



April 21, 2022

Email: [regionalclerk@york.ca](mailto:regionalclerk@york.ca)

Mr. Christopher Raynor, Regional Clerk  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario L3Y 6Z1

Dear Mr. Raynor,

**Re: SRCM.22.04 - Inter-governmental Agreement in Principle for Yonge North Subway Extension Transit Oriented Community Sites**

Richmond Hill City Council, at its meeting held on April 20, 2022, adopted the following resolution:

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

Whereas the Government of Ontario issued an enhanced Ministerial Zoning Order (eMZO) for High Tech Transit Oriented Community (TOC) on Thursday, April 14, 2022 to provide zoning certainty to the landowners for their future developments under O. Reg. 344/22;

Whereas the eMZO effectively bypasses the City's planning authority under the Ontario *Planning Act*, and prescribes permitted uses for the Richmond Hill Centre zones and sets a maximum area of land for public park uses in the area.

Whereas the eMZO lacks clarity of any identification of Affordable Housing capabilities within the High Tech TOC without any minimum requirement for affordable rental or ownership housing units;

Whereas the City of Richmond Hill has identified four key areas of concern in the motion adopted by Council on February 9, 2022 on the High Tech TOC plan, specifically:

- a) The densities and total population proposed for the High Tech TOC are markedly higher than outlined in the draft RH Centre Secondary Plan (IO High Tech TOC plan anticipates 35,300 to 36,700 residents within the TOC boundary, while the draft Richmond Hill Centre Secondary Plan anticipates 17,700 residents;
- b) The lack of alignment with the draft Richmond Hill Centre Secondary Plan vision for mix of use within the High Tech TOC area;

- c) The lack of a transparent and fulsome consultation process with Council and residents; and
- d) The lack of a financial framework to support the High Tech TOC;

Whereas it is disappointing that the Province of Ontario did not propose any amendments to the TOC plan to address concerns related to the proposed densities or enhanced community and Council engagement in its response on April 8, 2022 to Richmond Hill Council motion of February 9, 2022;

Whereas the Province is requesting the City of Richmond Hill to enter into an Agreement In Principle to address the issue of the mix of uses in the future and provide financial certainty for Community Benefits Charges and development charges;

NOW THEREFORE BE IT RESOLVED THAT:

- a) That Council receive the Staff Report SRCM.22.04.
- b) The city issues a letter from the Mayor on behalf of Council to the Province to voice the City of Richmond Hill's concerns of the intrinsic lack of financial certainty to support the envisioned massive development under the Provincial High Tech TOC plan, and the disappointment of the manner in which the eMZO was issued by the Province without further open, transparent and accountable consultation with Council and/or the community.
- c) Council authorize the City Manager or designate to negotiate the final terms of the Intergovernmental Agreement in Principle (AIP), Richmond Hill for the Yonge North Subway Extension identified TOC site at High Tech to secure greater clarity of financial commitments from the Province, and report back to Council with the draft AIP for Council's comments and approval, so that Council may further inform the Province as to the wishes of the City of Richmond Hill relative to the draft Richmond Hill Centre Secondary Plan and the identified High Tech TOC, and report back to a Special Council meeting to be held prior to May 1, 2022..
- d) This resolution be distributed to the Regional Municipality of York, the City of Markham, the City of Vaughan, and all Members of Provincial Parliament in York Region.
- e) That the Mayor on behalf of Council write to Richmond Hill MPP's Daisy Wai and Michael Parsa to express Council's concerns, including but not limited to the development of a complete community and the use hydro corridor lands (including engagement with the owners of those lands), with various aspects of



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the High Tech TOC and AIP as commented on at the Special Council meeting held on April 20, 2022.

Carried

Please find attached a copy of the Council endorsed resolution.

If you have any questions, please feel free to contact me at (905) 771-9996, ext. 2529.

Yours sincerely,

A handwritten signature in black ink, appearing to read "S. Huycke". The signature is fluid and cursive.

Stephen M.A. Huycke  
Director of Legislative Services/City Clerk

Attachment

### 3. Scheduled Business

#### 3.1 **SRCM.22.04 - Inter-governmental Agreement in Principle for Yonge North Subway Extension Transit Oriented Community Sites**

- Presentation by Anthony Ierullo, Director, Economic Development and Richmond Hill Centre

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

Whereas the Government of Ontario issued an enhanced Ministerial Zoning Order (eMZO) for High Tech Transit Oriented Community (TOC) on Thursday, April 14, 2022 to provide zoning certainty to the landowners for their future developments under O. Reg. 344/22;

Whereas the eMZO effectively bypasses the City's planning authority under the Ontario *Planning Act*, and prescribes permitted uses for the Richmond Hill Centre zones and sets a maximum area of land for public park uses in the area.

