



## **Council Meeting**

### **Minutes**

**C#22-19**

**Tuesday, May 14, 2019, 1:00 p.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

Council Members Present: Mayor Barrow  
Regional and Local Councillor DiPaola  
Regional and Local Councillor Perrelli  
Councillor Beros  
Councillor Muench  
Councillor Liu  
Councillor West  
Councillor Chan

Regrets: Councillor Cilevitz

Staff Members Present:

N. Garbe, City Manager  
I. Brutto, Commissioner of Environment and Infrastructure Services  
M. Dempster, Commissioner of Corporate and Financial Services  
I. Simanovskis, Commissioner of Community Services  
K. Kwan, Commissioner of Planning and Regulatory Services  
A. Dimilta, City Solicitor  
M. Makrigiorgos, Regional and Local Councillor Chief of Staff  
G. Galanis, Director, Development Planning  
M. Gandhi, Director, Strategic Initiatives and Communications Services  
D. Joslin, Director, Recreation and Culture  
P. Lee, Director, Policy Planning  
D. Terzievski, Director, Development Engineering  
D. Beaulieu, Manager, Development - Subdivisions  
L. Conde, Manager, Policy and Intergovernmental Affairs  
D. Giannetta, Manager, Development – Site Plans  
D. Hearn, Manager, Administration and Marketing  
G. Weaver, Supervisor, Community Centres and Pools

- A. Dunn, Planner II – Site Plans
- J. Hambleton, Administrative Assistant to Members of Council
- R. Pham-Nguyen, Administrative Assistant to Members of Council
- S. Sabet, Administrative Assistant to Members of Council
- J. Hypolite, IT Service Desk Technical Analyst
- C. Pitcher, Communications Advisor
- S. Huycke, City Clerk
- L. Sampogna, Council/Committee Coordinator

**1. Call to Order/National Anthem**

The Mayor called the meeting to order at 1:00 p.m.

Council consented to recess the meeting between 2:36 p.m. and 2:50 p.m., and between 4:02 p.m. and 4:10 p.m.

Mayor Barrow transferred the Chair to Regional and Local Councillor DiPaola between 3:48 p.m. and 4:04 p.m.

**2. Public Forum (not to exceed 15 minutes)**

There were no members of the public who addressed Council during the Public Forum.

**3. Council Announcements**

Councillor West advised of his participation at the Doors Open Richmond Hill event held on May 11<sup>th</sup>. He acknowledged the many heritage, architectural and cultural sites hosted in Richmond Hill, noting it exemplifies the different places and people within the community. He advised of the positive feedback received from participating residents and extended thanks to staff for coordinating a successful event.

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

Council consented to consider a time sensitive closed session matter to discuss advice that is subject to solicitor-client privilege, and litigation affecting the City, regarding Ontario Superior Court Cases of the Karen Cilevitz vs the Town of Richmond Hill.

**5. Adoption of Agenda**

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

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

- a) Correspondence received regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for 251, 253 and 259 Oxford Street - (Item 13.6)
- b) Correspondence received regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road - (Item 13.7)
- c) Correspondence from Saad Askandar, 71 Yorkland Street, regarding the Member Motion submitted by Mayor Barrow regarding the Province's Regional Governance Review - (Item 13.8)
- d) Additional correspondence received regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road - (Item 13.9)
- e) Additional correspondence received regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for 251, 253 and 259 Oxford Street - (Item 13.10)
- f) Correspondence received with respect to appeals before the Land Planning Appeals Tribunal pertaining to the Yonge/Bernard Key Development Area - (Item 13.11)
- g) Emergency/Time Sensitive Matter – (Closed Session Item 17.1b)
- h) Delegations added regarding Closed Session Item 17.1 a) - Wei Hua, 14 Tantone Court; Pat Pollock 67 Drumern Crescent; Mehdi Toozhy, 11 Justis Drive; John Alati, Davies Howe LLP; and Jeffrey Streisfield, LandLaw

Carried

**6. Disclosures 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*.

**7. Adoption of Previous Council Minutes**

**7.1 Council Public Meeting C#18-19 held April 17, 2019**

Moved by: Councillor Chan  
Seconded by: Councillor West

That the minutes of Council Public Meeting C#18-19 held on April 17, 2019 be adopted.

Carried

**7.2 Council Meeting C#20-19 held April 30, 2019**

Moved by: Councillor Chan  
Seconded by: Councillor West

That the minutes of Council Meeting C#20-19 held on April 30, 2019 be adopted.

Carried

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

Council consented to separate Items 13.1.9, 13.2, 13.3 and 14.1 for separate discussion.

**9. Adoption of Remainder of Agenda Items**

On a motion of Councillor West, seconded by Councillor Liu, Council adopted those items, including the By-law, not identified for separate discussion.

**10. Public Hearings**

There were no public hearings.

