



## **Committee of the Whole Meeting**

### **Minutes**

**CW#08-19**

**Tuesday, May 21, 2019, 1:00 p.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

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

Regrets: Regional and Local Councillor Perrelli

#### **Staff Members Present:**

N. Garbe, City Manager  
I. Brutto, Commissioner of Environment and Infrastructure Services  
S. Huycke, Acting Commissioner of Corporate and Financial Services  
I. Simanovskis, Commissioner of Community Services  
K. Kwan, Commissioner of Planning and Regulatory Services  
A. Dimilta, City Manager  
M. Makrigiorgos, Regional and Local Councillor Chief of Staff  
M. Gandhi, Director, Strategic Initiatives and Communication Services Division  
S. Kraft, Fire Chief  
T. Ricketts, Director, Corporate Asset Management and Environment Services  
V. Gaiu, Manager, Energy and Waste  
J. Leung, Manager, Urban Design  
G. McLenaghan, Manager, Corporate Asset Management  
C. Moore, Manager, Communication Services  
C. Stone, Manager, Revenue  
S. von Kursell, Manager, Policy

D. Adhikari, Sustainable Energy Coordinator  
A. Kimelman, Assessment Coordinator  
A. Nichols, Project Manager, Asset Management Plan  
M. Lam, Financial Management Advisor  
K. Faria, Planner II - Subdivision  
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. Chan, Communications Advisor  
L. Hood, Communications Advisor  
C. Pitcher, Communications Advisor  
L. Colacci, Administrative Assistant  
M. Kurtco, Communications Intern  
T. Varghese, Intern, Energy  
G. Collier, Deputy City Clerk  
K. Hurley, Council/Committee Coordinator

**1. Call to Order**

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

Councillor Beros transferred the Chair to Regional and Local Councillor DiPaola for consideration of Item 11.13.

**2. Council Announcements**

There were no Council announcements.

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

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

**4. Adoption of Agenda**

Moved by: Mayor Barrow

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

a) Correspondence from Karen D. Mitchell, Counter and Mitchell, Barristers and Solicitors, dated May 14, 2019, regarding the Site Plan application submitted by Foad Seyed Sedighi for 13029 Bathurst Street - Item 11.20

- b) Correspondence received regarding the Repeal of By-Law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre) - Item 11.21
- c) Correspondence received regarding the proposed Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street - (Item 11.22)
- d) Correspondence from Mick and Christine Waldman, 63 Coventry Court, dated May 21, 2019, regarding the applications submitted by Gil Shcolyar, Maria Shcolyar and Malvina Shkolyar for 27, 35 and 39 Church Street North - (Item 11.23)
- e) Withdrawal of delegation by Foad Seyed, applicant, regarding the Site Plan application submitted by Foad Seyed Sedighi for 13029 Bathurst Street - (refer to Item 11.16)
- f) Addition of delegation by Murray Evans, Evans Planning Inc., agent for the applicant, regarding the Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street - (refer to Item 11.12)
- g) Member Motion submitted by Councillor Cilevitz regarding Motion to Oppose Bill 108 to be moved to the May 28, 2019 Council meeting – (refer to Item 12.1)

Carried

**5. Disclosure of Pecuniary Interest and General Nature Thereof**

Councillor Cilevitz declared a pecuniary interest on Item 11.17 regarding staff report SRCS.19.15, 2019 Outdoor Special Occasion Permit Request, as she is the organizer of the event. Councillor Cilevitz did not participate in the discussion or voting on this item.

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

Committee consented to separate Items 8.1, 11.4, 11.7, 11.8, 11.10, 11.11, 11.12, and 11.13 for discussion.

**7. Adoption of Remainder of Agenda Items**

On a motion of Regional and Local Councillor DiPaola, Committee adopted those items not identified for separate discussion.

**8. Public Hearing**

Shahram Aryan-Nejad, 640 Stouffville Road, advised that he was in agreement with the proposed tax adjustments for his property as detailed in staff report SRCFS.19.025.

