



# MEMBER MOTION

## Section 5.4.4(b) of Procedure By-law

<b>Meeting:</b>	Committee of the Whole <b>X</b> Council
<b>Meeting Date:</b>	December 11, 2018
<b>Subject/Title:</b>	Downtown Local Centre Secondary Plan (DLCSP) Direction
<b>Submitted by:</b>	Councillor Muench

To provide new direction regarding the Downtown Local Centre Secondary Plan (“DLCSP”)

Whereas Council of the Corporation of the Town of Richmond Hill adopted a new Downtown Local Centre Secondary Plan for the Downtown Local Centre (the “DLCSP”) on February 27, 2017; and

Whereas the DLCSP was appealed to the Ontario Municipal Board (the “OMB”), now Local Planning Appeal Tribunal (the “LPAT”) (LPAT File PL170619) by a number of landowners in part because the principles as set out on page 77 of the 2009 DDLUS study (being to establish an environment for change, to reduce the cost of development, and to reduce the risk of the approvals process) have not been achieved; and

Whereas numerous landowners owning lands within the DLCSP object to the height and density limits in the Secondary Plan especially when combined with the landowner requirement to provide a linked system of courtyards and other roads; and

Whereas without landowner support, it remains impossible for the DLC and the village district core to become intensified and revitalized in any substantive way; and

Whereas the DLCSP does not comply with the minimum information and other requirements for the preparation of a Secondary Plan as set out in the Town of Richmond Hill Official Plan policy 5.1.5; and

Whereas the Town of Richmond Hill showcases the 8 storey Tridel development located at 10101 Yonge Street in its marketing literature within the Village District of the DLCSP, but has rejected similar built form, height and density applications some as little as 6 storey’s in the last 6 months; and

(continued)

Whereas new direction is required in order to revitalize Yonge Street;

Now therefore, the Council of the Corporation of the Town of Richmond Hill hereby resolves as follows:

1. The height and density limits within the three districts of the DLCSP shall be revisited with a view to increasing them in order to promote quality development, and revitalization within the Downtown Local Centre.
2. The “linked system of courtyards” policies and schedules shall be deleted from the Official Plan and Secondary Plan for the DLCSP.
3. A zoning bylaw shall be brought forward concurrently with new DLCSP policies that reflect the matters set out in paragraphs 1 and 2 above, and shall include transit supportive parking requirements and other standards in order to reduce automobile use, promote active transportation options within the DLCSP and address housing affordability matters.
4. The LPAT proceeding involving the DLCSP should be stayed to allow the stakeholders and Town Staff to jointly prepare revised policies for the Secondary Plan as well as an implementing zoning bylaw.
5. That Staff do all things necessary to give effect to the above.
6. That this resolution be provided to York Region and LPAT.

Moved by: Councillor Muench

Seconded by: