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**Council Public Meeting  
C#14-18**

**Wednesday, May 9, 2018  
7:30 p.m.**

**Council Chambers  
Richmond Hill Town Hall  
225 East Beaver Creek Road  
Richmond Hill, Ontario**

**Mayor Dave Barrow**

**Minutes**

A meeting under the *Planning Act* of the Council of the Town of Richmond Hill was held on Wednesday, May 9, 2018 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

Mayor Barrow  
Regional and Local Councillor Spatafora  
Regional and Local Councillor Hogg  
Councillor Beros  
Councillor Muench  
Councillor West  
Councillor Cilevitz  
Councillor Chan

Regrets:  
Councillor Liu

The following members of Staff were present:

K. Kwan, Commissioner of Planning and Regulatory Services  
P. Lee, Director, Policy Planning  
S. Aiello, Manager, Development - Zoning  
S. von Kursell, Manager, Policy  
M. Dobbie, Senior Planner - Policy  
M. Kevill, Planner II  
J. Liberatore, Intern  
J. Hypolite, IT Service Desk Technical Analyst  
G. Collier, Deputy Town Clerk  
L. Sampogna, Council/Committee Clerk

Mayor Barrow read the Public Hearing Statement.

**Adoption of Agenda**

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

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

1. Jeffrey Streisfield, Land Law, representing 9218 Yonge Street Inc., dated May 7, 2018

2. Catherine A. Spears, gsi Real Estate and Planning Advisors Inc., representing Yonge Spruce Plaza, owner of 9174 Yonge Street, dated May 8, 2018
3. Michael S. Goldberg, Goldberg Group, representing Goldenville Development Inc., owner of 39-97 Carrville Road, dated May 8, 2018
4. Michael S. Goldberg, Goldberg Group, representing Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd., owners of a 23 acre property located at the northeast corner of Yonge Street and 16<sup>th</sup> Avenue, and a vacant 3.25 acre triangular property to the east of the adjacent valley, dated May 8, 2018
5. Don Given, Malone Given Parsons Ltd., representing Brookvalley Management Inc., owner of 9144 Yonge Street, dated May 9, 2018

Carried

### **Disclosures 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*.

### **Scheduled Business**

#### **3.1 Revised Yonge Street and Carrville Road/16<sup>th</sup> Avenue Key Development Area Secondary Plan and Draft Implementing Zoning By-law - File Numbers D11-SP-KDA1 and D24-18089 – (Staff Report SRPRS.18.089)**

Michelle Dobbie of the Planning and Regulatory Services Department provided an overview of the revised Yonge and Carrville Road/16<sup>th</sup> Avenue Key Development Area (KDA) Secondary Plan and Draft Implementing Zoning By-law. She provided background information related to the policy context, and reviewed the project process noting that this was the second Council Public Meeting for the project. M. Dobbie outlined the purpose of the Secondary Plan and Zoning By-law, and reviewed the preferred land use and design scenario that was endorsed by Council on January 30, 2017, including the five (5) key aspects of the revised Secondary Plan: Vision; Character Areas for Land Use, Height and Density; Parks and Urban Open Space System; Connectivity and Mobility; and Implementation for the project.

M. Dobbie reviewed the draft 16<sup>th</sup> KDA Zoning By-law schedules for zoning, density, height, interim use and hold zone. She advised that staff's recommendation was that the staff report, including the attached revised amendment to Official Plan Schedule A2, the Yonge Street and Carrville Road/16<sup>th</sup> Avenue Key development Area Secondary Plan, and the draft Yonge and Carrville/16<sup>th</sup> KDA Secondary Plan Zoning By-law, be received and that all comments be referred back to staff.

Catherine Spears, gsi Real Estate and Planning Advisors Inc., representing Yonge Spruce Plaza, owner of 9174 Yonge Street, advised that in her opinion, the lands between Spruce Avenue and Oak Avenue were overlooked and requested that the boundary of the KDA be expanded to include the three (3) commercial properties located at 9144, 9174 and 9184 Yonge Street in order to deploy additional density as further detailed in her correspondence distributed as Correspondence Item 3.1 2.

Sarkis Assadourian, 39 Spruce Avenue, requested clarification regarding the proposed density for the southwest quadrant of the KDA.

Nancy Storey, 20 Oak Avenue, inquired about the status of potential parkland and open space on Oak Avenue and requested that if the boundary of the KDA was being extended, that consideration of the parkland and open space on Oak Avenue be incorporated into the KDA.

Don Given, Malone Given Parsons Ltd., planning consultants for Brookvalley Management Inc. (Brookvalley), owner of 9144 Yonge Street, requested that the KDA boundary be expanded to include their property and the adjacent lands to the north, and requested that the KDA be modified to conform with the policies of the Town's Official Plan and intensification targets of York Region as further detailed in his correspondence distributed as Correspondence Item 3.1 5.

Pat DiMambro, 96 Spruce Avenue, advised of her concerns with the projected number of jobs and proposed commercial uses within the condominium units, as existing buildings are currently vacant and not being utilized. Ms. DiMambro further advised of concerns regarding the impact the intensification would have on the area as the Town does not have the necessary infrastructure to support these types of developments.

Carmine Zappitelli, 75 Springhead Gardens, inquired about the preferred land use and design scenario for the northwest quadrant of the KDA.

Aaron Platt, Davies Howe LLP, legal counsel for Montez Hillcrest Inc., Hillcrest Holding Inc., Hillcrest Mall Management and Oxford Properties Group (Hillcrest Mall), thanked staff for working with his client regarding the KDA and requested clarification regarding the timing of the approval of the Zoning By-law Amendment application. Mr. Platt advised that they were pleased with the direction of the Official Plan Amendment application and addressed the status of the privately owned, publicly accessed spaces within the KDA; proposed road network; and language used regarding Section 37 of the *Planning Act*.

Jeffrey Streisfield, Land Law, representing 9218 Yonge Street Inc., owner of the property at the southwest corner of Yonge Street and Carrville Road, provided background information related to the adoption of the Town's Official Plan in 2010 and noted his involvement in all aspects of the Official Plan policies. He expressed his concerns with the lack of new construction in the KDA, difficulty in navigating along Yonge Street, boundaries of the KDA, need for private roads, and housing affordability policies as further detailed in his correspondence distributed as Correspondence Item 3.1 1.

Oz Kemal, MHBC Planning Urban Design and Landscape Architecture, noted that he submitted correspondence which was included as part of the staff report. Mr. Kemal addressed the proposed Zoning By-law and requested that it recognize minor variances so that sites were not legally non-conforming, and requested that the proposed Zoning By-law not be approved at the same time as the KDA to allow additional time for review.

Moved by: Councillor Cilevitz  
Seconded by: Councillor Chan

That staff report SRPRS.18.089, including the attached revised amendment to Official Plan Schedule A2 (Appendix A), the Yonge and Carrville/16<sup>th</sup> Avenue Key Development Area Secondary Plan (Appendix B), and the Draft Yonge and Carrville/16<sup>th</sup> KDA Secondary Plan Zoning By-law (Appendix L), be received, and that all comments be referred back to staff.

Carried

**Adjournment**

Moved by: Councillor Chan  
Seconded by: Councillor West

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:25 p.m.

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Dave Barrow  
Mayor

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Gloria Collier  
Deputy Town Clerk