**8.1 SRCFS.19.025 - Tax Adjustments under Section 357 of the Municipal Act**

Moved by: Councillor Chan

- a) That having held a meeting in accordance with Section 357 of the *Municipal Act, 2001* in respect of the application made by the Treasurer and the owners listed in this report at which the applicants may make representations to Committee of the Whole;
- b) That taxes amounting to 27,675.67 be written off pursuant to the provisions of Section 357 of the *Municipal Act, 2001*;
- c) That applicable penalty and interest be adjusted accordingly; and
- d) That the Treasurer be directed to adjust the accounts receivable accordingly.

Carried Unanimously

**9. Presentations****9.1 Presentation by Meeta Gandhi, Director, Communication Services and Strategic Initiatives, of the following awards:**

- Platinum - Media Relations - Media Event for the David Dunlap Observatory
- Gold - Strategic Communications - Rebranding the David Dunlap Observatory
- Gold - Video - Onboarding Video

Meeta Gandhi, Director, Communication Services and Strategic Initiatives, on behalf of Communication Services and staff that contribute to the creation of communication products, made a presentation to Committee regarding three MarCom awards received by the City of Richmond Hill. She advised that Richmond Hill was the recipient of the Platinum Award in the Media Relations category for the Media Event held for the David Dunlap Observatory; Gold Award in the Strategic Communications category for the Rebranding of the David Dunlap Observatory; and Gold Award in the Video category for the Onboarding Video created to show the highlights and benefits of working for the municipality. M. Gandhi displayed the awards for Committee and acknowledged staff members in Communication Services, Recreation

and Culture, and Human Resources Divisions who were involved in the projects.

Moved by: Mayor Barrow

a) That the presentation by Meeta Gandhi, Director, Communication Services and Strategic Initiatives, of the Platinum - Media Relations - Media Event for the David Dunlap Observatory; Gold - Strategic Communications - Rebranding the David Dunlap Observatory; and Gold - Video - Onboarding Video awards, be received with thanks.

Carried Unanimously

**9.2 Presentation by Terry Ricketts, Director, Corporate Asset Management and Environment Services, and Vlad Gaiu, Manager, Energy and Waste, regarding the 2019-2023 Corporate Energy Plan - (refer to Item 11.8)**

Terry Ricketts, Director, Corporate Asset Management and Environment Services, provided introductory remarks regarding the 2019-2023 Corporate Energy Plan and introduced Vlad Gaiu, Manager, Energy and Waste, who would be presenting details related to Energy Management within the municipality and the Corporate Energy Plan.

Vlad Gaiu, Manager, Energy and Waste, advised of legal requirements for municipalities under current legislation; discussed the goals, objectives, and targets for a Corporate Energy Plan; and reviewed the results from the 2014-2018 Corporate Energy Plan including total energy consumption and cost, cost avoidance from energy projects, and energy use intensity versus degree days. He provided a detailed overview of the 2019-2023 Corporate Energy Plan including its purpose, scope, approach, and content; and identified capital, operational and organizational energy projects. V. Gaiu concluded the presentation by advising of next steps which included submission of the Corporate Energy Plan to the Province, posting the Plan on the City's website, and implementing the actions identified in the Corporate Energy Plan over the next five years.

Moved by: Regional and Local Councillor DiPaola

a) That the presentation by Terry Ricketts, Director, Corporate Asset Management and Environment Services, and Vlad Gaiu, Manager, Energy and Waste, regarding the 2019-2023 Corporate Energy Plan, be received with thanks.

Carried Unanimously

**9.3 Presentation by Steve Kraft, Fire Chief, to provide an overview of the Fire Department's activities for 2018**

Steve Kraft, Fire Chief, made a presentation to Committee regarding the Richmond Hill Fire and Emergency Services (RHFES) 2018 Annual Report. He reviewed the full-time staff complement broken down by Division, and identified the six Fire Stations in Richmond Hill on a map to show their Ward Boundaries/Fire Districts. He provided background information and a detailed overview on the Training, Fire Protection and Prevention Services, Suppression, Communications and Emergency Management Divisions, highlighting objectives, accomplishments and statistics for each Division. S. Kraft concluded the presentation by identifying key challenges, priorities and next steps for the Department.

