



Committee of the Whole Meeting

Minutes

CW#03-18

Tuesday, February 20, 2018, 4:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

Committee Members Present: Councillor Chan (Chair)
Mayor Barrow
Regional and Local Councillor Spatafora
Regional and Local Councillor Hogg
Councillor Beros
Councillor Muench
Councillor Liu
Councillor West

Regrets: Councillor Cilevitz

Staff Members Present:

N. Garbe, Chief Administrative Officer
S. Baker, Commissioner of Community Services
M. Dempster, Commissioner of Corporate and Financial Services
K. Kwan, Commissioner of Planning and Regulatory Services
T. Ricketts, Acting Commissioner of Environment and Infrastructure Services
G. Onizuka, Assistant Town Solicitor
P. Lee, Director, Policy Planning
G. Manderson, Director, Strategic Initiatives
M. Flores, Manager, Sustainability
D. Olding, Manager, Grants and Strategic Initiatives
S. von Kursell, Manager, Policy
M. Dobbie, Senior Planner (Policy)
M. O'Brien, Environmental Education and Engagement Coordinator
L. Chan, Communications Advisor
J. Hypolite, IT Service Desk Technical Analyst
S. Huycke, Town Clerk
L. Sampogna, Council/Committee Coordinator

1. Call to Order

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

2. Council Announcements

Councillor Chan advised of the Chinese and Korean New Year celebrations held in Richmond Hill on February 16, 2018 and extended a Happy Lunar New Year to the community.

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: Regional and Local Councillor Spatafora

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

a) Extract - Heritage Richmond Hill Committee meeting HRH#01-18 held February 13, 2018 - SRPRS.18.043 - Item 11.11

b) Extract - Heritage Richmond Hill Committee meeting HRH#01-18 held February 13, 2018 - SRPRS.18.042 - Item 11.12

c) Correspondence received regarding applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto - Item 11.13

d) Correspondence received regarding applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto - Item 11.14

e) Correspondence from Adriana Pisano Beaumont, 62 Wicker Drive, dated February 20, 2018, regarding applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto

f) Correspondence from Ciprian Panfilie, 68 Wicker Drive, dated February 20, 2018, regarding applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto

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 11.2, 11.3 and 11.6.

7. Adoption of Remainder of Agenda Items

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

8. Public Hearing

There were no public hearings.

9. Presentations

9.1 Presentation by Maria Flores, Manager, Sustainability, regarding Greening the Hill - Environment Strategy Update

Patrick Lee, Director, Policy Planning, provided introductory remarks regarding the 2017 “Greening the Hill” Environment Strategy. P. Lee advised that staff in the Sustainability Section were realigned to fall within the Planning and Policy Division of the Planning Regulatory Services Department, and explained the expansion of the provincial and federal government’s attention toward climate change and sustainability.

Maria Flores, Manager, Sustainability, reviewed the progress of the 2017 “Greening the Hill”, Environment Strategy, and highlighted the goals, objectives and actions for the Air Quality, Water Resources, and Land Resources areas. M. Flores reviewed the environmental education and engagement, and highlighted next steps planned for 2018.

Moved by: Mayor Barrow

That the presentation by Maria Flores, Manager, Sustainability, regarding Greening the Hill - Environment Strategy Update, be received with thanks.

Carried Unanimously

10. Delegations

10.1 Vitaliy Okhotov, 27 Brass Drive, regarding applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue

Vitaliy Okhotov, 27 Brass Drive, expressed his objection to the proposed road connection of Wicker Drive and Beech Avenue, and indicated that the space was considered unique by the surrounding natural environment. He reviewed the environmental rules relating to the Oak Ridges Moraine, noting the construction of the proposed road connection would encroach and violate the guidelines, disrupt the natural habitat and local green space corridor, and create increased traffic and safety concerns. Mr. Okhotov requested that consideration be given to constructing a pedestrian pathway to permit the connections rather than the proposed local road connection.

10.2 Michael Rabbior, 74 Wicker Drive, regarding applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue

Michael Rabbior, 74 Wicker Drive, advised that the guiding principles of the Harris-Beech Infill Study was to enhance place making, and create a uniqueness of the area and a strong sense of community. Mr. Rabbior advised the environment allowed for a safe congregation and play area for the neighbourhood and expressed the need to preserve the area by maintaining pedestrian safety and incorporating a linkage for a pedestrian walkway between the communities by not connecting Wicker Drive and Beech Avenue.

10.3 Yusuf and Ingrid Sunar, 53 Wicker Drive, regarding applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue

Ingrid Sunar, 53 Wicker Drive, advised that both Wicker Drive and Brass Drive had winding roads and in her opinion, were not designed to accommodate increased traffic that would accompany the density of the proposed development. She advised of safety concerns and requested clarification regarding why the road extension was required, what the benefit would be and who would benefit from it.

