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COMMITTEE OF THE WHOLE MEETING CW#02-14

**Monday, February 3, 2014
4:30 p.m.**

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

**Chair Carmine Perrelli
Ward 2 Councillor**

MINUTES

A meeting of Committee of the Whole of the Town of Richmond Hill was held on Monday, February 3, 2014 at 4:30 p.m. in the Council Chambers with the following Members of the Committee present:

Councillor Perrelli (Chair)
Regional and Local Councillor Spatafora
Regional and Local Councillor Hogg
Councillor Beros
Councillor Liu
Councillor West
Councillor Papa
Councillor Chan

Regrets:
Mayor Barrow

The following members of Staff were present:

J. Anderton, Chief Administrative Officer
S. Baker, Commissioner of Community Services
A. Bassios, Commissioner of Planning and Regulatory Services
I. Brutto, Commissioner of Environment and Infrastructure Services
D. Miller, Commissioner of Corporate and Financial Services
A. Dimilta, Assistant Town Solicitor
S. Fick, Director, Design and Construction
P. Lee, Director, Policy Planning
E. Zawadowsky, Director of Development Engineering
S. Aiello, Manager of Development Subdivisions

P. Freeman, Manager of Policy
A. Lee, Manager, Transportation and Site Plans
J. Rodek, Manager, Client Support - IT
T. Steele, Manager, Park and Natural Heritage Planning
J. Walters, Manager, Stormwater Management
L. Hood, Senior Communications Officer
P. Lui, Parks Planner
D. McLarty, Town Clerk
K. Hurley, Council/Committee Clerk

COUNCIL ANNOUNCEMENTS

Regional and Local Councillor Spatafora advised of a ringette tournament that took place this past weekend at the Tom Graham and Ed Sackfield Arenas with over sixty teams participating, and acknowledged what a great event it was to showcase the Town.

Councillor West reminded all those in attendance of the upcoming 46th annual Winter Carnival to be held February 7 to 9, 2014 at the Mill Pond Park, highlighting some of the events scheduled to take place.

Councillor Beros advised of his participation in the Ontario Library Association's annual conference held at the Metro Toronto Convention Centre, acknowledged this year's theme "A Universe of Possibilities" and shared some of the highlights of the Conference.

INTRODUCTION OF EMERGENCY/TIME SENSITIVE MATTERS

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

ADOPTION OF AGENDA

Moved by: Councillor West

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

- a) Correspondence received regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road – Agenda Item No. 24

(continued)

- b) Correspondence received subsequent to the Council Meeting dated June 25, 2012, regarding the Tower Hill Off Leash Area – Agenda Item No. 25
- c) Correspondence received at the meeting from Mark Greenbaum, Bayview Manor Homes Inc., The Vogue Development Group Inc., dated February 3, 2014, regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road – Agenda Item No. 26

Carried

DISCLOSURES OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

Regional and Local Councillor Spatafora declared a pecuniary interest on Agenda Item No. 11 regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications by Garden Homes (Bond) Inc. for 88 Bond Crescent, and on Agenda Item No. 12 regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications by Garden Homes (Bond) Inc. for 2, 56, 58 and 66 Bond Crescent, as a family member has an interest in the proposed developments.

ADOPTION OF REPORTS NOT REQUIRING SEPARATE DISCUSSION

Moved by: Councillor Beros

That the following Items be approved and recommended to Council:

1. Minutes – Heritage Richmond Hill meeting HRH#08-13 held November 12, 2013

That the minutes of the Heritage Richmond Hill Committee meeting held on November 12, 2013 be adopted as circulated.

2. Minutes – Richmond Hill Heritage Centre Advisory Committee meeting of November 20, 2013

That the minutes of the Richmond Hill Heritage Centre Advisory Committee meeting held on November 20, 2013 be adopted as circulated.

5. Minutes – Youth Action Committee meeting held January 15, 2014

That the minutes of the Youth Action Committee meeting held on January 15, 2014 be adopted as circulated.