**11. Presentations**

**11.1 Presentation by Darlene Joslin, Director, Recreation and Culture, of the Parks and Recreation Ontario Award of Excellence to the Recreation and Culture Division for the program partnership work undertaken at the David Dunlap Observatory property**

Darlene Joslin, Director, Recreation and Culture, made a presentation to Mayor Barrow and Members of Council of the Parks and Recreation Ontario Award of Excellence awarded to the Recreation and Culture Division for the program partnership work undertaken at the David Dunlap Observatory (DDO) property. She provided background information on the criteria used to receive the award, noting the award was presented to a

community with a population over 30,000. D. Joslin highlighted site preparation for the DDO, the official opening held on June 9, 2018, and programs and events offered for the period June 2018 to December 2018, including partnership programs. D. Joslin acknowledged staff and organizations who worked jointly and collaboratively for the implementation of a new level of service to the community and presented Mayor Barrow with the Award of Excellence from Parks and Recreation Ontario.

## 12. Delegations

### 12.1 **Nancy Spinks, 55 Royal Chapin Crescent, regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road - (refer to Item 13.3)**

Nancy Spinks, 55 Royal Chapin Crescent, addressed Council regarding the proposed applications submitted by 2515756 Ontario Inc., and Joey Falvo for 11488 Yonge Street and 49 Gamble Road. She advised of her attendance at the Committee of the Whole meeting held on May 7<sup>th</sup> and reiterated her concerns with respect to traffic, population density, flooding, non-conformity with the existing neighbourhood, overshadowing, privacy, parking, and access roads. She advised of her disappointment with staff report SRPRS.19.046 being deferred and reviewed concerns relating to staff's comments in the Report, including conformity issues with respect to provisions of the Oakridges Moraine Conservation Plan, Regional Official Plan, and the City's Official Plan, and overdevelopment on the subject lands. Ms. Spinks addressed comments made by the representative of the applicant, at the May 7<sup>th</sup> Committee of the Whole meeting, regarding roadway access onto Royal Chapin Crescent, parking, traffic congestion and future road widening on Gamble Road.

### 12.2 **Tatiana Nazari, resident of Royal Chapin Crescent, regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road - (refer to Item 13.3)**

Tatiana Nazari, resident of Royal Chapin Crescent, did not address Council regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road.

**12.3 Morrel and Kumudu Fonseka, 69 Royal Chapin Crescent, regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Flavo for 11488 Yonge Street and 49 Gamble Road - (refer to Item 13.3)**

Morrel and Kumudu Fonseka, 69 Royal Chapin Crescent, did not address Council regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road.

**12.4 Richard Hook, 263 Oxford Street, regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. - 251, 253 and 259 Oxford Street – Files D02-17034 and D03-17010 - (refer to Item 13.2)**

Richard Hook, 263 Oxford Street, addressed Council regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd., for 251, 253 and 259 Oxford Street. He advised that he was opposed to the revised proposal to permit semi-detached dwellings on the subject lands, and acknowledged the thorough planning process in place for the original development proposal. Mr. Hook reviewed how last minute process changes for a revised proposal could affect the community negatively and requested Council support staff's recommendations contained in staff report SRPRS.19.059, as it reflected professional advice, community input and was supported by majority of neighbours.

**12.5 Reza Esmaeili, owner, regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for 251, 253 and 259 Oxford Street - (refer to Item 13.2)**

Reza Esmaeili, an owner of 251, 253 and 259 Oxford Street, addressed Council regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd., for 251, 253 and 259 Oxford Street. He indicated Richmond Hill lacked affordable housing, and highlighted the benefits for the revised development proposal. He advised that in his opinion, the revised proposal was compatible with the Official Plan principles and built form for the area, and reviewed renderings of the proposed semi-detached dwellings, noting that built form, set backs and building heights remained the same. He stated the revised plan was a standalone project, had its own street access, and would not affect the existing neighbourhood as the only access was Oxford Street. He advised

of discussions with staff and local councillor on the revised proposal and noted the tree buffer would relieve concerns expressed by residents of Baynards Lane. Mr. Esmaeili requested Council's support for the revised proposed development.

**12.6 Michael Ramagnano, 63 Direzze Court, regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for 251, 253 and 259 Oxford Street - (refer to Item 13.2)**

Michael Ramagnano, 63 Direzze Court, did not address Council regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd., for 251, 253 and 259 Oxford Street.

**12.7 John Li, 206 Brookside Road, with respect to the Closed Session matter regarding the Yonge and Bernard Key Development Area - (refer to Item 17.1 a)**

John Li, 206 Brookside Road, addressed Council with respect to the Closed Session matter regarding the Yonge/Bernard Key Development Area. Mr. Li questioned the reasons put forth by the local Councillor in support of the motion passed at the Special Council meeting held on April 16, 2019, noting that the Yonge Subway Extension and various other transit infrastructure were already included in the Yonge/Bernard KDA. He advised that the proposed Yonge/Bernard KDA density target was three times higher than the growth projected for the Vaughan Metropolitan Centre (VMC) KDA, and higher than the Provincial growth targets. Mr. Li questioned if the proposed density targets were realistic, noting that such a density would make the area one of the most densely populated communities in Canada. Mr. Li also presented a study that indicated that high density areas may have physical and social consequences.

