



Committee of the Whole Meeting

Minutes

CW#01-19

Monday, January 21, 2019, 4:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

Committee Members Present: Councillor Beros (Chair)
Mayor Barrow
Regional and Local Councillor DiPaola
Regional and Local Councillor Perrelli
Councillor Muench
Councillor Liu
Councillor West
Councillor Cilevitz
Councillor Chan

Staff Members Present:

N. Garbe, Chief Administrative Officer
I. Brutto, Commissioner of Environment and Infrastructure Services
M. Dempster, Commissioner of Corporate and Financial Services
K. Kwan, Commissioner of Planning and Regulatory Services
I. Simanovskis, Commissioner of Community Services
A. Dimilta, Town Solicitor
S. Kraft, Fire Chief
S. Adams, Director, Human Resources
D. Dexter, Director, Financial Services and Treasurer
G. Galanis, Director, Development Planning
M. Gandhi, Director, Communication Services
P. Lee, Director, Policy Planning
S. Aiello, Manager, Development - Zoning
M. Dobbie, Manager, Park and Natural Heritage Planning
M. Flores, Manager, Sustainability
G. Li, Manager, Capital and Development Financing
S. von Kursell, Manager, Policy

J. Walters, Manager, Development Engineering Subdivisions and Stormwater Management
A. Daneshvar, Administrative Assistant to Members of Council
J. Hambleton, Administrative Assistant to Members of Council
S. Margolin, Administrative Assistant to Members of Council
R. Pham-Nguyen, Administrative Assistant to Members of Council
J. Hypolite, IT Service Desk Technical Analyst
L. Hood, Communications Advisor
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.

Chair Beros transferred the Chair to Regional and Local Councillor DiPaola between 5:53 p.m. and 5:58 p.m.

2. Council Announcements

Councillor West advised the 51st annual Richmond Hill Winter Carnival would be taking place on February 2 and 3 at Mill Pond Park, highlighted the scheduled events and activities and extended an invitation to all residents to attend.

Councillor West noted the elementary school hockey tournaments games that were being played at Mill Pond Park and wished all participants good luck.

3. Introduction of Emergency/Time Sensitive Matters

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

4. Adoption of Agenda

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

a) Correspondence from Mohsen Taheri, owners of 9218 Yonge Street Incorporated, dated January 14, 2019 relating to the Member Motion submitted by Councillor Muench regarding Cash-in-Lieu of Parkland Dedication - Item 11.18

b) SRPRS.19.022 – Response to Member Motion regarding the Cash-in-Lieu of Parkland Dedication - Item 11.19

- c) SRPRS.19.023 - Response to Member Motion regarding the Downtown Local Centre Secondary Plan (DSCSP) Direction - (Item 11.20)
- d) Correspondence from Robert Salna, Robert Salna Holdings Inc., 10217 and 10255 Yonge Street, received January 18, 2019, regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction and Parkland Dedication - (Item 11.21)
- e) Correspondence from Jeffrey Streisfield, Land Law, representing various landowners, dated January 18, 2019, relating to the Member Motion submitted by Councillor Muench regarding Cash-in-Lieu of Parkland Dedication - (Item 11.22)
- f) Correspondence from Michael Gray, Malin Direct Corp., 10481 Yonge Street, dated January 20, 2019, relating to the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction - (Item 11.23)
- g) Correspondence from Ira Kirshen, Precision Equity Capital Inc., received January 21, 2019, regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction and Parkland Dedication - (Item 11.24)
- h) Correspondence from Michael Manett, MPlan Inc., dated January 21, 2019, regarding the Authorization to Acquire an Easement from the TRCA for the West Gormley Secondary Plan Area - (Item 11.25)
- i) Correspondence from Yvonne Worden, 1393 Bethesda Road, dated January 21, 2019, relating to the Member Motion submitted by Councillor Muench regarding Cash-in-Lieu of Parkland Dedication - (Item 11.26)

5. Disclosure of Pecuniary Interest and General Nature Thereof

Councillor West declared a pecuniary interest on Agenda Item 11.5 regarding the 2019 Community and Cultural Grant Program (Staff Report SRCS.19.05) as he is a Board member of one of the organizations listed to receive a grant. Councillor West left his seat and did not participate in the discussion or voting on this item.