10. Correspondence received regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road

That the correspondence received regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road, be received as follows:

- a) Correspondence from Joanna Liokossis and Carmelo Cellucci, 8 Myers Boulevard, dated May 6, 2013
 - b) Correspondence from Catherine D'Aversa, 3 Myers Boulevard, dated January 14, 2014
 - c) Correspondence from Joanna Liokossis and Carmelo Cellucci, 8 Myers Boulevard, dated January 20, 2014
 - d) Correspondence from Ed and Nives Caldana, 12 Myers Boulevard, January 20, 2014
13. Request for Approval – Zoning By-law Application – 2340548 Ontario Inc. – 38 Puccini Drive – File No. D02-13008 – (SRPRS.14.035)

- Rec. 1**
- a) That the Zoning By-law Amendment application submitted by 2340548 Ontario Inc. for lands known as Lot 30, Plan M-807 (municipal address: 38 Puccini Drive), File No. D02-13008, be approved;**
 - b) That Council enact the Zoning By-law attached as Appendix 'D to SRPRS.14.035;**
 - c) That Council resolve to accept cash-in-lieu of parkland dedication.**

16. Assumption of Municipal Services – 124 Oak Avenue – Ettore Mohamad-Ali Fayaz-Esfahani and Mehdi Madani – File No. L03-OA, B036/03 – (SRPRS.14.039)

- Rec. 2**
- That the assumption of the aboveground and belowground municipal services installed within Part of Lot 236, Registered Plan 1960, designated as Part 1, Plan 65R-26682, associated with the agreement with Ettore Mohamad-Ali Fayaz-Esfahani and Mehdi Madani, be approved.**

20. Correspondence received subsequent to the Council Meeting dated June 25, 2012, regarding the Tower Hill Off Leash Area

That the correspondence received subsequent to the Council Meeting dated June 25, 2012, regarding the Tower Hill Off Leash Area, be received:

- a) Petition containing the signatures of approximately 481 residents in support of the Tower Hill Off Leash Area submitted by Phil Quackenbush in October of 2013
- b) Barbara and Neal Nicholls, Richmond Hill residents, dated November 16, 2013

24. Correspondence received regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road

That the correspondence received regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road, be received as follows:

- a) Renzo and Mara Campaner, 10 Myers Boulevard, dated January 29, 2014
- b) Michael Mancuso and Deanna De Marco, 15 Myers Boulevard, dated January 30, 2014
- c) Area residents dated January 31, 2014
- d) Connie and Frank Vizzacchero, 2 Myers Boulevard, dated January 31, 2014
- e) Catherine D'Aversa, on behalf of residents of Myers Boulevard and Petrolia Court, dated February 3, 2014
- f) Zohreh Tajzadeh and Family, residents of Carrville Road, dated February 3, 2014
- g) Edward Shulgin, 9 Petrolia Court, dated February 3, 2014

25. Correspondence received subsequent to the Council Meeting dated June 25, 2012, regarding the Tower Hill Off Leash Area

That the correspondence received subsequent to the Council Meeting dated June 25, 2012, regarding the Tower Hill Off Leash Area, be received:

- a) Sandra Chin-Yee, resident on Richmond Street, dated January 31, 2014
 - b) Mona and Moheb Thabet, dated February 2, 2014
 - c) Phil Quackenbush, Spokesperson, Tower Hill Off-Leash Rally, dated February 2, 2014
 - d) Ash Chopra, dated February 2, 2014
 - e) Nick Mashin, Richmond Hill resident, dated February 3, 2014
 - f) Lea Ho, dated February 3, 2014
26. Correspondence received at the meeting from Mark Greenbaum, Bayview Manor Homes Inc., The Vogue Development Group Inc., dated February 3, 2014, regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road

That the correspondence received at the meeting from Mark Greenbaum, Bayview Manor Homes Inc., The Vogue Development Group Inc., dated February 3, 2014, regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road, be received.

Carried

Moved by: Councillor Chan

That Agenda Item No. 6 be brought forward for consideration at this time.

Carried

DELEGATIONS

Sabrina Mathews and Tiauna Steadford addressed Committee regarding a request for sponsorship for Tiauna to participate in the 5th World Jr. National Wushu/Kung Fu Championships in Turkey from March 11 to 16, 2014 as outlined in their correspondence dated January 10, 2014 included as Agenda Item No. 6.

6. Correspondence from Sabrina Mathews and Tiauna Steadford, Richmond Hill residents, dated January 10, 2014 regarding request for sponsorship for Tiauna Steadford to participate in the 5th World Jr. National Wushu/Kung Fu Championships in Turkey

Moved by: Councillor Chan

That the request for sponsorship of Tiauna Steadford's participation in the 5th World Junior National Wushu/Kung Fu Championships being held in Turkey, in the amount of \$250, be deferred to the February 10, 2014 Council Meeting.

Carried Unanimously

Moved by: Councillor Papa

That Agenda Item No. 9 be brought forward for consideration at this time.

Carried Unanimously

Joanna Liokossis, 8 Myers Boulevard, addressed Committee on behalf of the residents of Petrolia Court and Myers Boulevard regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road and advised they are not opposed to development of the subject lands, but objected to the proposed development because it is not consistent with the character and integrity of the neighbourhood. She further expressed concerns with the process used by the applicant, the negative impact on property values, and the ecological impact the proposed development would have on the neighbourhood as outlined in her correspondence and petition submitted at the meeting.

(continued)

Catherine D'Aversa, 3 Myers Boulevard, addressed Committee on behalf of the residents of Petrolia Court and Myers Boulevard regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road and advised they are not opposed to development of the subject lands or the extension of Petrolia Court, but were opposed to the proposed development as it would negatively affect the character and desirability of the neighbourhood. She advised that the residents do not want to see traffic lights installed at the intersection of Myers Boulevard and Carrville Road, expressed their concerns with the process used by the applicant, and advised that they were in agreement with the recommendations outlined in SRPRS.14.005 and that they would be prepared to attend the Ontario Municipal Board Hearings.

Kurt Franklin, Weston Consulting, Planner for Carrville Investments Ltd., addressed Committee regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road. He provided background information to the applications, advised of changes that have been made to the proposed development in response to staff and resident concerns, provided a revised plan for the lands, and advised that they have appealed this application to the Ontario Municipal Board as they have been unable to reach an agreement with Town staff as outlined in his correspondence submitted at the meeting.

Frank Vizzacchero, 2 Myers Boulevard, advised that he did not wish to appear as a delegation.

Mara Campaner, 10 Myers Boulevard, addressed Committee on behalf of the residents of Petrolia Court and Myers Boulevard regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road and advised they are not opposed to development of the subject lands but had concerns with the proposed development because it is not consistent with the character and integrity of the neighbourhood, the negative impact it would have on property values, where the run-off from the development would be captured, the increase in traffic, and the negative environmental impact. She further provided recommendations to the proposed development as outlined in her correspondence and petition submitted at the meeting.

(continued)

Karen Cilevitz, 902-18 Harding Boulevard, addressed Committee regarding the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications by Carrville Investments Ltd. for 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road and advised that she was in agreement with the recommendations outlined in SRPRS.14.005. She expressed her concerns with the proposed development as it would have negative consequences and impact on the current neighbourhood, does not conform with the Town's Official Plan, and would increase area traffic. She further expressed her concerns with the process used by the applicant and requested that a copy of her address be received for inclusion in the public record.

9. Request for Direction – Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium Applications – Carrville Investments Ltd. – 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road – File Nos. D02-13007, D03-13002 and D05-13002 – (SRPRS.14.005)

Moved by: Councillor Papa

- Rec. 3 a) That the Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium applications submitted by Carrville Investments Ltd. for lands known as Lots 28, 29 & 32 and Part of Lots 30, 31, 33 & 34, Plan 1960 (municipal addresses: 493, 501, 509, 515, 519, 531, 537, 553, 555 and 565 Carrville Road), File Nos. D02-13007, D03-13002 and D05-13002, be denied for the primary reasons outlined in SRPRS.14.005;**
- b) That the applicant be encouraged to consider other design options which address the design concerns and related issues raised in SRPRS.14.005, and work cooperatively with Town staff towards the resolution of those issues;**
- c) That appropriate Town staff be directed to appear at the Ontario Municipal Board in support of Council's position concerning the subject applications.**

Carried

Moved by: Regional and Local Councillor Spatafora

That Agenda Item No. 22 be brought forward for consideration at this time.

Carried

Nasser Nasrin, 43 Reaman Street, owner of 135 Centre Street West, addressed Committee regarding the Notice of Intent to Demolish 135 Centre Street West. He provided background and historical information on the property and the reasons for purchasing the property; highlighted the findings of the Cultural Heritage Impact Assessment conducted on the property, specifically that the building does not possess sufficient architectural or heritage value to merit designation; and advised that he was in agreement with the recommendations contained in SRPRS.14.047 as outlined in his correspondence dated January 26, 2014, included as Agenda Item No. 23.

22. Notice of Intent to Demolish 135 Centre Street West – File No. D12-07130 – (SRPRS.14.047)

Moved by: Councillor Beros

- Rec. 4**
- a) **That Council be advised that the property located at 135 Centre Street West does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*;**
 - b) **That the property at 135 Centre Street West be removed from the Town of Richmond Hill *Inventory of Buildings of Architectural and Historical Importance* as a property listed in the Heritage Register.**

A recorded vote was taken:

In favour: Councillor Beros, Councillor Chan, Councillor Liu, Councillor Perrelli, Regional and Local Councillor Hogg, Regional and Local Councillor Spatafora, Councillor Papa

Opposed: Councillor West

The motion Carried 7 - 1

- 3. Extract – Heritage Richmond Hill Committee meeting HRH#01-14 held January 14, 2014
 - 3.1 Notice of Intent to Demolish – 135 Centre Street West – File No. D12-07130 – (SRPRS.14.023)
- 4. Submission by the Heritage Designation Subcommittee, Heritage Richmond Hill Committee, regarding 135 Centre Street West

(continued)

23. Correspondence from Nasser Nasrin, 43 Reaman Street, owner of 135 Centre Street West, dated January 26, 2014, regarding the Notice of Intent to Demolish 135 Centre Street West (SRPRS.14.047)

Moved by: Councillor Liu

- a) That the Extract from the Heritage Richmond Hill Committee meeting HRH#01-14 held January 14, 2014 regarding Notice of Intent to Demolish 135 Centre Street West, File No. D12-07130 (SRPRS.14.023) be received;
- b) That the submission by the Heritage Designation Subcommittee, Heritage Richmond Hill Committee, regarding the recommendation to designate 135 Centre Street West under the *Ontario Heritage Act* be received;
- c) That the correspondence from Nasser Nasrin, 43 Reaman Street, owner of 135 Centre Street West, dated January 26, 2014, regarding the Notice of Intent to Demolish 135 Centre Street West (SRPRS.14.047), be received.

Carried

Moved by: Councillor Beros

That Agenda Item No. 8 be brought forward for consideration at this time.

Carried

Paul Nolis, 49 Muirhead Crescent, addressed Committee regarding SREIS.14.004, Servicing of Muirhead Crescent Area, stressing the need and importance for municipal services to be provided to the area as a benefit to the environment and at the Town's expense.

8. Servicing of Muirhead Crescent Area – (SREIS.14.004)

Moved by: Councillor Beros

That SREIS.14.004 regarding servicing to the Muirhead Crescent area be referred back to the Commissioner of Environment & Infrastructure Services with a request for additional information respecting hazards within both pieces of legislation as it relates to private wells and septic systems, with a report to come forward by the end of April 2014.

Carried

Moved by: Councillor Papa

That Agenda Item No. 19 be brought forward for consideration at this time.