10.4 Marcelo Almeida, 82 Wicker Drive, regarding applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue

Marcelo Almeida, 82 Wicker Drive, advised that he addressed Council in 2015 regarding this matter and indicated that his concerns had not been taken into consideration. He reviewed the access points to the Harris-Beech area noting concerns related to density with the proposed development, increased traffic, visibility on road curves, impact on green space, and response time for emergency service vehicles. Mr. Almeida advised that he was opposed to the road connection between Wicker Drive and Beech Avenue and requested all public comments be reviewed.

10.5 Nicole Sampogna, Evans Planning Inc., representing Country Wide Homes (Jefferson Inc.), regarding applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue

Nicole Sampogna, Evans Planning Inc., representing Country Wide Homes (Jefferson Inc.), introduced Andrew Ip, Masongsong Associates Engineering Limited, on behalf of the applicant. Mr. Ip advised there were 3 applications on the lands which all required servicing through the Wicker Drive extension and confirmed that the road extension was a separate issue. Ms. Sampogna provided an overview of the development proposal, noting it conformed to the Neighbourhood Study, advised that the connection was presented on the Town's Official Plan, and indicated their willingness to incorporate a cul-de-sac option on the TRCA lands. She requested that Phase 1 and 3 subdivisions (File Numbers D03-14008 and D03-16002) be allowed to proceed as they were not related to the Wicker Drive extension as they function independently in terms of lotting.

11. Committee and Staff Reports

11.1 Youth Action Committee meetings held January 10, 2018 and January 24, 2018

Moved by: Regional and Local Councillor Spatafora

That the minutes of the Youth Action Committee meetings held on January 10, 2018 and January 24, 2018, be adopted as circulated.

Carried Unanimously

11.2 SRPRS.18.047 - 2017 Greening the Hill Report - Environment Strategy Update

Moved by: Regional and Local Councillor Spatafora

a) That staff report SRPRS.18.047 regarding the 2017 Greening the Hill Report, Environment Strategy update, be received for information.

Carried Unanimously

11.3 SRPRS.18.035 – Final Community Improvement Project Area By-law and Final Richmond Hill Community Improvement Plan - File Number D18-17001

Moved by: Regional and Local Councillor Spatafora

a) That Staff Report SRPRS.18.035 regarding the final Community Improvement Project Area By-law and final Richmond Hill Community Improvement Plan be received;

b) That the Community Improvement Project Area By-law (attached as Appendix A to staff report SRPRS.18.035) and Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan (attached as Appendix B to staff report SRPRS.18.035) be approved.

Carried Unanimously

Moved by: Regional and Local Councillor Spatafora

c) That the vicinity of Yonge Street and King Road in Oak Ridges be included in the Building Renovation Grant Program.

Carried

The complete motion to read as follows:

Moved by: Regional and Local Councillor Spatafora

a) That Staff Report SRPRS.18.035 regarding the final Community Improvement Project Area By-law and final Richmond Hill Community Improvement Plan be received;

b) That the Community Improvement Project Area By-law (attached as Appendix A to staff report SRPRS.18.035) and Richmond Hill Office

Development and Downtown Local Centre Community Improvement Plan (attached as Appendix B to staff report SRPRS.18.035) be approved, as amended;

c) That the vicinity of Yonge Street and King Road in Oak Ridges be included in the Building Renovation Grant Program.

Carried

11.4 SRPRS.18.059 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Raki Holdings Inc. - 0 19th Avenue – File Numbers D02-03031 and D03-03007

Moved by: Regional and Local Councillor Spatafora

That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Raki Holdings Inc. for lands known as Part of Lot 30, Concession 2, E.Y.S. (Municipal Address: 0 19th Avenue), Town Files D02-03031 and D03-03007 be approved, subject to the following:

a) That the subject lands be rezoned to the appropriate zoning categories under By-law 55-15 (the North Leslie Area Secondary Plan Zoning By-law), including site-specific development standards based on the draft Plan of Subdivision and the general revisions to By-law 55-15 discussed in Staff Report SRPRS.18.059 and generally illustrated on the maps included in that report;

b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and passage upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17;

c) That the draft Plan of Subdivision on Map 4 be draft approved, subject to the conditions set out in Appendix “B” to Staff Report SRPRS.18.059 and upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17.