**12.8 Lester Chan, 20 Brookgreene Crescent, with respect to the Closed Session matter regarding the Yonge and Bernard Key Development Area - (refer to Item 17.1 a)**

Lester Chan, 20 Brookgreene Crescent, on behalf of residents of Westbrook, addressed Council with respect to the Closed Session matter regarding the Yonge/Bernard Key Development Area. He expressed their disappointment with Council's decision to repeal the Secondary Plan and support the motion for increased density for the Yonge/Bernard KDA at

the Special Council meeting held on April 16, 2019. He indicated the decision represented poor planning, and highlighted concerns relating to height limits for proposed condominium towers, resulting in higher density levels and increased traffic, noting these were all causes of intensification. He stated that in his view, Council used the proposed subway extension to add density to the Yonge/Bernard KDA, and noted the distance to the KDA was 7.5 kms away and that development should be accommodated at the Richmond Hill Centre where it would be of benefit. Mr. Chan reviewed existing transportation, traffic, and density issues in Richmond Hill, and noted that more density to the north end of the city would further amplify issues. Mr. Chan stated that supporting the motion on the Yonge/Bernard KDA would make Richmond Hill one of the highest density areas in Canada.

**12.9 Tim Tucci, 153 Brookside Road, with respect to the Closed Session matter regarding the Yonge and Bernard Key Development Area - (refer to Item 17.1 a)**

Tim Tucci, 153 Brookside Road, addressed Council with respect to the Closed Session matter regarding the Yonge/Bernard Key Development Area. He advised of his disappointment regarding Council's decision to support the motion to increase density for the Yonge Bernard/KDA at the Special Council meeting held on April 16, 2019. Mr. Tucci acknowledged staff's extensive public consultations and opportunities for input undertaken with respect to staff report SRPRS.17.197, provided comments regarding the decision of the OMB for the Yonge and 16<sup>th</sup> KDA, east/west traffic at Yonge and Elgin Mills, population density and traffic permeability, Interim Control By-law, and reviewed concerns regarding height limits with respect to neighbouring developments, as further detailed in his correspondence included as Agenda Item 13.11.

**12.10 Saad Askandar, 71 Yorkland Street, with respect to the Closed Session matter regarding the Yonge and Bernard Key Development Area - (refer to Item 17.1 a)**

Saad Askandar, 71 Yorkland Street, addressed Council with respect to the Closed Session matter regarding the Yonge/Bernard Key Development Area. He advised he was opposed to the motion adopted at the Special Council meeting held on April 16, 2019, and noted his support for fair development. Mr. Askandar, indicated that the motion may be too

innovative and advised of concerns regarding traffic congestion and the proposed subway to Richmond Hill.

**12.11 Sherry Zhang, 234 Rothbury Road, with respect to the Closed Session matter regarding the Yonge and Bernard Key Development Area - (refer to Item 17.1 a)**

Sherry Zhang, 234 Rothbury Road, addressed Council with respect to the Closed Session matter regarding the Yonge/Bernard Key Development Area. She advised of her attendance at the April 16, 2019, Special Council meeting, and indicated that she had canvassed residents within Ward 2 and found no support for the motion passed at the meeting. She expressed disappointment with the local councillor's insufficient consultation with residents and highlighted concerns regarding population density, traffic congestion, the lack of schools and community centres within the Yonge/Bernard KDA. Ms. Zhang advised that the noted concerns would not make the Yonge/Bernard KDA a desirable area to live.

**12.12 Saad Askandar, 71 Yorkland Street, regarding Member Motion submitted by Mayor Barrow regarding the Province's Regional Governance Review - (refer to Item 14.1)**

Saad Askandar, 71 Yorkland Street, addressed Council with respect to the Closed Session matter regarding the Member Motion submitted by Mayor Barrow regarding the Province's Regional Governance Review. He advised of his support for municipal reform and looked forward to sharing his thoughts on governance, decision-making and service delivery functions with the Province.

**12.13 Pat Pollock, 67 Drumern Crescent, with respect to the Closed Session matter regarding the Yonge and Bernard Key Development Area - (refer to Item 17.1 a)**

Pat Pollock, 67 Drumern Crescent, representing the Mayvern Area Residents Association, addressed Council with respect to the Closed Session matter regarding the Yonge/Bernard Key Development Area. She expressed her disappointment with Council's decision to repeal the Downtown Secondary Plan without any public consultation to support a 37 storey condominium development at the Yonge/Bernard KDA. Ms. Pollock requested Council reverse the decision and allow development within the

Yonge/Bernard Secondary Plan to work as it was set out to do, as further detailed in her correspondence included as Agenda Item 13.11.

**12.14 Mehdi Toozhy, 11 Justis Drive, with respect to the Closed Session matter regarding the Yonge and Bernard Key Development Area - (refer to Item 17.1 a)**

Mehdi Toozhy, 11 Justis Drive, did not address Council regarding the Yonge and Bernard Key Development Area.