Carried

The following delegations addressed Committee and indicated their support of Option A within SRPRS.14.018 to allow the Tower Hill off leash area to remain open permanently:

Ted Schneider, 32 Trish Drive

Don Snooks, 16 Elm Grove Avenue

David Walker, Co-Chair, Richmond Hill K9 Klub

Adriana Pisano Beaumont, Co-Chair, Richmond Hill K9 Klub

Nicola Dorosh, 404-80 Inverlochy Boulevard, Thornhill

Christine Sinnott, 50 Silver Linden Drive

Sherrye Mosoff, 261 Oxford Street

Mona Thabet, 52 Zippora Drive

Councillor Perrelli transferred the Chair to Councillor Liu.

Councillor Perrelli resumed the Chair.

The following delegations addressed Committee and indicated their support of Option B within SRPRS.14.018 to close the Tower Hill off leash area immediately:

Laima Slizauskas, former resident of 39 Moraine Ridge Drive

Olga Gerber, 38 Moraine Ridge Drive

Yuri Gerber, 38 Moraine Ridge Drive

Andrei Raspoutine, 34 Edelweiss Avenue, was not in attendance.

Mark McMackin, 151 Yonge Street, Toronto, was not in attendance.

(continued)

19. Request for Direction – Tower Hill Off Leash Area – (SRPRS.14.018)

Moved by: Councillor West

That SRPRS.14.018 be received, and that *Option A: That the Tower Hill off leash area remain open permanently*, be selected as the preferred option and that the following recommendations be approved:

- a) That the updated Off Leash Dog Area Policy attached as Appendix 'F' to SRPRS.14.018 (which includes a minimum size criteria for neighbourhood-scale off leash areas) be approved to replace the existing Off Leash Dog Area Policy;
- b) That \$15,000 from the Cash in Lieu of Parkland Dedication Reserve Fund be allocated to a 2014 capital account to implement the mitigation strategy for the Tower Hill off leash area proposed in SRPRS.12.093;
- c) That staff initiate the process to identify preferred locations for two additional neighbourhood off leash areas – one in the south portion of the Town and one within Oak Ridges.
- d) That the suggested measure of moving the existing western perimeter fence to the east referenced in the Mitigation report, be re-examined by staff and that staff report back as to the return on investment in light of its effectiveness toward mitigating noise and visual distraction for area residents especially considering that a hedgerow will be planted in this area.
- e) That the possibility and feasibility of moving the entrance of the park and the small dog area to the north and east (closer to the path entrance from Tower Hill Road), be examined by staff as a way to mitigate noise and to make access to the park easier for residents in general and particularly those with mobility challenges.

An amendment was:

Moved by: Regional and Local Councillor Spatafora

That recommendation (c) include a public consultation process and that recommendations (d) and (e) identify a source of funding, once costs have been identified.

Carried

(continued)

The main motion as amended:

Moved by: Councillor West

Rec. 5 That SRPRS.14.018 be received, and that *Option A: That the Tower Hill off leash area remain open permanently*, be selected as the preferred option and that the following recommendations be approved:

- a) That the updated Off Leash Dog Area Policy attached as Appendix 'F' to SRPRS.14.018 (which includes a minimum size criteria for neighbourhood-scale off leash areas) be approved to replace the existing Off Leash Dog Area Policy;
- b) That \$15,000 from the Cash in Lieu of Parkland Dedication Reserve Fund be allocated to a 2014 capital account to implement the mitigation strategy for the Tower Hill off leash area proposed in SRPRS.12.093;
- c) That staff initiate the process to identify preferred locations for two additional neighbourhood off leash areas – one in the south portion of the Town and one within Oak Ridges, and that the process include a public consultation process;
- d) That the suggested measure of moving the existing western perimeter fence to the east referenced in the Mitigation report, be re-examined by staff and that staff report back as to the return on investment in light of its effectiveness toward mitigating noise and visual distraction for area residents especially considering that a hedgerow will be planted in this area, and that the staff report include identifying a source of funding once costs have been identified;
- e) That the possibility and feasibility of moving the entrance of the park and the small dog area to the north and east (closer to the path entrance from Tower Hill Road), be examined by staff as a way to mitigate noise and to make access to the park easier for residents in general and particularly those with mobility challenges, and that the staff report include identifying a source of funding once costs have been identified.

