



## **Committee of the Whole Meeting**

### **Minutes**

**CW#02-18**

**Monday, February 5, 2018, 4:30 p.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

Committee Members Present: Councillor Chan  
Regional and Local Councillor Spatafora  
Regional and Local Councillor Hogg  
Councillor Beros  
Councillor Muench  
Councillor Liu  
Councillor West  
Councillor Cilevitz

Regrets: Mayor Barrow

#### **Staff Members Present:**

N. Garbe, Chief Administrative Officer  
S. Baker, Commissioner of Community Services  
T. Ricketts, Acting Commissioner of Environment and Infrastructure Services  
M. Dempster, Commissioner of Corporate and Financial Services  
K. Kwan, Commissioner of Planning and Regulatory Services  
A. Alyea, Assistant Town Solicitor  
D. Dexter, Director, Financial Services and Treasurer  
M. Gandhi, Director, Communication Services  
P. Lee, Director, Policy Planning  
D. Terzievski, Director, Development Engineering and Transportation  
K. Faria, Planner II - Subdivision  
L. Hood, Communications Advisor  
J. Hypolite, IT Service Desk Technical Analyst  
S. Huycke, Town Clerk  
K. Hurley, Council/Committee Coordinator

**1. Call to Order**

The Chair called the meeting to order at 4:30 p.m.

**2. Council Announcements**

Councillor West advised of the success of the 50th Annual Richmond Hill Winter Carnival this past weekend, highlighted the various events that took place, and acknowledged the hockey teams from Our Lady of the Annunciation and Our Lady of Hope elementary schools who won medals in the ice hockey tournament. Councillor West extended his thanks to fellow Members of Council who were in attendance at the opening ceremony, and to staff in the Community Services Department for all of their work over the weekend.

**3. Introduction of Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters raised by Members of Committee.

**4. Adoption of Agenda**

Moved by: Councillor Cilevitz

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

a) Correspondence from Aharon Fradkin, 20 Bayview Park Lane, dated February 1, 2018, regarding the Zoning By-law Amendment application submitted by Hayvan Hakimzadeh for 0 Sunset Beach Road - Item 11.11

Carried Unanimously

**5. 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*.

**6. Identification of Items Requiring Separate Discussion**

Committee consented to separate Items 11.8 and 12.1.

**7. Adoption of Remainder of Agenda Items**

On a motion of Regional and Local Councillor Spatafora, Committee adopted those Items not identified for separate discussion.

**8. Public Hearing**

There were no public hearings.

**9. Presentations**

There were no presentations.

**10. Delegations**

**10.1 Alex Wilton, 80 Hunt Avenue - regarding the proposed Zoning By-law Amendment application submitted by Pedram Mahmoudian for 79 Hunt Avenue - Item 11.8**

Alex Wilton, 80 Hunt Avenue, advised of his objection to the proposed development as in his opinion it was not in compliance with the fundamental policies of the Benson Hunt Tertiary Plan. Mr. Wilton expressed concerns with the proposed lot width, unit size, built form, and sideyard setback, and requested that the development not be approved, as further detailed in his correspondence submitted at the meeting.

**11. Committee and Staff Reports**

**11.1 Minutes - Richmond Hill Heritage Centre Advisory Committee Meeting HCAC#05-17 held November 28, 2017**

Moved by: Regional and Local Councillor Spatafora

That the minutes of the Richmond Hill Heritage Centre Advisory Committee meeting HCAC#05-17 held on November 28, 2017 be adopted as circulated.

Carried Unanimously

**11.2 SRPRS.18.004 - Request for Approval and Comments - Draft Plan of Subdivision and Site Plan Applications - 329 and 343 Carrville Road - File Numbers D03-16010 and D06-15077**

Moved by: Regional and Local Councillor Spatafora

a) That the draft Plan of Subdivision application submitted by Elm Carrville (2016) Inc. for lands known as Part of Lots 109, 110 and 111, Plan 1960 (municipal addresses: 329 and 343 Carrville Road) File Number D03-16010 (19T(R)-16010) be approved subject to the following:

- i. that Council draft approve the Plan of Subdivision as depicted on Map 4 to staff report SRPRS.18.004, subject to the conditions as set out in Appendix A2;
  - ii. that prior to issuance of draft Plan of Subdivision approval, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law; and,
  - iii. that servicing capacity for a maximum of 16 new dwelling units (48 persons equivalent) be allocated to the subject lands.
- b) That all comments concerning the related Site Plan application, File Number D06-15077, be referred back to staff.

Carried Unanimously

**11.3 SRPRS.18.021 - Request for Approval - Zoning By-law Amendment Application - Kayvan Hakimzadeh - 0 Sunset Beach Road - File Number D02-16035**

Moved by: Regional and Local Councillor Spatafora

That the Zoning By-law Amendment application submitted by Kayvan Hakimzadeh for the lands known as Part of Lot 25, Plan 355 (municipal address: 0 Sunset Beach Road), File Number D02-16035, be approved, subject to the following:

- a) that the subject lands be rezoned from Residential Second Density (R2) Zone under By-law 1703, as amended, to Single Detached Six (R6) Zone and Open Space (O) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPRS.18.021; and,
- b) that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Carried Unanimously

**11.4 SRPRS.18.025 - Request for Approval - Granting of Servicing Allocation - Leslie Elgin Developments Inc. - File Number D03-04009 (Phase 2)**

Moved by: Regional and Local Councillor Spatafora

a) That servicing capacity for 168 residential units be allocated to Leslie Elgin Developments Inc. for development of Phase 2 of its draft approved Plan of Subdivision, File Number D03-04009; and,

b) That the servicing capacity allocation be comprised of the following:

i. unused allocation from Phase - 121 units

ii. SIP allocation from York Region - 24 units (86 persons equivalent)

iii. new allocation from the Town - 123 units (368 persons equivalent)