**12.15 Wei Hua, 14 Tantone Court, with respect to the Closed Session matter regarding the Yonge and Bernard Key Development Area - (refer to Item 17.1 a)**

Wei Hua, 14 Tantone Court, addressed Council with respect to the Closed Session matter regarding the Yonge/Bernard Key Development Area. He advised that Premier Ford ran a campaign under the principle that he was 'for the people' and expressed his hope that Council will operate under that same principle. He shared his belief that the proposed development was for developers and not for the people. Mr. Wei noted that he was supportive of sensible development and urged Council to consider the opinions of previous speakers and those that voted when making a decision on the Yonge/Bernard KDA.

**12.16 John Alati, Davies Howe LLP, representing Yonge MCD Inc., with respect to the Closed Session matter regarding the Yonge and Bernard Key Development Area - (refer to Item 17.1 a)**

John Alati, Davies Howe LLP, representing Yonge MCD Inc. and on behalf of his partner Mr. Plat, representing TSMJC, addressed Council with respect to the Closed Session matter regarding the Yonge/Bernard Key Development Area (KDA). He advised that both clients are parties to the LPAT proceedings, noting that each have private appeals for their proposed developments in addition to having appealed the Secondary Plan. Mr. Alati stated that in his view, higher heights and densities should be supported within the KDA, and urged Council to proceed with the resolution made at the April 16, 2019 Special Council meeting. Mr. Alati provided a brief overview of his client's development application, noting that numerous reports have been submitted to support the appropriateness of their proposal, and they would be prepared to have continued discussions to resolve the matter without an LPAT hearing. Mr.

Alati concluded by noting that Mr. Kagan, representing Dogliola Developments, was supportive of his comments and the resolution endorsed at the Special Council meeting held on April 16, 2019.

**12.17 Jeffrey Streisfield, LandLaw, representing North Elgin Centre, with respect to the Closed Session matter regarding the Yonge and Bernard Key Development Area - (refer to Item 17.1 a)**

Jeffrey Streisfield, LandLaw, on behalf of North Elgin Centre (NEC), addressed Council with respect to the Closed Session matter regarding the Yonge/Bernard Key Development Area. He provided a brief summary of events that proceeded the City filing a procedural order with LPAT, noting that the hearing has been set for July 2019. Mr. Streisfield advised that City staff have engaged with various landowners, and that his client had submitted a detailed development concept for its lands to support that NEC lands could comfortably accommodate a 36 storey building with other stories on the property. Mr. Streisfield shared that general consensus exists among KDA landowners who have corner properties that heights in the KDA should be greater than 30 stories and closer to 40. Mr. Streisfield also advised of his client's request that the appeals be resolved in a timely manner within the current LPAT time frame and without the need for a contested hearing. Mr. Streisfield noted that Council should seize the opportunity and clearly demonstrate their support for the Council resolution that has already passed, as further detailed in his submission distributed at the meeting.

**13. Committee and Staff Reports**

**13.1 Minutes - Committee of the Whole meeting CW#07-19 held May 7, 2019**

That the minutes of the Committee of the Whole meeting CW#07-19 held May 7, 2019 be adopted as circulated and the following recommendations be approved:

**13.1.1 Minutes and Meeting Notes - Accessibility Advisory Committee meetings AAC#02-18 held on March 28, 2018 and AAC#03-18 held on May 16, 2018 - (CW Item 11.1)**

Moved by: Councillor West  
 Seconded by: Councillor Liu

a) That the minutes and meeting notes of the Accessibility Advisory Committee for its meetings AAC#02-18 held March 28, 2018 and AAC#03-18 held May 16, 2018, be adopted as circulated.

Carried

**13.1.2 Minutes - David Dunlap Observatory Park Project Steering Committee meeting DDOP#01-18 held on April 30, 2018 - (CW Item 11.2)**

Moved by: Councillor West

Seconded by: Councillor Liu

a) That the minutes of the David Dunlap Observatory Park Project Steering Committee meeting DDOP#01-18 held April 30, 2018, be adopted as circulated.

Carried

**13.1.3 Extract - David Dunlap Observatory Park Project Steering Committee meeting DDOP#01-19 held April 24, 2019 - (CW Item 11.3)**

Moved by: Councillor West

Seconded by: Councillor Liu

a) That staff report SREIS.19.007 regarding the David Dunlap Observatory Park Early Priorities Project Update be received;

b) That the David Dunlap Observatory Council Steering Committee recommend continued support for the David Dunlap Observatory Project;

c) That the early priorities identified in staff report SREIS.19.007 be deferred for incorporating into the 10 Year Capital forecast, following the outcome of the Capital Sustainability Steering Committee review;

d) That staff continue with the implementation of the recommendations for the David Dunlap Observatory Park buildings restoration as outlined in staff report SREIS.17.021 as well as the woodland restoration work approved through the Corsica development agreement;

e) That staff bring forward a report with options outlining the feasibility of a pedestrian walkway/bridge over the CN Rail as part of "Option 2: Defer Components of the Early Priorities and Maintain a Quiet Park", as outlined in staff report SREIS.19.007, to a future meeting of the David Dunlap Observatory Park Project Steering Committee.