Councillor West declared a pecuniary interest on Closed Session Item 14.1 b), related to personal matters about identifiable individuals, including municipal or local board employees, with respect to the 2019 Volunteer Achievement Awards as he is a Board member of one of the organizations named. Councillor West left the Council Chambers and did not participate in the discussion or voting on this item.

Councillor Cilevitz declared a pecuniary interest on Agenda Item 11.1 regarding the Annual Report 2018 from Deborah C. Anschell, Office of the Integrity Commissioner for the Town of Richmond Hill, dated December 20, 2018, as she was indirectly referenced in the Report. Councillor Cilevitz did not participate in the discussion or voting on this item.

Councillor Cilevitz declared a pecuniary interest on Agenda Item 11.5 regarding the 2019 Community and Cultural Grant Program (Staff Report SRCS.19.05) as she is a Board member and is affiliated with certain organizations listed to receive a grant. Councillor Cilevitz left her seat and did not participate in the discussion or voting on this item.

6. Identification of Items Requiring Separate Discussion

Committee consented to separate Items 11.3 11.5, 11.6, 12.1 and 12.2 for discussion.

7. Adoption of Remainder of Agenda Items

On a motion of Regional and Local Councillor Perrelli, 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 Chris Pereira, M. Behar Planning and Design Inc., representing Asher Bistricer, Yonge Sixteenth Inc., relating to the Member Motion submitted by Councillor Muench regarding the Cash-in-Lieu of Parkland Dedication - (refer to Item 12.1)

Asher Bistricer, Yonge Sixteenth Inc., in place of Chris Pereira, M. Behar Planning and Design Inc., addressed Committee regarding the Member Motion submitted by Councillor Muench regarding the Cash-in-Lieu of Parkland Dedication. Mr. Bistricer advised that he was in support of the Member Motion and explained how the fixed rate would significantly benefit their development and the Town.

10.2 Jeffrey Streisfield, Land Law, representing various landowners, relating to the Member Motion submitted by Councillor Muench regarding the Cash-in-Lieu of Parkland Dedication - (refer to Item 12.1)

Jeffrey Streisfield, Land Law, representing various landowners, addressed Committee regarding the Member Motion submitted by Councillor Muench regarding the Cash-in-Lieu of Parkland Dedication. Mr. Streisfield advised that the associated staff report did not address housing affordability, and expressed his concerns with the information contained in the report's sensitivity analysis table. Mr. Streisfield reviewed the cash-in-lieu rate from the neighbouring municipality, the need for a competitive rate for Richmond Hill, and requested that the issue of housing affordability be addressed.

10.3 Mahdi Moradi, 2295190 Ontario Inc., 10027 Yonge Street, relating to the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction - (refer to Item 12.2)

Mahdi Moradi, 2295190 Ontario Inc., 10027 Yonge Street, addressed Committee regarding the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction. Mr. Moradi advised that he was in support of the Member Motion, and expressed the need to address height and density along Yonge Street in order to assist landowners and for proper development and revitalization to occur.

10.4 Jeffrey Streisfield, Land Law, representing various landowners, relating to the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction - (refer to Item 12.2)

Jeffrey Streisfield, Land Law, representing various landowners, addressed Committee regarding the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction. Mr. Streisfield advised that they were in support of the Member Motion, specifically Option 2 detailed in the associated staff report, and the need to address intensification, revitalization and heritage preservation within the Downtown Core.