Carried

Committee recessed and reconvened (7:32 p.m. to 7:38 p.m.)

SEPARATION OF ISSUES REQUIRING DISCUSSION

7. Consulting Space Planning Services Single Source to Implement Phase 1 Accommodation Master Space Plan at the Municipal Offices located at 225 East Beaver Creek Road – (SREIS.14.005)

Moved by: Councillor Chan

- Rec. 6**
- a) That the Town's Asset Management Division be authorized to enter into a single source agreement for the provision of space planning consulting services with Bullock Wood Design for an estimated amount not to exceed \$150,000 (exclusive of HST) for the implementation of Phase 1 of the 225 East Beaver Creek Accommodation Master Space Plan;**
 - b) That funding be from the approved 2014 capital budget for the 225 EBC Accommodation Master Space Plan Phase 1 Implementation Project;**
 - c) That the Mayor and Clerk be authorized to execute the contract subject to the written recommendation of the Commissioner of Environment and Infrastructure Services;**
 - d) That the Manager of Procurement be authorized to issue a purchase order not to exceed \$150,000 and be authorized to increase and extend the purchase order in accordance with authorities set out in the Financial Control By-law.**

A recorded vote was taken:

In favour: Councillor Papa, Regional and Local Councillor Spatafora, Councillor West, Regional and Local Councillor Hogg, Councillor Chan, Councillor Liu

Opposed: Councillor Beros, Councillor Perrelli

The motion Carried 6 - 2

Having previously declared a pecuniary interest with respect to Agenda Item No. 11 and Agenda Item No. 12, Regional and Local Councillor Spatafora left his seat while these items were being addressed.

11. Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Garden Homes (Bond) Inc. – 88 Bond Crescent – File Nos. D02-12038 and D03-12009 – (SRPRS.14.033)

Moved by: Councillor Beros

- Rec. 7**
- a) That the Zoning By-law Amendment application submitted by Garden Homes (Bond) Inc. for lands known as Part of Lot 37, Plan 136 and Part of Lots 1, 2 and 3, Plan M-31 (municipal address: 88 Bond Crescent), File No. D02-12038, be approved, subject to the following:**
 - i) that the subject lands be rezoned from “Residential Urban (RU) Zone” under By-law No. 1275, as amended, to “Single Detached Four (R4) Zone” under By-law No. 313-96, as amended, and that the amending Zoning By-law establishes site specific development standards as outlined in SRPRS.14.033;**
 - b) That Council enact the Zoning By-law attached as Appendix ‘C to SRPRS.14.033;**
 - c) That the proposed draft Plan of Subdivision submitted by Garden Homes (Bond) Inc. for lands known as Part of Lot 37, Plan 136 and Part of Lots 1, 2 and 3, Plan M-31 (municipal address: 88 Bond Crescent), be draft approved, subject to the conditions as set out in Appendix ‘D to SRPRS.14.033;**
 - d) That Council enact the Site Plan Control By-law attached as Appendix ‘E’ to SRPRS.14.033 to secure commitment from the applicant that the design components for the dwelling units achieve the Town’s sustainable design criteria;**
 - e) That Council confirm servicing capacity for eight (8) new residential dwelling units to the subject lands from the remaining pool of allocation as per SRPRS.13.030.**

Carried Unanimously

12. Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Garden Homes (Bond) Inc. – 52, 56, 58 and 66 Bond Crescent – File Nos. D02-12040 and D03-12011 – (SRPRS.14.034)