Carried

**13.1.4 SRCM.19.01 - 2019 Socio-Economic Study - (CW Item 11.4)**

Moved by: Councillor West  
Seconded by: Councillor Liu

a) That staff report SRCM.19.01 regarding the 2019 Socio-Economic Study be received for information.

Carried

**13.1.5 SRCM.19.03 - Update on the Province's Regional Government Review - (CW Item 11.5)**

Moved by: Councillor West  
Seconded by: Councillor Liu

a) That staff report SRCM.19.03 regarding an update on the Province's Regional Governance Review be received for information.

Carried

**13.1.6 Proclamation - Lyme Awareness Month - May 2019 - (CW Item 11.7)**

Moved by: Councillor West  
Seconded by: Councillor Liu

a) That the month of May 2019 be proclaimed Lyme Awareness Month in the City of Richmond Hill.

Carried

**13.1.7 SRPRS.19.050 - Assumption of Stormwater Management Facility and Establishment of Guarantee Period Expiration Dates - Vomano Valley Developments Ltd. - Subdivision File**

**19T-03014 Phase 1 and 2 - Phase 1 and 2 - (CW Item 11.8) - (Proposed By-law 75-19)**

Moved by: Councillor West  
Seconded by: Councillor Liu

- a) That the assumption of the stormwater management facility located within Block 32 of Plan 65M- 4171, associated with Subdivision File 19T-03014 Phase 1, be approved;
- b) That the guarantee period for the stormwater management facility located within Block 32 of Plan 65M- 4171, associated with Subdivision File 19T-03014 Phase 1, expire October 30, 2020;
- c) That the guarantee period for the municipal services assumed under staff reports SRPRS.18.002 and SRPRS.18.003 (Bylaw 54-18) for Subdivision Files 19T-03014 Phase 1 and 2, expire November 14, 2019.

Carried

**13.1.8 SRS.19.09 - Licensing Agreement Related to Lands required for implementation of VivaNext Project - (CW Item 11.10)**

Moved by: Councillor West  
Seconded by: Councillor Liu

- a) That the Mayor and City Clerk be authorized to execute a Licensing Agreement with The Regional Municipality of York (the "Region") for those lands described in Appendix "A" to staff report SRS.19.09, upon the written recommendation of the City Manager.

Carried

**13.1.9 Mayor Barrow - Appoint Council Members to the Richmond Hill Public Library Board - (CW Item 13.1)**

Moved by: Councillor Beros  
Seconded by: Regional and Local Councillor Perrelli

- a) That the following Members of Council be appointed to the Richmond Hill Public Library Board for the remainder of the term of Council (December 2018 to November 14, 2020):
  - Councillor Greg Beros

- Regional and Local Councillor Joe DiPaola
- Councillor Tom Muench
- Regional and Local Councillor Perrelli

A recorded vote was taken:

In favour: (6): Regional and Local Councillor Perrelli, Regional and Local Councillor DiPaola, Councillor Chan, Councillor Muench, Mayor Barrow, Councillor Beros

Opposed: (1): Councillor West

Absent: (1): Councillor Liu

Carried (6 to 1)

**13.2 SRPRS.19.059 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. - 251, 253 and 259 Oxford Street – Files D02-17034 and D03-17010**

Moved by: Councillor West

Seconded by: Councillor Muench

a) That the revised Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for lands known as Part of Lots 76 and 77 and all of Lot 78, Plan 1999 (Municipal Addresses: 251, 253 and 259 Oxford Street), City Files D02-17034 and D03-17010, be approved, subject to the following:

- (i) that the subject lands be rezoned from Second Density Residential (R2) Zone to Third Density Residential (R3) Zone under By-law 2523, as amended, and that the amending Zoning By-law establish site-specific development standards as outlined in staff report SRPRS.19.059;
- (ii) that the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment;
- (iii) that the Plan of Subdivision as depicted on Map 5 to staff report SRPRS.19.059 be draft approved subject to the conditions as set out in Appendix “C”;

(iv) that prior to draft plan approval being granted, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law 65-18;

b) That the Site Plan Control By-law be approved as set out in Appendix "D" to staff report SRPRS.19.059 to implement the applicant's sustainability commitments and that said by-law be brought forward to a regular meeting of Council for consideration and enactment be approved;

c) That 42 persons equivalent of additional servicing allocation be assigned to the subject lands, to be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11, as amended.