10.5 Wilhelm Bleek, 136 Centre Street West, relating to the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction - (refer to Item 12.2)

Wilhelm Bleek 136 Centre Street West, addressed Committee regarding the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction. Mr. Bleek advised of the active membership of the United Church on Yonge Street, acknowledged the need for a more comprehensive strategy to review the function of the Richmond Hill Downtown Core as a whole, noting it should be part of the Secondary Plan to seek public consultation and to include consideration of the historical value. Mr. Bleek requested Committee to make the Downtown Core Centre an important part of the changing Official Plan.

10.6 Michael Gray, representing Malin Direct Corp., 10481 Yonge Street, relating to the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction - (refer to Item 12.2)

Michael Gray, representing Malin Direct Corp., 10481 Yonge Street, Zamani Homes (Richmond Hill) Ltd., 10423-10429 Yonge Street, and Upper Yonge Properties Ltd., 10441-10459 Yonge Street, addressed Committee regarding the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction. Mr. Gray advised of their support of the Member Motion, specifically Option 2 detailed in the associated staff report, and noted the need to establish greater density and height provisions for the development of these properties, as detailed in his correspondence distributed as Item 11.23.

11. Committee and Staff Reports

11.1 Annual Report 2018 - Deborah C. Anschell, Office of the Integrity Commissioner for the Town of Richmond Hill, dated December 20, 2018

Moved by: Regional and Local Councillor Perrelli

a) That the 2018 Annual Report from Deborah C. Anschell, Office of the Integrity Commissioner for the Town of Richmond Hill, dated December 20, 2018, be received for information.

Carried Unanimously

11.2 SREIS.19.001 - Notification of Non Competitive Single Source Acquisitions

Moved by: Regional and Local Councillor Perrelli

a) That staff report SREIS.19.001 regarding notification of non-competitive single source acquisitions be received for information purposes only.

Carried Unanimously

11.3 SREIS.19.002 - Approval of Steering Committee for the Civic Administration Centre Project

Moved by: Councillor West

a) That a Civic Administration Centre Project Steering Committee be established;

b) That the Civic Administrative Centre Steering Committee Terms of Reference attached as Appendix "A" to staff report SREIS.19.002 be approved.

Carried Unanimously

11.4 SRCS.19.03 - York Catholic District School Board Shared Use Agreement

Moved by: Regional and Local Councillor Perrelli

a) That the Mayor and Clerk be authorized to execute the shared use agreement between the Town of Richmond Hill and the York Catholic District Board.

Carried Unanimously

11.5 SRCS.19.05 – 2019 Community and Cultural Grant Program

Moved by: Regional and Local Councillor Perrelli

a) That the Community and Cultural Grant applications listed in Appendix "A" to staff report SRCS.19.05 be received;

b) That Community and Cultural Grants totaling \$64,985 be provided to the following organizations and individual artists:

- Home on the Hill Supportive Housing - \$4,000

- Richmond Hill Minor Softball Association - \$2,775
- St. John Ambulance, York Region - \$2,000
- York Region Senior Tamils' Centre - \$1,400
- Chorus York - \$2,500
- Elgin West Seniors Association - \$1,500
- International Music Education Centre (IMEC) Canada – 3,000
- Iranian Canadian Teens Club - \$2,000
- Joanna Grace - \$2,000
- Kindred Spirits Orchestra - \$2,500
- Lilita Tannis - \$1,030
- Mark Pezzelato - \$3,000
- New Step for You – Arts Entertainment and Recreation - \$3,000
- Opera York - \$5,000
- Richmond Hill Concert Band - \$4,630
- Richmond Hill Philharmonic Orchestra - \$5,000
- Robin Hess - \$2,500
- Shadowpath Theatre Productions - \$4,600
- The Curtain Club - \$5,000
- Vania Chan - \$5,000
- York Region Chamber Music - \$2,550

Carried

11.6 SRPRS.19.001 - Authorization to Acquire an Easement from the Toronto and Region Conservation Authority – West Gormley Secondary Plan Area - Files D03-03021 and D03-03022

Moved by: Councillor Muench

a) That the acquisition of a municipal servicing easement from the Toronto and Region Conservation Authority (TRCA), over lands located within Part of Lot 2, Concession 2 (Geographical Township of Whitchurch), more particularly described as Part 1 on Plan 65R-38194, be authorized.