Whereas the eMZO lacks clarity of any identification of Affordable Housing capabilities within the High Tech TOC without any minimum requirement for affordable rental or ownership housing units;

Whereas the City of Richmond Hill has identified four key areas of concern in the motion adopted by Council on February 9, 2022 on the High Tech TOC plan, specifically:

- a) The densities and total population proposed for the High Tech TOC are markedly higher than outlined in the draft RH Centre Secondary Plan (IO High Tech TOC plan anticipates 35,300 to 36,700 residents within the TOC boundary, while the draft Richmond Hill Centre Secondary Plan anticipates 17,700 residents;
- b) The lack of alignment with the draft Richmond Hill Centre Secondary Plan vision for mix of use within the High Tech TOC area;
- c) The lack of a transparent and fulsome consultation process with Council and residents; and

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d) The lack of a financial framework to support the High Tech TOC;

Whereas it is disappointing that the Province of Ontario did not propose any amendments to the TOC plan to address concerns related to the proposed densities or enhanced community and Council engagement in its response on April 8, 2022 to Richmond Hill Council motion of February 9, 2022;

Whereas the Province is requesting the City of Richmond Hill to enter into an Agreement In Principle to address the issue of the mix of uses in the future and provide financial certainty for Community Benefits Charges and development charges;

NOW THEREFORE BE IT RESOLVED THAT:

- a) Council receive the Staff Report SRCM.22.04.
- b) The city issues a letter from the Mayor on behalf of Council to the Province to voice the City of Richmond Hill's concerns of the intrinsic lack of financial certainty to support the envisioned massive development under the Provincial High Tech TOC plan, and the disappointment of the manner in which the eMZO was issued by the Province without further open, transparent and accountable consultation with Council and/or the community.
- c) Council authorize the City Manager or designate to negotiate the final terms of the Intergovernmental Agreement in Principle (IAP), Richmond Hill for the Yonge North Subway Extension identified TOC site at High Tech to secure greater clarity of financial commitments from the Province, and report back to Council with the draft IAP for Council's comments and approval, so that Council may further inform the Province as to the wishes of the City of Richmond Hill relative to the draft Richmond Hill Centre Secondary Plan and the identified High Tech TOC.
- d) This resolution be distributed to the Regional Municipality of York, the City of Markham, the City of Vaughan, and all Members of Provincial Parliament in York Region.

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**An Amendment was:**

Moved by: Councillor Liu  
Seconded by: Councillor Cilevitz

That Clause c) of the motion be amended to read as follows:

Council authorize the City Manager or designate to negotiate the final terms of the Intergovernmental Agreement in Principle (AIP), Richmond Hill for the Yonge North Subway Extension identified TOC site at High Tech to secure greater clarity of financial commitments from the Province, and report back to Council with the draft AIP for Council's comments and approval, so that Council may further inform the Province as to the wishes of the City of Richmond Hill relative to the draft Richmond Hill Centre Secondary Plan and the identified High Tech TOC, and report back to a Special Council meeting to be held prior to May 1, 2022.

**Motion to Refer:**

Moved by: Regional and Local Councillor Perrelli  
Seconded by: Councillor Beros

That Staff Report SRCM. 22.04 be referred back to staff for further negotiations with appropriate parties based on comments at the Special Council meeting held on April 20, 2022 and report back to a Special Council meeting to be held prior to May 1, 2022.

A recorded vote was taken:

In favour: (4): Regional and Local Councillor Perrelli, Councillor Beros, Councillor Liu, and Mayor West

Opposed: (5): Regional and Local Councillor DiPaola, Councillor Muench, Councillor Cilevitz, Councillor Chan, and Councillor Sheppard

Motion to Refer Failed to Carry (4 to 5)

**An Amendment was:**

Moved by: Councillor Liu  
Seconded by: Councillor Cilevitz

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That Clause c) of the motion be amended to read as follows:

Council authorize the City Manager or designate to negotiate the final terms of the Intergovernmental Agreement in Principle (AIP), Richmond Hill for the Yonge North Subway Extension identified TOC site at High Tech to secure greater clarity of financial commitments from the Province, and report back to Council with the draft AIP for Council's comments and approval, so that Council may further inform the Province as to the wishes of the City of Richmond Hill relative to the draft Richmond Hill Centre Secondary Plan and the identified High Tech TOC, and report back to a Special Council meeting to be held prior to May 1, 2022.