Moved by: Mayor Barrow

a) That the presentation by Steve Kraft, Fire Chief, to provide an overview of the Fire Department's activities for 2018, be received with thanks.

Carried Unanimously

**10. Delegations**

**10.1 Foad Seyed, applicant, regarding the Site Plan application submitted by Foad Seyed Sedighi for 13029 Bathurst Street - (refer to Item 11.16)**

Foad Seyed, applicant, for 13029 Bathurst Street, withdrew his delegation request.

**10.2 Roy Mason, KLM Planning Partners Inc., regarding the Settlement of Appeal for Yonge and Bernard KDA Secondary Plan and Zoning By-law - (refer to Item 11.10)**

Roy Mason, KLM Planning Partners, on behalf of the Richmond Hill Retirement Residence, addressed Committee regarding the Settlement of Appeal for Yonge and Bernard KDA and Secondary Plan and Zoning By-law. He provided background information on the proposed second building on the current property, the services that would be provided, and benefits to the community. Mr. Mason advised that they were satisfied with the proposed floor space index as they were not looking to take advantage of the increased height and density within the Yonge and Bernard KDA Secondary Plan, noted that the retirement residence would not impact area traffic during peak times, and requested Committee adopt the staff report recommendations.

**10.3 Mahdi Moradi, 10027 Yonge Street, regarding the Repeal of By-law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre) - (refer to Item 11.11)**

Mahdi Moradi, 10027 Yonge Street, addressed Committee regarding the Repeal of By-law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre). He acknowledged the efforts of Members of Council to revitalize the Downtown core and inquired about the impact of repealing the Downtown Local Centre Secondary Plan on sections of the Official Plan, specifically related to the linked system of courtyards.

**10.4 Adam Seif, 10288 Yonge Street, regarding the Repeal of By-law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre) - (refer to Item 11.11)**

Adam Seif, 10288 Yonge Street, addressed Committee regarding the Repeal of By-law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre). He expressed concern with the Uptown District not being included in the repeal of the Downtown Local Centre Secondary Plan, and noted that in his opinion, it was not good planning to only repeal two of the three districts within the Secondary Plan.

**10.5 Giovanni Labalestra, 7 Rochester Hill Street, regarding the Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street - (refer to Item 11.12)**

Giovanni Labalestra, 7 Rochester Hill Street, addressed Committee regarding the Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street. He advised that he along with other neighbourhood families were not in support of rezoning the subject lands from residential to commercial, and noted the application was not supported after being brought forward to a Council Public Meeting in January 2016 as they were not in compliance with various zoning related criteria.

**10.6 Rosalia Benvenuto, 58 Zippora Drive, regarding the Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street - (refer to Item 11.12)**

Rosalia Benvenuto, 58 Zippora Drive, addressed Committee regarding the Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street. She advised of her concerns with the proposed application

because of potential issues with the underground parking, increased traffic, access and egress, proposed height and density resulting in loss of light and privacy to existing residents, aesthetic to the neighbourhood, and impact on area property values. Ms. Benvenuto requested that the size of the building be restricted to allow for proper setbacks and smaller lot coverage.

**10.7 Murray Evans, Evans Planning Inc., regarding the Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street - (refer to Item 11.12)**

Murray Evans, Evans Planning Inc., agent for the applicant, addressed Committee regarding the Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street. He provided background information on the application noting that the proposed height of the building was in conformity with designation policies. Mr. Evans addressed the grading plan, landscape design, land use, vehicular and pedestrian access points, sewers, and parking, and requested that the staff report recommendations be adopted.

**10.8 David Frattaroli, representing the property owner, regarding the Assessment of the Cultural Heritage Value of 53 Centre Street East - (refer to Item 11.4.1)**

David Frattaroli, representing the property owner, addressed Committee regarding the cultural heritage value of 53 Centre Street East under the *Ontario Heritage Act*. He provided background and historical information on the property and surrounding homes in the neighbourhood. Mr. Frattaroli advised that Joan Burt Architect had been retained to conduct a Cultural Heritage Impact Assessment, and advised that the Assessment concluded 53 Centre Street East does not meet the criteria or merit designation under the *Ontario Heritage Act*. Mr. Frattaroli requested that the staff report recommendations be set aside and the demolition permit be granted.