Carried Unanimously

11.7 SRPRS.19.002 - Assumption of Municipal Services - 2173628 Ontario Ltd. - Subdivision File 19T-06001 - File D03-06001

Moved by: Regional and Local Councillor Perrelli

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4353, (Subdivision File 19T-06001) be approved;
- b) That the assumption of the external aboveground and belowground municipal services within the existing Arten Avenue road allowance associated with Subdivision File 19T-06001, be approved;
- c) That Arten Avenue within Plan 65M-4353 be assumed as public highway.

Carried Unanimously

11.8 SRPRS.19.004 - Authorization to Convey Easement - Corsica Development Inc. - File D03-10001

Moved by: Regional and Local Councillor Perrelli

- a) That the Town of Richmond Hill grant an easement for nominal consideration to Enbridge Gas Distribution Inc. over Part of Block 465, Plan 65M-4547, more specifically described as Parts 1 and 2, on Plan 65R-38117, for the purposes of accessing and maintaining a gas main.

Carried Unanimously

11.9 SRPRS.19.005 - Yorkwood Homes (RH) Limited - Assumption of Municipal Services for Subdivision File 19T-05007 - File D03-05007

Moved by: Regional and Local Councillor Perrelli

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4343, Subdivision File 19T-05007, be approved;
- b) That Firwood Drive, within the limits of Plan 65M-4343, (Subdivision File 19T-05007), be assumed as public highway;
- c) That the assumption of the external aboveground and belowground municipal services within the existing Lacewood Drive and Firwood Drive road allowances, associated with Subdivision File 19T-05007, be approved;
- d) That the following reserve blocks be established as public highway:
 - Block 23, Plan 65M-3147 (to form part of Lacewood Drive)
 - Block 37, Plan 65M-3146 (to form part of Firwood Drive)

Carried Unanimously

11.10 SRPRS.19.012 - Request for Approval – Permission to Apply to the Committee of Adjustment pursuant to Subsection 45(1.4) of the Planning Act – King South Developments 65A Inc. – 67 Puccini Drive and a portion of 65A Puccini Drive - File D02-18027

Moved by: Regional and Local Councillor Perrelli

a) That in accordance with the provisions of Subsection 45(1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, King South Developments 65A Inc. be permitted to submit a Minor Variance application to the Committee of Adjustment in order to seek relief from the provisions of Zoning By-law 5-17 prior to the second anniversary of the day on which said by-law was adopted.

Carried Unanimously

11.11 SRPRS.19.018 – Request for Approval – Carval Homes (Maple Grove) Inc. – 28, 30 and 32 Maple Grove Avenue - File D02-16043 (Related File D03-16014)

Moved by: Regional and Local Councillor Perrelli

a) That the Zoning By-law Amendment application submitted by Carval Homes (Maple Grove) Inc. for the lands known as Lot 117 and Part of Lots 116 and 118, Plan 202 (Municipal Addresses: 28, 30 and 32 Maple Grove Avenue), Town File D02-16043 (Related File D03-16014), be approved subject to the following:

(i) That the lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Single Detached Five (R5) 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.19.018;

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

b) That Site Plan Control By-law 137-09, as amended, be further amended to include the subject lands within a Site Plan Control Area to secure the applicant's sustainability commitments, and that said by-law be brought forward to a regular meeting of Council for consideration and enactment.