A recorded vote was taken:

In favour: (8): Regional and Local Councillor DiPaola, Regional and Local Councillor Perrelli, Councillor Muench, Councillor Liu, Mayor West, Councillor Cilevitz, Councillor Chan, and Councillor Sheppard

Opposed: (0): None

Absent: (1): Councillor Beros

Motion to Amend Carried (8 to 0)

**Main Motion as Amended:**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

Whereas the Government of Ontario issued an enhanced Ministerial Zoning Order (eMZO) for High Tech Transit Oriented Community (TOC) on Thursday, April 14, 2022 to provide zoning certainty to the landowners for their future developments under O. Reg. 344/22;

Whereas the eMZO effectively bypasses the City's planning authority under the Ontario *Planning Act*, and prescribes permitted uses for the Richmond Hill Centre zones and sets a maximum area of land for public park uses in the area.

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Whereas the eMZO lacks clarity of any identification of Affordable Housing capabilities within the High Tech TOC without any minimum requirement for affordable rental or ownership housing units;

Whereas the City of Richmond Hill has identified four key areas of concern in the motion adopted by Council on February 9, 2022 on the High Tech TOC plan, specifically:

- a) The densities and total population proposed for the High Tech TOC are markedly higher than outlined in the draft RH Centre Secondary Plan (IO High Tech TOC plan anticipates 35,300 to 36,700 residents within the TOC boundary, while the draft Richmond Hill Centre Secondary Plan anticipates 17,700 residents;
- b) The lack of alignment with the draft Richmond Hill Centre Secondary Plan vision for mix of use within the High Tech TOC area;
- c) The lack of a transparent and fulsome consultation process with Council and residents; and
- d) The lack of a financial framework to support the High Tech TOC;

Whereas it is disappointing that the Province of Ontario did not propose any amendments to the TOC plan to address concerns related to the proposed densities or enhanced community and Council engagement in its response on April 8, 2022 to Richmond Hill Council motion of February 9, 2022;

Whereas the Province is requesting the City of Richmond Hill to enter into an Agreement In Principle to address the issue of the mix of uses in the future and provide financial certainty for Community Benefits Charges and development charges;

NOW THEREFORE BE IT RESOLVED THAT:

- a) Council receive the Staff Report SRCM.22.04.
- b) The city issues a letter from the Mayor on behalf of Council to the Province to voice the City of Richmond Hill's concerns of the intrinsic lack of financial certainty to support the envisioned massive development under the Provincial High Tech TOC plan, and the

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disappointment of the manner in which the eMZO was issued by the Province without further open, transparent and accountable consultation with Council and/or the community.

- c) Council authorize the City Manager or designate to negotiate the final terms of the Intergovernmental Agreement in Principle (AIP), Richmond Hill for the Yonge North Subway Extension identified TOC site at High Tech to secure greater clarity of financial commitments from the Province, and report back to Council with the draft AIP for Council's comments and approval, so that Council may further inform the Province as to the wishes of the City of Richmond Hill relative to the draft Richmond Hill Centre Secondary Plan and the identified High Tech TOC, and report back to a Special Council meeting to be held prior to May 1, 2022.
- d) This resolution be distributed to the Regional Municipality of York, the City of Markham, the City of Vaughan, and all Members of Provincial Parliament in York Region.

**An Amendment was:**

Moved by: Councillor Muench  
Seconded by: Councillor Chan

That the motion as amended be further amended by adding the following clause:

- e) That the Mayor on behalf of Council write to Richmond Hill MPP's Daisy Wai and Michael Parsa to express Council's concerns, including but not limited to the development of a complete community and the use hydro corridor lands (including engagement with the owners of those lands), with various aspects of the High Tech TOC and AIP as commented on at the Special Council meeting held on April 20, 2022.

