council at a Special Council meeting on June 27, 2022, and subsequently to York Region for final approval. He concluded the presentation by reviewing staff’s recommendations outlined in staff report SRPI.22.055.

Brian Chapnik, Chair, Village Core Residents Association, expressed concerns regarding the draft OPA 18.4 Neighbourhoods with respect to the proposed Angular Plane Policy. He displayed an illustration highlighting concerns with the increasing inclusion of “medium density” in Priority Infill Areas surrounded by single-family neighbourhoods, and the need for appropriate transitions, setbacks and landscape open space requirements, height limitations, and suitable angular plane restrictions, as further detailed in their written submission included as Agenda Item 3.2.1.

Tak Amiri, CEO Zexin Inc., owner of 189 Centre Street East, expressed concerns with the draft OPA 18.4 Neighbourhoods, with respect to the block located north of Centre Street East, west of the CN Rail, south of Belvedere Crescent, and east of Pugsley Avenue. He advised that in speaking with the property owners in this block, the OPA 18.4,

Neighbourhood was proposing low density residential and would not be of benefit to the owners to recover numerous costs to demolish the existing industries to accommodate low density residential. T. Amiri requested that the block lands be designated to allow for higher density, as further detailed in his written correspondence included as Agenda Item 3.2.1.

Jack Dougan, Markets On Main Street Inc., representing the owner Zexin Inc., for the lands located at 189 Centre Street East, advised that they made several submissions regarding the Official Plan Update and had not received any indication that their submissions were considered. He advised that in his opinion, to exclude his clients' property from the Newkirk Local Area would be inconsistent with the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, York Region Official Plan, and the City's Official Plan Update, and reviewed the policy basis of why his clients' lands should be included in the Newkirk Local Area. J. Dougan advised that his client was opposed to the OPA 18.4 Neighbourhoods, and requested that in order to be consistent with the mentioned Policies, the lands on both sides of Centre Street, west of the CN Rail line, be included in the Newkirk Local Centre, and designated for higher density redevelopment, as detailed in his written submission included at Agenda Item 3.2.1.

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.22.055 respecting the municipally-initiated Official Plan Amendment 18.4 (refer to Appendix 1) to the City's Official Plan (City File D01-22003), be received for information purposes only, and that all comments be referred back to staff.

A recorded vote was taken:

In favour: (5): Regional and Local Councillor Perrelli, Mayor West, Councillor Cilevitz, Councillor Chan, Councillor Sheppard

Opposed: (0): None

Absent: (4): Regional and Local Councillor DiPaola, Councillor Beros, Councillor Muench, Councillor Liu

Carried Unanimously (5 to 0)

**4. Adjournment**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:20 p.m.

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David West, Mayor

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Ryan Ban, Deputy City Clerk