Carried Unanimously

11.12 SRPRS.19.024 - Town Comments on the Province's draft Made-in-Ontario Environment Plan

Moved by: Regional and Local Councillor Perrelli

- a) That staff report SRPRS.19.024 on the Province's draft "Made-in-Ontario Environment Plan" and the Town's proposed response to the Ministry of Environment, Conservation and Parks (MECP) (Attachment 1) be received;
- b) That a copy of staff report SRPRS.19.024 and all comments from Council be forwarded by the Town Clerk to the Ministry of Environment, Conservation and Parks as part of input to the public consultation on Ontario's draft environment plan by the January 28, 2019 deadline;
- c) That a copy of staff report SRPRS.19.024 be forwarded by the Town Clerk to the Association of Municipalities of Ontario and York Region.

Carried Unanimously

11.13 SRPRS.19.026 – Request for Approval – Assignment of Municipal Servicing Allocation – Mattamy (Elgin Mills) Limited and Virtual Developments Inc. – File D03-14006

Moved by: Regional and Local Councillor Perrelli

- a) That the request by Mattamy (Elgin Mills) Limited and Virtual Developments Inc. for 621 persons equivalent of additional servicing allocation (Phase 2 - 44 single detached and 156 townhouse dwelling units) for lands described as Part of Lots 27 and 28, Concession 2, E.Y.S. (Municipal Addresses: 0, 10956 and 11060 Leslie Street), Town File D03-14006, be approved;
- b) That the authority to assign additional servicing allocation to a future phase(s) of development on the subject lands be delegated to the Commissioner of Planning and Regulatory Services subject to the criteria in the Town's Interim Growth Management Strategy;
- c) That the assigned servicing allocation be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11.

Carried Unanimously

11.14 Correspondence from George Macri, JG Cordone Investments Limited, dated January 9, 2019, regarding Cash-in-Lieu of Parkland Dedication (Bridge Rate) - (refer to Item 12.1)

Moved by: Regional and Local Councillor Perrelli

a) That the correspondence from George Macri, JG Cordone Investments Limited, dated January 9, 2019, relating to the Member Motion submitted by Councillor Muench regarding Cash-in-Lieu of Parkland Dedication (Bridge Rate) be received.

Carried Unanimously

11.15 Correspondence from the Board of the Renaissance of Richmond Hill (York 1162), dated January 14, 2019, regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction and Parkland Dedication - (refer to Items 12.1 and 12.2)

Moved by: Regional and Local Councillor Perrelli

a) That the correspondence from the Board of the Renaissance of Richmond Hill (York 1162), submitted by the Vice-President/Treasurer of the Board, dated January 14, 2019 relating to the Member Motions submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction and Parkland Dedication be received.

Carried Unanimously

11.16 Correspondence from Jeff Grosman, General Wool Stock Limited, dated January 11, 2019, regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction and Parkland Dedication - (refer to Items 12.1 and 12.2)

Moved by: Regional and Local Councillor Perrelli

a) That the correspondence from Jeff Grosman, General Wool Stock Limited, dated January 11, 2019, regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction and Parkland Dedication be received.

Carried Unanimously

11.17 Proclamation - Crime Stoppers of York Region - January 22, 2019

Moved by: Regional and Local Councillor Perrelli

a) That January 22, 2019 be proclaimed Crime Stoppers Day in the Town of Richmond Hill.

Carried Unanimously

11.18 Correspondence from Mohsen Taheri, owners of 9218 Yonge Street Incorporated, dated January 14, 2019 relating to the Member Motion submitted by Councillor Muench regarding Cash-in-Lieu of Parkland Dedication - (refer to Item 12.1)

Moved by: Regional and Local Councillor Perrelli

a) That the correspondence from Mohsen Taheri, owners of 9218 Yonge Street Incorporated, dated January 14, 2019 relating to the Member Motion submitted by Councillor Muench regarding the Cash-in-Lieu of Parkland Dedication be received.

Carried Unanimously

11.19 SRPRS.19.022 – Response to Member Motion regarding the Cash-in-Lieu of Parkland Dedication - (refer to Item 12.1)

Moved by: Regional and Local Councillor Perrelli

a) That staff report SRPRS.19.022 regarding a response to the Member Motion submitted by Councillor Muench regarding the Cash-in-Lieu of Parkland Dedication be received for information.