**11. Committee and Staff Reports**

**11.1 Minutes - Youth Action Committee meetings held on March 20, April 3 and April 17, 2019**

Moved by: Regional and Local Councillor DiPaola

a) That the minutes of the Youth Action Committee meetings held on March 20, April 3 and April 17, 2019, be adopted as circulated.



Carried Unanimously

**11.2 Minutes - Heritage Richmond Hill meeting HRH#01-19 held April 23, 2019**

Moved by: Regional and Local Councillor DiPaola

a) That the minutes of Heritage Richmond Hill Committee meeting HRH#01-19 held April 23, 2019 be adopted as circulated.

Carried Unanimously

**11.3 Minutes - Richmond Hill Heritage Centre Advisory Committee Meeting HCAC#01-19 held April 24, 2019**

Moved by: Regional and Local Councillor DiPaola

a) That the minutes of the Richmond Hill Heritage Centre Advisory Committee meeting held on April 24, 2019 be adopted as circulated.

Carried Unanimously

**11.4 Extract - Heritage Richmond Hill meeting HRH#02-19 held May 7, 2019**

**11.4.1 SRPRS.19.091 - Assessment of the Cultural Heritage Value of 53 Centre Street East - File Number D12-07086**

Moved by: Councillor Muench

a) That staff report SRPRS.19.091 regarding an Assessment of the Cultural Heritage Value of 53 Centre Street East be received;

b) That Council consent to the demolition application for the property located at 53 Centre Street East, and that the Site Plan application be brought back to Committee of the Whole for consideration.

Carried

**11.5 Extract - Heritage Richmond Hill meeting HRH#02-19 held May 7, 2019**

**11.5.1 SRPRS.19.092 - 2019 Heritage Grant Applications - Six Properties**

Moved by: Regional and Local Councillor DiPaola

- a) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing the windows of the Ontario Heritage Act Part V designated structure located at 217 Gormley Road West, as outlined in staff report SRPRS.19.092;
- b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the second storey balcony for the Ontario Heritage Act Part V designated structure located at 188 Gormley Road West, as outlined in staff report SRPRS.19.092;
- c) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repointing brickwork and repainting soffit and fascia and the western wall for the Ontario Heritage Act Part V designated structure located at 120 Gormley Road West, as outlined in staff report SRPRS.19.092;
- d) That a Heritage Grant in the amount of \$1,400 be approved towards the cost of replacing three storm doors of the Ontario Heritage Act Part V designated structure located at 106 Gormley Road West, as outlined in staff report SRPRS.19.092;
- e) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing eight windows of the Ontario Heritage Act Part IV designated structure located at 4 Elizabeth Street North, as outlined in staff report SRPRS.19.092;
- f) That a Heritage Grant in the amount of \$4,068 be approved for replacing the soffit and fascia, painting exterior wooden features, and capping the front porch in aluminum of the Ontario Heritage Act Part IV designated structure located at 33 Betony Drive, as outlined in staff report SRPRS.19.092.

Carried Unanimously

**11.6 SRCFS.19.021 - Pregnancy and Parental Leave Policy for Members of Council**

Moved by: Regional and Local Councillor DiPaola

- a) That staff report SRCFS.19.021 regarding Pregnancy and Parental Leave for Members of Council be received;
- b) That the Pregnancy and Parental Leave Policy for Members of Council, attached as Attachment '1' to staff report SRCFS.19.021, be adopted.

Carried Unanimously

**11.7 SRCS.19.15 - 2019 Outdoor Special Occasion Permit Request**

Moved by: Regional and Local Councillor DiPaola

a) That staff report SRCS.19.15 regarding the 2019 outdoor special occasion permit requested for July 7, 2019 at Mount Pleasant Park, be deferred to the May 28, 2019 Council meeting.