A recorded vote was taken:

In favour: (3): Councillor West, Mayor Barrow, Councillor Muench

Opposed: (5): Councillor Beros, Councillor Chan, Regional and Local Councillor DiPaola, Councillor Liu, Regional and Local Councillor Perrelli

Motion Failed to Carry (3 to 5)

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That Staff Report SRPRS.19.059 with respect to the revised Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for lands known as Part of Lots 76 and 77 and all of Lot 78, Plan 1999 (Municipal Addresses: 251, 253 and 259 Oxford Street), City Files D02-17034 and D03-17010, be received for information purposes;

b) That Council support the revised draft plan for semi-detached lots and that staff be directed to report back to the Committee of the Whole with the appropriate planning instruments to implement this revised plan in two (2) months following the formal submission of a revised development proposal and supporting materials to the City necessary to support the revised plan.

A recorded vote was taken:

In favour: (6): Councillor Chan, Councillor Beros, Regional and Local Councillor DiPaola, Councillor Liu, Councillor Muench, Regional and Local Councillor Perrelli

Opposed: (2): Councillor West, Mayor Barrow

Carried (6 to 2)

**13.3 SRPRS.19.046 – Request for Direction – Official Plan Amendment and Zoning By-law Amendment Applications – 2515756 Ontario Inc. and Joey Falvo - 11488 Yonge Street and 49 Gamble Road – Files D01-14003 and D02-14014**

Moved by: Councillor West  
Seconded by: Councillor Chan

a) That the Local Planning Appeal Tribunal be advised that Council does not support the Official Plan Amendment and Zoning By-law Amendment applications submitted by 2515756 Ontario Inc. and Joey Falvo for lands known as Part of Block A and all of Block B, Plan 4667 (Municipal Addresses: 11488 Yonge Street and 49 Gamble Road), City Files D01-14003 and D02-14014 for the principle reasons outlined in staff report SRPRS.19.046;

b) That appropriate City staff be directed to appear at the Local Planning Appeal Tribunal in support of Council's position concerning the subject applications.

A recorded vote was taken:

In favour: (6): Councillor Chan, Mayor Barrow, Councillor Liu, Regional and Local Councillor Perrelli, Councillor West, Councillor Beros

Opposed: (2): Regional and Local Councillor DiPaola, Councillor Muench

Carried (6 to 2)

**13.4 Correspondence received regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road - (refer to Item 13.3)**

Moved by: Councillor West  
Seconded by: Councillor Liu

That the following correspondence regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road be received:

- a) Tatiana Nazari, resident of Royal Chapin Crescent, dated May 8, 2019;
- b) Nancy Spinks, 55 Royal Chapin Crescent, dated May 9, 2019;
- c) H el ene Cl ement, 60 Royal Chapin Crescent, dated May 10, 2019.

Carried

**13.5 Correspondence received regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for 251, 253 and 259 Oxford Street - (refer to Item 13.2)**

Moved by: Councillor West  
Seconded by: Councillor Liu

That the following correspondence regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for 251, 253 and 259 Oxford Street be received:

- a) Reynold Chen, 2 Tivoli Avenue, dated May 9, 2019;
- b) Shu Lin, 86 Baynards Lane, dated May 9, 2019.

Carried

**13.6 Correspondence received regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for 251, 253 and 259 Oxford Street - (refer to Item 13.2)**

Moved by: Councillor West  
Seconded by: Councillor Liu

That the following correspondence regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for 251, 253 and 259 Oxford Street be received:

- a) Alex Kruglyak, 66 Direzze Court, dated May 10, 2019;
- b) Michael Maurer, 243 Oxford Street, dated May 10, 2019;
- c) Hadi Mirazimi, resident of Richmond Hill, on behalf of area residents, dated May 12, 2019;
- d) Cheryl Desnoyer, 72 Baynards Lane, dated May 12, 2019;

- e) Shifteh Rohani, resident of Thornhill, dated May 12, 2019;
- f) Salar Maghzi, resident of Richmond Hill, dated May 12, 2019;
- g) Seyed Bahaeddin Alaei Fard, 49 Desert View Crescent, dated May 12, 2019;
- h) Justin Bernhard, 34 Greenbelt Crescent, dated May 13, 2019;
- i) Sadiq Al-Khalisy, 52 Ulson Drive, dated May 13, 2019;
- j) Rouh Ramezani, 70 Temperance Street, Toronto, dated May 13, 2019;
- k) Amirabbas Bayat, 41 Blyth Street, dated May 13, 2019;
- l) Tony Khani, 59 Grange Drive, dated May 13, 2019;
- m) Tim Keck, 141 Priscilla Avenue, Toronto, dated May 13, 2019;
- n) Ali Moayedipour, 51 Gamble Glen Crescent, dated May 13, 2019.

Carried

**13.7 Correspondence received regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road - (refer to Item 13.3)**

Moved by: Councillor West  
Seconded by: Councillor Liu

That the following correspondence regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road be received:

- a) Nadia Popovici, 20 Royal Chapin Crescent, received May 12, 2019;
- b) Morrel and Kumudu Fonseka, 69 Royal Chapin Crescent, dated May 13, 2019.