Carried Unanimously

11.20 SRPRS.19.023 - Response to Member Motion regarding the Downtown Local Centre Secondary Plan (DSCSP) Direction - (refer to Item 12.2)

Moved by: Regional and Local Councillor Perrelli

a) That staff report SRPRS.19.023 regarding a response to the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction be received.

Carried Unanimously

11.21 Correspondence from Robert Salna, Robert Salna Holdings Inc., 10217 and 10255 Yonge Street, received January 18, 2019, regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction and Parkland Dedication - (refer to Items 12.1 and 12.2)

Moved by: Regional and Local Councillor Perrelli

a) That the correspondence from Robert Salna, Robert Salna Holdings Inc., 10217 and 10255 Yonge Street, received January 18, 2019, regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction and Parkland Dedication be received.

Carried Unanimously

11.22 Correspondence from Jeffrey Streisfield, Land Law, representing various landowners, dated January 18, 2019, relating to the Member Motion submitted by Councillor Muench regarding Cash-in-Lieu of Parkland Dedication - (refer to Item 12.1)

Moved by: Regional and Local Councillor Perrelli

a) That the correspondence from Jeffrey Streisfield, Land Law, representing various landowners, dated January 18, 2019, relating to the Member Motion submitted by Councillor Muench regarding Cash-in-Lieu of Parkland Dedication be received.

Carried Unanimously

11.23 Correspondence from Michael Gray, Malin Direct Corp., 10481 Yonge Street, dated January 20, 2019, relating to the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction - (refer to Item 12.2)

Moved by: Regional and Local Councillor Perrelli

a) That the correspondence from Michael Gray, representing Malin Direct Corp., 10481 Yonge Street; Zamani Homes (Richmond Hill) Ltd. 10423-10429 Yonge Street; and Upper Yonge Properties Ltd., 10441-10459 Yonge Street, dated January 20, 2019, relating to the Member Motion submitted by Councillor Muench regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction be received.

Carried Unanimously

11.24 Correspondence from Ira Kirshen, Precision Equity Capital Inc., received January 21, 2019, regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction and Parkland Dedication - (refer to Items 12.1 and 12.2)

Moved by: Regional and Local Councillor Perrelli

a) That the correspondence from Ira Kirshen, Precision Equity Capital Inc., received January 21, 2019, regarding the Downtown Local Centre Secondary Plan (DLCSP) Direction and Parkland Dedication be received.

Carried Unanimously

11.25 Correspondence from Michael Manett, MPlan Inc., dated January 21, 2019, regarding the Authorization to Acquire an Easement from the TRCA for the West Gormley Secondary Plan Area - (refer to Item 11.6)

Moved by: Regional and Local Councillor Perrelli

a) That the correspondence from Michael Manett, MPlan Inc., dated January 21, 2019, regarding the Authorization to Acquire an Easement from the TRCA for the West Gormley Secondary Plan Area be received.

Carried Unanimously

11.26 Correspondence from Yvonne Worden, 1393 Bethesda Road, dated January 21, 2019, relating to the Member Motion submitted by Councillor Muench regarding Cash-in-Lieu of Parkland Dedication - (refer to Item 12.1)

Moved by: Regional and Local Councillor Perrelli

a) That the correspondence from Yvonne Worden, 1393 Bethesda Road, dated January 21, 2019, relating to the Member Motion submitted by Councillor Muench regarding Cash-in-Lieu of Parkland Dedication be received.