Carried Unanimously

11.5 SRPRS.18.053 - Request for Approval – Private Street Naming Application – Primont Homes (Bayview) Inc. – 0 19th Avenue and 5 Glen Meadow Lane - File Number D15-17038

Moved by: Regional and Local Councillor Spatafora

That Staff Report SRPRS.18.523 regarding a Private Street Naming Application submitted by Primont Homes (Bayview) Inc. for the lands known as Part of Lot 56, Concession 1 E.Y.S. and Lot 14, Registered Plan 65M-2217, Town File D15-17038, be approved subject to the following:

- a) That the proposed private street names (Credit Lane (P), Heart Lane (P), Ingersoll Lane (P), Shapely Lane (P) and Tiny Lane (P)) be approved in accordance with SRPRS.18.053;
- b) That staff be directed to bring forward a by-law to a regularly scheduled Council meeting to implement the proposed private street names.

Carried Unanimously

11.6 SRPRS.18.044 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications - Country Wide Homes (Jefferson Inc) and Giuseppina Brunetto – 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Aveue - File Numbers D02-14024 and D03-14008, D02-14025 and D03-14009, and D02-16001 and D03-16002

Motion to Refer:

Moved by: Councillor West

- a) That staff report SRPRS.18.044 regarding the Request for Approval for the Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue be referred back to staff for a further report at Committee of the Whole meeting on March 19, 2018, to permit Planning and Regulatory Services staff to consider and report on a revised plan that does not include the proposed Wicker Drive Beech Avenue road connection contained in File Numbers D02-14025 and D03-14009.

Carried Unanimously

11.7 Correspondence received regarding Applications submitted by Country Wide Homes (Jefferson Inc) and Giuseppina Brunetto

Moved by: Regional and Local Councillor Spatafora

That the following correspondence regarding the Request for Approval for the Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue be received:

- a) Michael S. Manett, MPlan Inc., dated June 8, 2016
- b) Okhotov Family, 27 Brass Drive, dated February 11, 2018

Carried Unanimously

11.8 SRPRS.18.041 - Request for Comments – Site Plan Application – The Gates of Bayview Glen Phase XI Corporation - 65 Oneida Crescent – File Number D06-17085

Moved by: Regional and Local Councillor Spatafora

- a) That the Site Plan application submitted by The Gates of Bayview Glen Phase XI Corporation for lands known as Part of Lot 38, Concession 1, E.Y.S., Part of Blocks 16, 17, 18, 21, 26 and 38 and All of Blocks 19 and 20 and Part of Lot 1, Registered Plan 65M-2838 (Municipal Address: 65 Oneida Crescent), Town File No. D06-17085, be received and that all comments be referred back to staff.

Carried Unanimously

11.9 SRCAO.18.02 - Ontario Municipal Commuter Cycling Program Funding Agreement

Moved by: Regional and Local Councillor Spatafora

- a) That the Chief Administrative Officer and the Director of Finance and Treasurer be authorized to sign and execute the Ontario Municipal Commuter Cycling Transfer Payment Agreement;
- b) That the Chief Administrative Officer and Director of Finance and Treasurer have the delegation of authority to execute any and all required documentation as required for the Ontario Municipal Commuter Cycling program;
- c) That Richmond Hill commits to providing funding equivalent to twenty percent of the funding provided to Richmond Hill under the Ontario Municipal Commuter Cycling program;

- d) That Richmond Hill commits to implementing projects and spending Ontario Municipal Commuter Cycling program funding in accordance with all provisions specified in the Agreement;
- e) That Richmond Hill commits to spending Ontario Municipal Commuter Cycling program funding only on the following approved projects: Phase 2 and Phase 3 of the Lake to Lake Cycling Route;
- f) That Richmond Hill commits that it will obtain all required approvals for each project prior to use of Ontario Municipal Commuter Cycling program funding.

Carried Unanimously

11.10 SRCAO.18.03 - Development Charges Rebate Program Application

Moved by: Regional and Local Councillor Spatafora

- a) That the Director of Financial Services and Treasurer be authorized to sign and submit an application to the Ontario Development Charges Rebate Program.

Carried Unanimously

11.11 Extract - Heritage Richmond Hill Committee meeting HRH#01-18 held February 13, 2018

11.11.1 SRPRS.18.043 - Request to Remove 100 Centre Street East from Heritage Inventory - File Number D12-07099

Moved by: Regional and Local Councillor Spatafora

- a) That the property located at 100 Centre Street East does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*;
- b) That 100 Centre Street East be removed from the Town of Richmond Hill Inventory of Buildings of Architectural and Historical Importance.