Carried Unanimously

**11.8 SREIS.19.006 - 2019-2023 Corporate Energy Plan**

Moved by: Regional and Local Councillor DiPaola

a) That staff report SREIS.19.006 regarding 2019-2023 Corporate Energy Plan be received for information.

Carried Unanimously

**11.9 SREIS.19.008 - Asset Management Policy and Strategy**

Moved by: Regional and Local Councillor DiPaola

a) That SREIS.19.008 regarding the Asset Management Policy and Strategy be received for information;

b) That the Asset Management Policy, attached as Appendix '1' to staff report SREIS.19.008, be approved in accordance with the requirements of *Ontario Regulation 588/17*.

Carried Unanimously

**11.10 SRPRS.19.098 - Request for Direction - Settlement of Appeal of Yonge and Bernard KDA Secondary Plan and Zoning By-law**

Moved by: Councillor Muench

a) That staff report SRPRS.19.098 regarding Request for Direction, Settlement of Appeal of Yonge and Bernard KDA Secondary Plan and Zoning By-law be received for information purposes;

b) That the Local Planning Appeal Tribunal (LPAT) be requested to approve Zoning By-law 111-17 for the lands known as 70 Bernard Avenue, with the modifications provided in Attachment '1' to staff report SRPRS.19.098;

c) That appropriate City staff and legal counsel be directed to appear at the LPAT hearing in support of Council's position concerning the above noted modifications.

Carried Unanimously

**11.11 SRPRS.19.100 - Request for Approval - Repeal of By-Law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre)**

Moved by: Councillor Muench

- a) That staff report SRPRS.19.100 regarding Repeal of By-law 23-17, Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre) be received;
- b) That Council adopt a new by-law to repeal By-law 23-17 (the Downtown Local Centre Secondary Plan).

Carried

**11.12 SRPRS.19.065 - Request for Approval - Zoning By-law Amendment Application - Aralansa Inc. - 0 Yonge Street - File Number D02-15021**

Moved by: Councillor Muench

- a) That the Zoning By-law Amendment application submitted by Aralansa Inc. for the lands known as Part of Lot 55, Concession 1, E.Y.S. (municipal address: 0 Yonge Street), File Number D02-15021, be approved, subject to the following:
  - i. That the subject lands be rezoned from Residential Single Family Two (R2) Zone and Residential Single Family Four (R4) Zone under By-law 184-87, as amended, to Neighbourhood Commercial (NC) Zone under By-law 184-87, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPRS.19.065;
  - ii. That the amending Zoning By-law be brought forward to a regular Council meeting for consideration and enactment;
  - iii. That prior to forwarding the amending Zoning By-law to Council for enactment, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law.

Carried Unanimously

Councillor Beros transferred the Chair to Regional and Local Councillor DiPaola for consideration of Item 11.13.

**11.13 SRPRS.19.077 - Request for Approval - Private Street Naming  
Application - Dogliola Developments Ltd. - 10944 to 10956 Yonge  
Street - File Number D15-18010**

Moved by: Councillor Beros

a) That staff report SRPRS.19.077 be referred back to staff for discussion with the Royal Canadian Legion Branch 375 Richmond Hill for consultation on potential street names.

Carried Unanimously

**11.14 SRPRS.19.082 - Request for Approval - Zoning By-law Amendment  
and Draft Plan of Subdivision Applications - 2581685 Ontario Inc. and  
Mario and Louise Vecchiarelli - 29 and 33 Edgar Avenue and 16 Scott  
Drive - File Numbers D02-17039 and D03-17012**

Moved by: Regional and Local Councillor DiPaola

a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 2581685 Ontario Inc. and Mario and Louise Vecchiarelli for lands known as Lots 80, 81 and Part of Lot 82, Plan 1930 and Lot 10 and Part of Lot 11, Plan 3852 (municipal addresses 29 and 33 Edgar Avenue and 16 Scott Drive), File Numbers D02-17039 and D03-17012, be approved, subject to the following:

i. that the subject lands be rezoned to Third Density Residential (R3) Zone under By-law 2523, as amended, with site specific provisions as set out in Appendix 'B' to staff report SRPRS.19.082;

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.19.082 be draft approved, subject to the conditions as set out in Appendix 'C' to staff report SRPRS.19.082;

iv. that prior to draft 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 Council approve the Site Plan Control By-law as set out in Appendix 'E' to staff report SRPRS.19.082 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;

c) That 24.27 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.

Carried Unanimously

**11.15 SRPRS.19.083 - Request for Approval - Zoning By-law Amendment Application - Anix Developments Inc. - 0 Lowther Avenue - File Number D02-18016**

Moved by: Regional and Local Councillor DiPaola

a) That the Zoning By-law Amendment application submitted by Anix Developments Inc. for lands known as Lots 981, 982, 983 and 984, Plan 133 (municipal address: 0 Lowther Avenue), File Number D02-18016, be approved, subject to the following:

i. that the subject lands be rezoned to Semi-Detached One (RD1) 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.19.083;

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

Carried Unanimously

**11.16 SRPRS.19.088 - Request for Approval - Site Plan Application - Foad Seyed Sedighi - 13029 Bathurst Street - File Number D06-15092 (Related File Number D02-15043)**

Moved by: Regional and Local Councillor DiPaola

a) That the Site Plan application submitted by Foad Seyed Sedighi for the lands known on Part of Lot 21, Plan M-807 (municipal address: 13029 Bathurst Street), File Number D06-15092 (Related File Number D02-15043), be approved.

Carried Unanimously

**11.17 SRPRS.19.097 Request for Direction - Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium Applications - Gil Shcolyar, Maria Shcolyar and Malvina Shkolyar - 27, 35 and 39 Church Street North**

Moved by: Regional and Local Councillor DiPaola

- a) That staff report SRPRS.19.097 be received for information purposes;
- b) That the Local Planning Appeal Tribunal be advised as follows:
  - i. That Council supports in principle the revised Zoning By-law Amendment, draft Plan of Subdivision and draft Plan of Condominium applications submitted by Gil Shcolyar, Maria Shcolyar and Malvina Shkolyar for lands known as Lot 2 and Part of Lot 1, Plan 476 and Part of Lot 47, Concession 1, E.Y.S. (municipal addresses: 27, 35 and 39 Church Street North), File Numbers D02-17028, D03-17007 and D05-17006, for the principle reasons outlined in staff report SRPRS.19.097, subject to the following:
    - (a) That the subject lands be rezoned from “Second Density Residential (R2) Zone (Residential Multiple Second Density (RM2) Zone)” under By-law 66-71, as amended, to “Second Density Residential (R2) Zone” under By-law 66-71, as amended, with site specific provisions as set out in Appendix ‘B’ to staff report SRPRS.19.097 hereto;
    - (b) That the Local Planning Appeal Tribunal be requested to withhold the issuance of its Final Order with respect to the applicant’s revised Zoning By-law Amendment until such time as the City advises the Tribunal that:
      - (i) the draft amending Zoning By-law as set out in Appendix ‘B’ to staff report SRPRS.19.097 has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services; and,
      - (ii) the applicant’s Site Plan application has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services;
    - (c) That the revised draft Plan of Subdivision attached as Map 5 to staff report SRPRS.19.097 be draft approved, subject to the conditions of draft approval as set out in Appendix ‘C’ to staff report SRPRS.19.097 and the payment of the applicable processing fee in accordance with the City’s Tariff of Fees By-law;
    - (d) That the Local Planning Appeal Tribunal delegate authority to the City to clear conditions of draft plan approval and to issue final subdivision approval for the proposed development;
    - (e) That the Local Planning Appeal Tribunal be requested to withhold the issuance of its Final Order with respect to the applicant’s draft Plan of Condominium application until such time as the City advises the Tribunal that:

(i) all conditions of draft plan approval have been received from City departments and external agencies, and a consolidated set of draft plan conditions has been prepared;

(ii) the applicant's Site Plan application has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services; and,

(iii) the applicant has paid the applicable processing fee in accordance with the City's Tariff of Fees By-law;