Carried Unanimously

12. Other Business

12.1 Councillor Muench - Cash-in-Lieu of Parkland Dedication (Bridge Rate)

Moved by: Councillor Muench

To establish a fixed amount for cash-in-lieu of parkland dedication for Residential Units within a Multi Residential Building

Whereas on June 27, 2011, the Council of the Town of Richmond Hill adopted Bylaw 70-11, a bylaw which established a fixed amount payable

per proposed dwelling unit of \$10,000.00, in lieu of a conveyance of land for parkland dedication; and

Whereas Bylaw 70-11 was repealed and replaced by Bylaw 58-13 (the “Current Parkland Dedication Bylaw”) by the Council of the Town of Richmond Hill on May 2, 2013; and

Whereas the Town of Richmond Hill Bylaw 58-13 currently positions (some 5 ½ years after its introduction) the Town of Richmond Hill as the highest parkland dedication standard rate on a cost per unit basis (or cost per person) as compared to other 905 municipalities; and

Whereas the number of units where Development Charges have been collected since 2014 by the Town of Richmond Hill represents 10% of the development charges (971 of 9560) collected when compared to Markham and Vaughan when our population represents 23.5% of the three lower York Region Municipalities; and

Whereas the current Parkland Dedication Bylaw and rates proposed to be charged by the Town has deterred the construction of new Residential Units within new Multi Residential Buildings from proceeding within the Town’s planned intensification corridors and acts as a significant disincentive for higher density developments, including those that have already been approved; and

Whereas an amendment to the Current Parkland Dedication Bylaw is required in order to support the Town’s intensification strategy and housing affordability objectives;

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

Bylaw 58-13 is hereby further amended as follows:

1. That the following be added to section 10 of Bylaw 58-13 after the first sentence:
“Notwithstanding the preceding, for the period commencing December 1, 2018 through to December 31, 2021, or in the case of an party submitting a development application during the period of December 1, 2018 to December 31, 2021 and who submit a complete building permit applications by December 31, 2024, the value of land shall be calculated at a rate of: 1 hectare of land for every 500 units to a maximum of \$10,000.00 per Multi Residential Dwelling Unit to be located within a Multi-Residential Building; and, 1 hectare of land for

every 500 units to a maximum of \$11,500.00 per unit in stacked and town-house developments.”

A recorded vote was taken:

In favour: (7): Regional and Local Councillor Perrelli, Councillor Muench, Councillor Liu, Mayor Barrow, Councillor Chan, Regional and Local Councillor DiPaola, Councillor Beros

Opposed: (2): Councillor West, Councillor Cilevitz

Motion Carried (7 to 2)

12.2 Councillor Muench - Downtown Local Centre Secondary Plan (DLCSP) Direction

Moved by: Councillor Muench

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

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. That the Downtown Local Centre Secondary Plan for the Downtown Local Centre (the "DLCSP") be repealed as set out as Option 2 of Staff Report SPRS.19.023.

A recorded vote was taken:

In favour: (7): Councillor Muench, Councillor Chan, Mayor Barrow, Regional and Local Councillor DiPaola, Councillor Liu, Councillor Beros, Regional and Local Councillor Perrelli

Opposed: (2): Councillor West, Councillor Cilevitz

Motion Carried (7 to 2)

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Closed Session

14.1 Resolution to Move Into Closed Session and General Nature Thereof:

Moved by: Councillor Chan

That Committee move into Closed Session:

- a) To consider matters relating to labour relations or employee negotiations with respect to the Richmond Hill Professional Fire Fighters Association (Section 239(2)(d) of the *Municipal Act, 2001*);
- b) To consider personal matters about identifiable individuals, including municipal or local board employees, with respect to the 2019 Volunteer Achievement Awards (Section 239(2)(b) of the *Municipal Act, 2001*).

Carried

14.2 Resolution to Reconvene in Open Session

Committee moved into closed session and then returned to open session
(7:09 p.m. to 7:39 p.m.)

14.3 Adoption of Recommendations Arising from the Closed Session Meeting (if required)

There were no recommendations arising from Closed Session.

15. Adjournment

Moved by: Regional and Local Councillor DiPaola

That the meeting be adjourned.

Carried

The meeting was adjourned at 7:41 p.m.