Carried Unanimously

**11.5 SRPRS.18.027 - Request for Approval - Zoning By-law Amendment Application - Giovanni and Angela Naurato - 15 Poplar Drive - File Number D02-17008**

Moved by: Regional and Local Councillor Spatafora

That the Zoning By-law Amendment application submitted by Giovanni and Angela Naurato for the lands known as Lot 5, Registered Plan 484 (municipal address: 15 Poplar Drive), File Number D02-17008, be approved, subject to the following:

a) That the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Single Detached Six (R6) Zone, under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPRS.18.027; and,

b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Carried Unanimously

**11.6 SRPRS.18.028 - Request for Approval - Zoning By-law Amendment Application - 2559986 Ontario Limited and Nicola Di Placido and Teresina Di Placido - 11 and 13 Poplar Drive - File Number D02-17017**

Moved by: Regional and Local Councillor Spatafora

That the Zoning By-law Amendment application submitted by 2559986 Ontario Limited and Nicola Di Placido and Teresina Di Placido for the lands known as Lots 6 and 7, Registered Plan 484 (municipal addresses: 11 and 13 Poplar Drive), File Number D02-17017, be approved, subject to the following:

- a) That the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Single Detached Five (R5) Zone and Single Detached Six (R6) Zone, under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPRS.18.028; and,
- b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Carried Unanimously

**11.7 SRPRS.18.029 - Request for Approval - Zoning By-law Amendment Application - Stateview Homes (Kings Landing Phase II) Inc. - 48 Puccini Drive - File Number D02-16028**

Moved by: Regional and Local Councillor Spatafora

That the Zoning By-law Amendment application submitted by Stateview Homes (Kings Landing Phase II) Inc., for lands known as Lot 25, Plan M-807 (municipal address: 48 Puccini Drive) File Number D02-16028, be approved subject to the following:

- a) That Council approve the draft Zoning By-law as set out in Appendix 'B' to staff report SRPRS.18.029 and that said by-law be brought forward to a regular meeting of Council for consideration and enactment.

Carried Unanimously

**11.8 SRPRS.18.030 - Request for Approval - Zoning By-law Amendment Application - Pedram Mahmoudian - 79 Hunt Avenue - File Number D02-16040 (Related File Number D06-16096)**

Moved by: Regional and Local Councillor Hogg

That the Zoning By-law Amendment application submitted by Pedram Mahmoudian for lands known as Part of Lots 12 and 13, Plan 2300 (municipal address: 79 Hunt Avenue) File Number D02-16040 (Related File Number D06-16096), be denied.

**Motion to Refer:**

Moved by: Regional and Local Councillor Hogg

That SRPRS.18.030 be referred back to staff to permit further consultation with the Applicant on the concerns raised by the Members of Council, including in respect to compatibility with the Tertiary Plan, and staff be directed to report back at a future Committee of the Whole meeting.

Carried

**11.9 SRPRS.18.037 - Agreement between the Town of Richmond Hill and York Region District School Board regarding Bradstock Park and O.M. MacKillop Public School**

Moved by: Regional and Local Councillor Spatafora

That the Mayor and Clerk be authorized to execute the agreement between the Town of Richmond Hill and the York Region District School Board regarding the Town's construction and permitting of outdoor recreation facilities on the O.M. MacKillop Public School site, on the recommendation of the Commissioner of Planning and Regulatory Services.

Carried Unanimously

**11.10 SRPRS.18.057 - Request for Approval - Terms of Reference for the 2018 Urban Master Environmental Servicing Plan Update - File Number D00-UMESP Update**

Moved by: Regional and Local Councillor Spatafora

That the Terms of Reference attached as Appendix 'A' to staff report SRPRS.18.057 for the 2018 Urban Master Environmental Servicing Plan Update for the Town growth centers and intensification corridors be approved.

Carried Unanimously

**11.11 Correspondence from Aharon Fradkin, 20 Bayview Park Lane, dated February 1, 2018, regarding the Zoning Bylaw Amendment application submitted by Kayvan Hakimzadeh for 0 Sunset Beach Road**

Moved by: Regional and Local Councillor Spatafora

That the correspondence from Aharon Fradkin, 20 Bayview Park Lane, dated February 1, 2018, regarding the Zoning By-law Amendment application submitted by Hayvan Hakimzadeh for 0 Sunset Beach Road, be received.

Carried Unanimously

**12. Other Business**

**12.1 Councillor Beros - Demolished Homes causing Development Charges**

Moved by: Councillor Beros

Whereas if a home is demolished four years prior to a building permit, owners find themselves having to pay additional development charges.

Whereas these development charges are in the magnitude of \$17,841.

Whereas while additional costs are being incurred, the boarded up houses are causing life safety hazards.

Whereas in 2008 a young man's life was lost in one of these derelict buildings.

It is therefore recommended that the four year time frame be removed.



**Motion to Refer:**

Moved by: Regional and Local Councillor Spatafora

That the Motion of Councillor Beros in respect to Demolished Homes causing Development Charges, be referred to staff to provide Council with additional information, including any potential financial impact on the Town and health and safety issues, and that staff be directed to report back to a future Committee of the Whole meeting as soon as possible but no later than the last Committee of the Whole meeting in July 2018.

Carried Unanimously

**13. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**14. Closed Session**

There were no closed session items.

**15. Adjournment**

Moved by: Councillor Cilevitz

That the meeting be adjourned

Carried

The meeting was adjourned at 6:10 p.m.