A recorded vote was taken:

In favour: (8): Regional and Local Councillor DiPaola, Regional and Local Councillor Perrelli, Councillor Muench, Councillor Liu, Mayor West, Councillor Cilevitz, Councillor Chan, and Councillor Sheppard

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Opposed: (1) Councillor Beros

Motion to Amend Carried (8 to 1)

**Main Motion as Amended:**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

Whereas the Government of Ontario issued an enhanced Ministerial Zoning Order (eMZO) for High Tech Transit Oriented Community (TOC) on Thursday, April 14, 2022 to provide zoning certainty to the landowners for their future developments under O. Reg. 344/22;

Whereas the eMZO effectively bypasses the City's planning authority under the Ontario *Planning Act*, and prescribes permitted uses for the Richmond Hill Centre zones and sets a maximum area of land for public park uses in the area.

Whereas the eMZO lacks clarity of any identification of Affordable Housing capabilities within the High Tech TOC without any minimum requirement for affordable rental or ownership housing units;

Whereas the City of Richmond Hill has identified four key areas of concern in the motion adopted by Council on February 9, 2022 on the High Tech TOC plan, specifically:

- a) The densities and total population proposed for the High Tech TOC are markedly higher than outlined in the draft RH Centre Secondary Plan (IO High Tech TOC plan anticipates 35,300 to 36,700 residents within the TOC boundary, while the draft Richmond Hill Centre Secondary Plan anticipates 17,700 residents;
- b) The lack of alignment with the draft Richmond Hill Centre Secondary Plan vision for mix of use within the High Tech TOC area;
- c) The lack of a transparent and fulsome consultation process with Council and residents; and
- d) The lack of a financial framework to support the High Tech TOC;

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Whereas it is disappointing that the Province of Ontario did not propose any amendments to the TOC plan to address concerns related to the proposed densities or enhanced community and Council engagement in its response on April 8, 2022 to Richmond Hill Council motion of February 9, 2022;

Whereas the Province is requesting the City of Richmond Hill to enter into an Agreement In Principle to address the issue of the mix of uses in the future and provide financial certainty for Community Benefits Charges and development charges;

NOW THEREFORE BE IT RESOLVED THAT:

- a) That Council receive the Staff Report SRCM.22.04.
- b) The city issues a letter from the Mayor on behalf of Council to the Province to voice the City of Richmond Hill's concerns of the intrinsic lack of financial certainty to support the envisioned massive development under the Provincial High Tech TOC plan, and the disappointment of the manner in which the eMZO was issued by the Province without further open, transparent and accountable consultation with Council and/or the community.
- c) Council authorize the City Manager or designate to negotiate the final terms of the Intergovernmental Agreement in Principle (AIP), Richmond Hill for the Yonge North Subway Extension identified TOC site at High Tech to secure greater clarity of financial commitments from the Province, and report back to Council with the draft AIP for Council's comments and approval, so that Council may further inform the Province as to the wishes of the City of Richmond Hill relative to the draft Richmond Hill Centre Secondary Plan and the identified High Tech TOC, and report back to a Special Council meeting to be held prior to May 1, 2022..
- d) This resolution be distributed to the Regional Municipality of York, the City of Markham, the City of Vaughan, and all Members of Provincial Parliament in York Region.

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- e) That the Mayor on behalf of Council write to Richmond Hill MPP's Daisy Wai and Michael Parsa to express Council's concerns, including but not limited to the development of a complete community and the use hydro corridor lands (including engagement with the owners of those lands), with various aspects of the High Tech TOC and AIP as commented on at the Special Council meeting held on April 20, 2022.

A recorded vote was taken on Clause a) of the Main Motion as Amended:

In favour: (9): Councillor Cilevitz, Councillor Liu, Councillor Muench, Councillor Beros, Regional and Local Councillor DiPaola, Councillor Sheppard, Regional and Local Councillor Perrelli, Councillor Chan, Mayor West

Opposed: (0): None

Clause a) of the Main Motion as Amended Carried Unanimously

A recorded vote was taken on Clause b) of the Main Motion as Amended:

In favour: (7): Councillor Cilevitz, Councillor Liu, Councillor Muench, Regional and Local Councillor DiPaola, Councillor Sheppard, Councillor Chan, Mayor West

Opposed: (2): Councillor Beros, Regional and Local Councillor Perrelli

Clause b) of the Main Motion as Amended Carried

A recorded vote was taken on Clause c) of the Main Motion as Amended:

In favour: (9): Councillor Cilevitz, Councillor Liu, Councillor Muench, Councillor Beros, Regional and Local Councillor DiPaola, Councillor Sheppard, Regional and Local Councillor Perrelli, Councillor Chan, Mayor West

Opposed: (0): None

Clause c) of the Main Motion as Amended Carried Unanimously

A recorded vote was taken on Clause d) of the Main Motion as Amended:

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In favour: (8): Councillor Cilevitz, Councillor Liu, Councillor Muench, Councillor Beros, Regional and Local Councillor DiPaola, Councillor Sheppard, Councillor Chan, Mayor West

Opposed: (1): Regional and Local Councillor Perrelli

Clause d) of the Main Motion as Amended Carried

A recorded vote was taken on Clause e) of the Main Motion as Amended:

In favour: (8): Councillor Cilevitz, Councillor Liu, Councillor Muench, Regional and Local Councillor DiPaola, Councillor Sheppard, Councillor Chan, Mayor West, Regional and Local Councillor Perrelli

Opposed: (1): Councillor Beros

Clause e) of the Main Motion as Amended Carried

**The complete motion to read as follows:**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

Whereas the Government of Ontario issued an enhanced Ministerial Zoning Order (eMZO) for High Tech Transit Oriented Community (TOC) on Thursday, April 14, 2022 to provide zoning certainty to the landowners for their future developments under O. Reg. 344/22;

Whereas the eMZO effectively bypasses the City's planning authority under the Ontario *Planning Act*, and prescribes permitted uses for the Richmond Hill Centre zones and sets a maximum area of land for public park uses in the area.

Whereas the eMZO lacks clarity of any identification of Affordable Housing capabilities within the High Tech TOC without any minimum requirement for affordable rental or ownership housing units;

Whereas the City of Richmond Hill has identified four key areas of concern in the motion adopted by Council on February 9, 2022 on the High Tech TOC plan, specifically:

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- a) The densities and total population proposed for the High Tech TOC are markedly higher than outlined in the draft RH Centre Secondary Plan (IO High Tech TOC plan anticipates 35,300 to 36,700 residents within the TOC boundary, while the draft Richmond Hill Centre Secondary Plan anticipates 17,700 residents;
- b) The lack of alignment with the draft Richmond Hill Centre Secondary Plan vision for mix of use within the High Tech TOC area;
- c) The lack of a transparent and fulsome consultation process with Council and residents; and
- d) The lack of a financial framework to support the High Tech TOC;

Whereas it is disappointing that the Province of Ontario did not propose any amendments to the TOC plan to address concerns related to the proposed densities or enhanced community and Council engagement in its response on April 8, 2022 to Richmond Hill Council motion of February 9, 2022;

Whereas the Province is requesting the City of Richmond Hill to enter into an Agreement In Principle to address the issue of the mix of uses in the future and provide financial certainty for Community Benefits Charges and development charges;

NOW THEREFORE BE IT RESOLVED THAT:

- a) That Council receive the Staff Report SRCM.22.04.
- b) The city issues a letter from the Mayor on behalf of Council to the Province to voice the City of Richmond Hill's concerns of the intrinsic lack of financial certainty to support the envisioned massive development under the Provincial High Tech TOC plan, and the disappointment of the manner in which the eMZO was issued by the Province without further open, transparent and accountable consultation with Council and/or the community.
- c) Council authorize the City Manager or designate to negotiate the final terms of the Intergovernmental Agreement in Principle (AIP), Richmond Hill for the Yonge North Subway Extension identified TOC

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site at High Tech to secure greater clarity of financial commitments from the Province, and report back to Council with the draft AIP for Council's comments and approval, so that Council may further inform the Province as to the wishes of the City of Richmond Hill relative to the draft Richmond Hill Centre Secondary Plan and the identified High Tech TOC, and report back to a Special Council meeting to be held prior to May 1, 2022..

- d) This resolution be distributed to the Regional Municipality of York, the City of Markham, the City of Vaughan, and all Members of Provincial Parliament in York Region.
- e) That the Mayor on behalf of Council write to Richmond Hill MPP's Daisy Wai and Michael Parsa to express Council's concerns, including but not limited to the development of a complete community and the use hydro corridor lands (including engagement with the owners of those lands), with various aspects of the High Tech TOC and AIP as commented on at the Special Council meeting held on April 20, 2022.

Carried