Carried

**13.8 Correspondence from Saad Askandar, 71 Yorkland Street, regarding the Member Motion submitted by Mayor Barrow regarding the Province's Regional Governance Review - (refer to Item 14.1)**

Moved by: Councillor West  
Seconded by: Councillor Liu

a) That the correspondence from Saad Askandar, 71 Yorkland Street, dated May 13, 2019, regarding the Member Motion submitted by Mayor Barrow regarding the Province's Regional Governance Review be received.

Carried

**13.9 Additional correspondence received regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road - (refer to Item 13.3)**

Moved by: Councillor West  
Seconded by: Councillor Liu

That the following additional correspondence regarding the proposed applications submitted by 2515756 Ontario Inc. and Joey Falvo for 11488 Yonge Street and 49 Gamble Road be received:

a) Fengyun Li, 71 Royal Chapin Crescent, dated May 14, 2019.

Carried

**13.10 Additional correspondence received regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for 251, 253 and 259 Oxford Street - (refer to Item 13.2)**

Moved by: Councillor West  
Seconded by: Councillor Liu

That the following additional correspondence regarding the proposed applications submitted by Pietro and Mary Angaran, Susan Peccia and Ringo Canada Ltd. for 251, 253 and 259 Oxford Street be received:

a) Weinan Han and Mingzhe Liu, 59 Direzze Court, dated May 13, 2019;

b) Sherry and Gary Mosoff, 261 Oxford Street, dated May 13, 2019;

c) Afshin Baghaei, 134 Oxford Street, dated May 13, 2019;

d) Michael Ramagnano, 63 Direzze Court, dated May 14, 2019.

Carried

**13.11 Correspondence received with respect to appeals before the Land Planning Appeals Tribunal pertaining to the Yonge/Bernard Key Development Area - (refer to Item 17.1 a)**

Moved by: Councillor West

Seconded by: Councillor Liu

That following correspondence with respect to appeals before the Land Planning Appeals Tribunal pertaining to the Yonge/Bernard Key Development Area be received:

- a) Tim Tucci, 153 Brookside Road, dated May 12, 2019;
- b) Jeffrey Streisfield, LandLaw, dated May 14, 2019;
- c) John Alati, Davies Howe LLP, dated May 14, 2019;
- d) Pat Pollock, representing Mayvern Area Residents Association, received May 14, 2019.

Carried

**14. Other Business**

Mayor Barrow transferred the Chair to Regional and Local Councillor DiPaola between 3:48 p.m. and 4:04 p.m.

**14.1 Mayor Barrow - Province's Regional Governance Review - (CW Item 12.1)**

Moved by: Councillor West

Seconded by: Mayor Barrow

WHEREAS, the Government of Ontario has announced a review of Ontario's eight regional municipalities (Durham, Halton, Muskoka District, Niagara, Oxford County, Peel, Waterloo, York), the County of Simcoe, and their lower-tier municipalities by appointed Special Advisors; and

WHEREAS, the provincially appointed advisory body will develop recommendations for the Minister for the purpose of improving governance, decision-making and service delivery in the regions, Simcoe County and their lower-tier municipalities; and

WHEREAS, the Association of Municipalities of Ontario informed its members that last August, the Minister of Municipal Affairs and Housing began informal discussions, wishing to hear from people about how this

system of governance is working recognizing it was established in the 1970s; and

WHEREAS, the provincially appointed advisory body has included in the review consideration of what reforms could be made to promote better representation.

WHEREAS City of Richmond Hill is committed to providing high quality services, keeping costs as low as possible for our residents and ensuring financial sustainability of our municipality; and

WHEREAS 96 per cent of residents are satisfied with the quality of City services provided according to a 2016 community survey; and

NOW THEREFORE BE IT RESOLVED:

THAT the City of Richmond Hill endorse the current effectiveness of our two-tier municipal government as it has evolved on mutual agreement with our partner local municipalities and the Region of York since its foundation in 1971;

THAT the Mayor write to the Premier and Minister of Municipal Affairs and Housing indicating Council's support for the current Local and Regional structure and support for review of options to optimize service delivery to achieve maximum efficiency and effectiveness for residents;

AND THAT this resolution be forwarded to the Premier, Minister of Municipal Affairs and Housing, Richmond Hill Members of Provincial Parliament, Chairman of the Region of York, The Association of Municipalities of Ontario and the eight other Municipalities in the Region of York.

Carried

**15. Emergency/Time Sensitive Matters**

Council considered an Emergency/Time Sensitive matter as Closed Session Item 17.1 b).