Carried Unanimously

11.12 Extract - Heritage Richmond Hill Committee meeting HRH#01-18 held February 13, 2018

11.12.1 SRPRS.18.042 - Request for Support of Federal Heritage Policy Reform - File Number D12-07228

Moved by: Regional and Local Councillor Spatafora

- a) That staff report SRPRS.18.042 regarding the request for support of Federal Heritage Policy Reform be received for information;
- b) That the Richmond Hill Town Council supports the recommendation of the Federal House of Commons Standing Committee on Environment and Sustainable Development contained in Report 10 (42nd Parliament, 1st Session), regarding the preservation of Canada's heritage;
- c) That the Town Clerk be directed for forward this resolution to the Federal Minister of Environment (copying the Minister of Finance and our local MPs) as requested by Community Heritage Ontario (CHO) in support of the recommendations contained in Report 10 to staff report SRPRS.18.042.

Carried Unanimously

11.13 Correspondence received regarding Applications submitted by Country Wide Homes (Jefferson Inc) and Giuseppina Brunetto

Moved by: Regional and Local Councillor Spatafora

That the following correspondence regarding the Applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue be received:

- a) Michael and Kristina Rabbior, 74 Wicker Drive, dated February 14, 2018

Carried Unanimously

11.14 Correspondence received regarding Applications submitted by Country Wide Homes (Jefferson Inc) and Giuseppina Brunetto

Moved by: Regional and Local Councillor Spatafora

That the following correspondence regarding the Applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196

and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue be received:

1. Francis C.P. Wong, 55 Brass Drive, dated February 18, 2018
2. Frank Graziano, 63 Brass Drive, dated February 18, 2018
3. Reza Moemeni, 52 Brass Drive, dated February 18, 2018
4. Joseph Ip and Dorcas Cheung, 81 Brass Drive, dated February 19, 2018
5. Ingrid and Yusuf Sunar, 53 Wicker Drive, dated February 19, 2018
6. Okhotov Family, 27 Brass Drive, dated February 19, 2018
7. Jennifer Zhang, 54 Wicker Drive, dated February 19, 2018
8. Gulamraza Maghjee and Tasneem Jaffer, 46 Brass Drive, dated February 19, 2018
9. Xingcun Huang and Hong Zhang, 54 Wicker Drive, dated February 19, 2018
10. Joseph Ip and Dorcas Cheung, 81 Brass Drive, dated February 19, 2018
11. Adrian Gatea and Daniela Gatea, 24 Wicker Drive, dated February 19, 2018
12. Ramin Nooraein, 12 Brass Drive, dated February 19, 2018
13. Xu Guo, 76 Wicker Drive, dated February 19, 2018
14. Yuyong Ke, 76 Wicker Drive, dated February 19, 2018
15. Paul and Andrea Cook, 56 Wicker Drive, dated February 19, 2018
16. Lei Xu, 79 Brass Drive, dated February 19, 2018
17. Ying An, 79 Brass Drive, dated February 19, 2018
18. Roman Slepukurov, 56 Brass Drive, dated February 19, 2018
19. Marcelo Almedia 82 Wicker Drive, dated February 19, 2018
20. Michael S. Manett, MPLAN Inc., representing owners of 247 and 257 Harris Avenue, dated February 19, 2018
21. Sonia Bortolin, 82 Wicker Drive, dated February 19, 2018
22. Yuling Jiang, 48 Wicker Drive, dated February 19, 2018
23. David and Gihan Campagnolo, 65 Brass Drive, dated February 19, 2018
24. Joel Durocher and Ramona Zhang, 72 Wicker Drive, dated February 19, 2018
25. Dingjin Yang and Ying Di, 8 Wicker Drive, dated February 19, 2018
26. Marina Slepokurova, 56 Brass Drive, dated February 19, 2018
27. Yelena Slepokurova, 56 Brass Drive, dated February 19, 2018
28. Yurly Slepokurov, 56 Brass Drive, dated February 19, 2018
29. Michael Rabbior, 74 Wicker Drive, dated February 19, 2018

- 30. Marta Tuscher, 42 Wicker Drive, dated February 20, 2018
- 31. Tony Medeiros, 42 Wicker Drive, dated February 20, 2018
- 32. Adriana Pisano Beaumont and Andre Paul Beaumont, 62 Wicker Drive, dated February 20, 2018
- 33. Wilfred and Corneilla, 77 Brass Drive, dated February 20, 2018
- 34. Chi Leong Wong, 50 Wicker Drive, dated February 20, 2018
- 35. Mari and Nashaat Estafanous, 30 Wicker Drive, dated February 20, 2018
- 36. Gerald Alexandrovitch, 64 Wicker Drive, dated February 20, 2018
- 37. Mila, Dasha, Oleg, Andrew, Artur Tsurkans, 23 Brass Drive, dated February 20, 2018

Carried Unanimously

12. Other Business

There were no other business items.

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Closed Session

There were no closed session items.

15. Adjournment

That the meeting be adjourned

The meeting was adjourned at 6:02 p.m.