Moved by: Councillor Beros

- Rec. 8**
- a) That the Zoning By-law Amendment application submitted by Garden Homes (Bond) Inc. for lands known as Lot 43, Part of Lots 42 and 44, Plan 136, Lots 3, 4, 5 and 6, Part of Lots 1, 2, 7 and 8, Plan 412 (municipal addresses: 52, 56, 58 and 66 Bond Crescent), File Nos. D02-12040 and D03-12011, be approved, subject to the following:**
 - i) that the subject lands be rezoned from “Residential Urban (RU) Zone” under By-law No. 1275, as amended, to “Single Detached Four (R4) Zone” under By-law No. 313-96, as amended;**
 - b) That Council enact the Zoning By-law attached as Appendix ‘C’ to SRPRS.14.034;**
 - c) That the proposed draft Plan of Subdivision submitted by Garden Homes (Bond) Inc. for lands known as Lot 43, Part of Lots 42 and 44, Plan 136, Lots 3, 4, 5 and 6, Part of Lots 1, 2, 7 and 8, Plan 412 (municipal addresses: 52, 56, 58 and 66 Bond Crescent), File Nos. D02-12040 and D03-12011, be draft approved, subject to the conditions as set out in Appendix ‘D’ to SRPRS.14.034;**
 - d) That Council enact the Site Plan Control By-law attached as Appendix ‘E’ to SRPRS.14.034 to secure commitment from the applicant that the design components for the dwelling units achieve the Town's sustainable design criteria;**
 - e) That Council confirm servicing capacity for thirty-one (31) new residential dwelling units to the subject lands from the remaining pool of allocation as per SRPRS.13.030.**

Carried

14. Prioritization of Transportation Studies – (SRPRS.14.029)

Moved by: Councillor Chan

That SRPRS.14.029 regarding prioritization of Transportation Studies be received for information purposes.

Carried

15. Preliminary Flood Remediation Study – Yonge Street and Elgin Mills Flood Vulnerable Area – File No. RFQ-09-12 – (SRPRS.14.038)

Moved by: Councillor West

Rec. 9 That SRPRS.14.038 be received for information purposes and that the findings and recommendations of the Preliminary Flood Remediation Study for the Yonge and Elgin Mills flood vulnerable area be approved.

Carried

17. Assumption of Municipal Services – North Lake Road and Olde Bayview Avenue road allowances – 2184289 Ontario Inc. – Plan 65M-4307 – File No. D03-10002 – (SRPRS.14.041)

Moved by: Councillor Beros

That SRPRS.14.041 be referred back to staff for them to report back on the status of a commitment made in July 2011 for an entrance feature.

An amendment was:

Moved by: Regional and Local Councillor Hogg

That staff report back to the February 10, 2014 Council meeting and that the developer be invited to attend the meeting.

Carried Unanimously

(continued)

The main motion as amended:

Moved by: Councillor Beros

- a) That SRPRS.14.041 be referred back to staff for them to report back on the status of a commitment made in July 2011 for an entrance feature;
- b) That staff report back to the February 10, 2014 Council meeting and that the developer be invited to attend the meeting.

Carried Unanimously

18. Annette Gate/Dexter Road-Sabrina Court Intersection – All-Way Stop Warrant Review – (SRPRS.14.042)

Moved by: Councillor Papa

That an all-way stop control be recommended at the intersection of Annette Gate and Sabrina Court-Dexter Road.

A recorded vote was taken:

In favour: Councillor Papa, Councillor Liu

Opposed: Councillor West, Regional and Local Councillor Hogg, Councillor Perrelli, Councillor Chan, Regional and Local Councillor Spatafora, Councillor Beros

The motion Failed 2 - 6

21. Comments on the Provincial Land Use Planning and Appeals and Development Charges Systems Review (EBR#012-0241) – File No. D10-CO – (SRPRS.14.043)

Moved by: Councillor Chan

- Rec. 10**
- a) That SRPRS.14.043 regarding the Province's consultation on the Land Use Planning and Appeals and Development Charges Systems Review be received for information;**
 - b) That a copy of SRPRS.14.043 and all comments from Committee of the Whole be forwarded by the Town Clerk to the Province of Ontario and to the Association of Municipalities of Ontario for its consideration in the review of the Development Charges and Land Use Planning and Appeals Systems.**

Carried

ADJOURNMENT

Moved by: Councillor Beros

That the meeting be adjourned.

Carried

The meeting was adjourned at 8:46 p.m.