**16. By-laws**

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

That the following By-laws be approved:

By-law 75-19 - A By-law to Assume Stormwater Management Facility and Establishment of Guarantee Period Expiration Date

Carried

**17. Closed Session**

**17.1 Resolution to Move Into Closed Session and General Nature Thereof:**

Moved by: Councillor West  
Seconded by: Regional and Local Councillor Perrelli

That Council move into Closed Session:

a) To consider matters relating to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality (Section 239(2)(e) of the *Municipal Act, 2001*), and to receive advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Section 239(2)(f) of the *Municipal Act, 2001*) with respect to appeals before the Land Planning Appeals Tribunal pertaining to the Yonge/Bernard Key Development Area;

**Added Emergency/Time Sensitive**

b) To consider a time sensitive matter related to the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and related to litigation affecting the municipality before the Ontario Superior Court of Justice, Court File No. CV-19-00138852-0000, The Corporation of the Town of Richmond Hill ats. Karen Cilevitz and Ontario Superior Court of Justice – Divisional Court, Court File No. 196/19, The Corporation of the Town of Richmond Hill et al. ats. Karen Cilevitz (Section 239(2)(f) and (e) of the *Municipal Act, 2001*, S.O. 2001, c. 25).

Carried

**17.2 Resolution to Reconvene In Open Session**

Council moved into closed session and then returned to open session (4:10 p.m. to 4:58 p.m.)

**17.3 Adoption of Recommendations Arising from the Closed Session Meeting**

**17.3.1 A. SRS.19.10 - Yonge Bernard Development Area Secondary Plan (“Secondary Plan”) and Implementing Zoning By-law LPAT File PL180073**

Moved by: Regional and Local Councillor Perrelli  
Seconded by: Councillor Chan

Whereas, at Special Council Meeting C#16-19 held April 16, 2019, Council passed a Resolution directing Staff to take certain positions in relation to the appeals of the Yonge / Bernard KDA Secondary Plan and Zoning By-law for the purposes of the LPAT hearing scheduled to commence in July 2019;

Whereas, the direction Council provided to Staff included taking positions respecting substantial modifications to the Yonge / Bernard KDA Secondary Plan and Zoning By-law, including significant increases in the maximum heights and densities permitted within the KDA and the direction that all parts of the KDA are expected to have tall buildings;

Whereas, York Region’s Municipal Comprehensive Review (MCR) to update its 2010 Official Plan (ROP) is currently ongoing, and it is anticipated that upcoming changes to the ROP will likely require further amendments to the Yonge / Bernard KDA Secondary Plan and Zoning By-law.

Whereas, the Richmond Hill 2010 Official Plan is also due for review in 2020 and will provide an opportunity for Council to consider greater heights and densities for development that are more consistent with approved and emerging Provincial and Regional policy direction, on a comprehensive City-wide basis;

Whereas, the initiation of the Richmond Hill Centre Secondary Plan as directed by Council in September 2018 will provide an opportunity for greater policy direction for the City’s Provincially-designated Urban Growth Centre, and the Richmond Hill Centre is mandated to remain at the top of the City’s intensification hierarchy and will be an important instrument to support the Yonge Subway extension to Richmond Hill;

Whereas, Council wishes to set a more ambitious vision and development aspirations for both of its KDAs, the DLC and for the City’s urban structure overall, than what was envisioned by the then-Council in the 2010 Official Plan;

Whereas, in February 2019 Council directed staff to initiate the repeal of the Downtown Local Centre (DLC) Secondary Plan, which had been adopted by the previous Council in 2017, based in part on similar challenges respecting maximum heights and densities that had been identified for the DLC Secondary Plan;

Whereas, the nature and scope of any proposed modifications to the Yonge / Bernard KDA Secondary Plan and Zoning By-law that Staff can put forward and support and that LPAT might approve within the context of the upcoming LPAT hearing are significantly constrained by the approved urban structure in the current Part 1 Official Plan, including the maximum height and density permissions established for the Yonge / Bernard KDA in the Part 1 Official Plan;

Whereas, it is more appropriate for Council to consider appropriate planning for the Yonge / Bernard KDA in the context of a new vision and overall urban structure for the City, and through that process the City can duly consult with landowners, other stakeholders and the public regarding matters such as greater heights and densities for this area and the City as a whole;

Therefore, be it resolved that:

1. Council reconsiders and hereby rescinds the Resolution adopted at Special Council Meeting C#16-19 held April 16, 2019 respecting the Yonge / Bernard KDA;
2. LPAT be advised that in light of the recent and ongoing growth initiatives by the Province and the Region that the City supports the request for an adjournment of the upcoming hearing scheduled July 2019, to permit the City the opportunity for further community engagement to re-assess the efficacy of the Yonge/Bernard Secondary Plan;
3. Council directs Staff to do all things necessary to give effect to the above prior to the LPAT hearing scheduled to commence in July 2019.

A recorded vote was taken:

In favour: (6): Councillor West, Councillor Chan, Regional and Local Councillor Perrelli, Councillor Beros, Mayor Barrow, Councillor Liu

Opposed: (2): Councillor Muench, Regional and Local Councillor DiPaola

Carried (6 to 2)

**18. By-law to Confirm the Proceedings of Council at this Meeting**

**18.1 By-law 76-19**

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor West

That By-law 76-19, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**19. Adjournment**

Moved by: Councillor Liu

Seconded by: Regional and Local Councillor Perrelli

That the meeting be adjourned.

Carried

The meeting was adjourned at 5:03 p.m.

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Dave Barrow, Mayor

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Stephen M.A. Huycke, City Clerk