

**Extract from Council Meeting  
C#41-17 held November 27, 2017  
Confirmatory By-law 114-17**

Appendix C  
SRPRS.18.109  
Town Files D01-16002,  
D02-16012 and D03-16006

**13. Committee and Staff Reports**

**13.3 SRPRS.17.197 - Yonge and Bernard Key Development Area  
Secondary Plan and Zoning By-law - File Numbers D11-17001 and  
D24-17001 - (By-laws 110-17 and 111-17)**

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

- a) That staff report SRPRS.17.197 be received;
- b) That the Yonge and Bernard Key Development Area Secondary Plan (Appendix A) and Implementing By-law (Appendix B) be adopted;
- c) That Richmond Hill Council take further steps to advocate that relevant regional transportation and road improvements in the Yonge/Bernard KDA vicinity be completed in a timely manner to coincide with the initial build out in the KDA, including, at a minimum, the Elgin Mills railway grade separation, the widening of Elgin Mills Road between Bathurst Street and Yonge Street as outlined in the York Region Transportation Master Plan, and intersection improvements be completed at Elgin Mills/Yonge and Yorkland/Elgin Mills;
- d) That Richmond Hill Council advocates for the widening of 19th Ave from Yonge Street to Highway 404 and for a highway interchange at Highway 404;
- e) That if the transportation improvements listed in clause c) and the BRT Yonge project are not completed before the later of 15% of the total housing units prescribed in the KDA Secondary Plan are constructed and occupied, or 3 years from the date the Interim Control By-law (By-law 100-16) ceases to be in effect, that a Planning report be brought to Council to consider initiating a pause to development in the area, in order for staff to conduct a review of the local and regional transportation conditions in the KDA and suggest adjustments to the transportation network and any other appropriate action(s) to address any emerging transportation issues.

Amendment:

Moved by: Councillor Chan  
Seconded by: Councillor Muench

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That clause e) of the main motion be deleted and replaced with the following:

"e) That staff be directed to report to Council on an updated transportation Study of the Yonge and Bernard KDA on or before the end of November 2020."

A recorded vote was taken:

In favour: (3): Councillor Muench, Councillor Liu, and Councillor Chan

Opposed: (6): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor West, and Councillor Cilevitz

Motion to Amend Failed to Carry 3 to 6

Moved by: Councillor West

Seconded by: Councillor Cilevitz

a) That staff report SRPRS.17.197 be received;

A recorded vote was taken on clause (a) of the main motion:

In favour: (9): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor Muench, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Clause (a) of the Main Motion Carried Unanimously 9 to 0

Moved by: Councillor West

Seconded by: Councillor Cilevitz

b) That the Yonge and Bernard Key Development Area Secondary Plan (Appendix A) and Implementing By-law (Appendix B) be adopted;

A recorded vote was taken on clause (b) of the main motion:

In favour: (8): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Opposed: (1): Councillor Muench

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Clause (b) of the Main Motion Carried 8 to 1

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

c) That Richmond Hill Council take further steps to advocate that relevant regional transportation and road improvements in the Yonge/Bernard KDA vicinity be completed in a timely manner to coincide with the initial build out in the KDA, including, at a minimum, the Elgin Mills railway grade separation, the widening of Elgin Mills Road between Bathurst Street and Yonge Street as outlined in the York Region Transportation Master Plan, and intersection improvements be completed at Elgin Mills/Yonge and Yorkland/Elgin Mills;

A recorded vote was taken on clause (c) of the main motion:

In favour: (9): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor Muench, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Clause (c) of the Main Motion Carried Unanimously 9 to 0

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

d) That Richmond Hill Council advocates for the widening of 19th Ave from Yonge Street to Highway 404 and for a highway interchange at Highway 404;

A recorded vote was taken on clause (d) of the main motion:

In favour: (9): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor Muench, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Clause (d) of the Main Motion Carried Unanimously 9 to 0

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

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e) That if the transportation improvements listed in clause c) and the BRT Yonge project are not completed before the later of 15% of the total housing units prescribed in the KDA Secondary Plan are constructed and occupied, or 3 years from the date the Interim Control By-law (By-law 100-16) ceases to be in effect, that a Planning report be brought to Council to consider initiating a pause to development in the area, in order for staff to conduct a review of the local and regional transportation conditions in the KDA and suggest adjustments to the transportation network and any other appropriate action(s) to address any emerging transportation issues.

A recorded vote was taken on clause (e) of the main motion:

In favour: (8): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Opposed: (1): Councillor Muench

Clause (e) of the Main Motion Carried 8 to 1

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

The complete motion to read as follows:

- a) That staff report SRPRS.17.197 be received;
- b) That the Yonge and Bernard Key Development Area Secondary Plan (Appendix A) and Implementing By-law (Appendix B) be adopted;
- c) That Richmond Hill Council take further steps to advocate that relevant regional transportation and road improvements in the Yonge/Bernard KDA vicinity be completed in a timely manner to coincide with the initial build out in the KDA, including, at a minimum, the Elgin Mills railway grade separation, the widening of Elgin Mills Road between Bathurst Street and Yonge Street as outlined in the York Region Transportation Master Plan, and intersection improvements be completed at Elgin Mills/Yonge and Yorkland/Elgin Mills;
- d) That Richmond Hill Council advocates for the widening of 19th Ave from Yonge Street to Highway 404 and for a highway interchange at Highway 404;

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Carried

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**13. Committee and Staff Reports**

**13.4 Memorandum from Kelvin Kwan, Commissioner of Planning and Regulatory Services, dated November 24, 2017, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - (refer to Item 13.3)**

Moved by: Regional and Local Councillor Spatafora

Seconded by: Regional and Local Councillor Hogg

That the memorandum from Kelvin Kwan, Commissioner of Planning and Regulatory Services, dated November 24, 2017, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law, be received.

Carried Unanimously