(f) That the Local Planning Appeal Tribunal delegate authority to the City to clear conditions of draft plan approval and to issue final condominium approval for the proposed development;

c) That 63 persons equivalent of additional servicing allocation (20 semi-detached dwelling units), be assigned to the subject lands to facilitate the proposed development, to be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11;

d) That in accordance with the provisions of Subsection 45(1.4) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, Gil Shcolyar, Maria Shcolyar and Malvina Shcolyar be permitted to submit a Minor Variance application to the Committee of Adjustment in order to seek relief from the provisions of the Zoning By-law, if required, prior to the second anniversary of the day on which the subject Zoning By-law Amendment is approved; and,

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

Carried Unanimously

**11.18 SRPRS.19.078 - Request for Approval - Addition of Name to the Council Approved Street Name List - CIM Developments Inc. - 10747 Bayview Avenue - File Number D15-18008**

Moved by: Regional and Local Councillor DiPaola

a) That the request by CIM Developments Inc. to add the proposed street name "Bayview Creek" to the Council Approved Street Name List be approved for the reasons outlined in staff report SRPRS.19.078.

Carried Unanimously



**11.19 SRPRS.19.069 - Authorization to Execute Servicing Agreements, North Leslie Landowners Group Inc., North Leslie Secondary Plan - File Numbers L03-19007 and L03-19008**

Moved by: Regional and Local Councillor DiPaola

a) That upon the written recommendation of the Commissioner of Planning and Regulatory Services, the Mayor and Clerk be authorized to execute servicing agreements with the North Leslie Residential Landowners Group Inc. trustee for the installation of municipal services and related appurtenances on 19<sup>th</sup> Avenue and Elgin Mills Road East.

Carried Unanimously

**11.20 Correspondence from Karen D. Mitchell, Counter and Mitchell, Barristers and Solicitors, dated May 14, 2019, regarding the Site Plan application submitted by Foad Seyed Sedighi for 13029 Bathurst Street - (refer to Item 11.16)**

Moved by: Regional and Local Councillor DiPaola

a) That the correspondence from Karen D. Mitchell, Counter and Mitchell, Barristers and Solicitors, dated May 14, 2019, regarding the Site Plan application submitted by Foad Seyed Sedighi for 13029 Bathurst Street, be received.

Carried Unanimously

**11.21 Correspondence received regarding the Repeal of By-Law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre) - (refer to Item 11.11)**

Moved by: Regional and Local Councillor DiPaola

That the following correspondence regarding the Repeal of By-law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre), be received as follows:

- a) Hootan Ghovanloo, 10341 Yonge Street, dated April 3, 2019
- b) Adam Seif, 10288 Yonge Street, dated April 3, 2019
- c) Gloria McCavery, 77 Bedford Park Avenue, dated April 3, 2019
- d) Ira Kirshen, 10133 Yonge Street, dated April 3, 2019
- e) Jeffrey Streisfield, Land Law, dated May 16, 2019

- f) Michael Gray, representing Malin Direct Corp., dated May 17, 2019
- g) George Teichman, Upper Yonge Properties Ltd., dated May 17, 2019
- h) Ira Kirshen, 10133 Yonge Street, dated May 20, 2019

Carried Unanimously

**11.22 Correspondence received regarding the proposed Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street - (refer to Item 11.12)**

Moved by: Regional and Local Councillor DiPaola

That the following correspondence regarding the proposed Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street, be received as follows:

- a) Tyler Krupnik and Ivy Chan, 10 Rochester Hill Street, dated May 18, 2019
- b) Paul Agnel, 15 Zippora Drive, dated May 20, 2019

Carried Unanimously

**11.23 Correspondence from Mick and Christine Waldman, 63 Coventry Court, dated May 21, 2019, regarding the applications submitted by Gil Shcolyar, Maria Shcolyar and Malvina Shkolyar for 27, 35 and 39 Church Street North - (refer to Item 11.17)**

Moved by: Regional and Local Councillor DiPaola

- a) That the correspondence from Mick and Christine Waldman, 63 Coventry Court, dated May 21, 2019, regarding the Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications submitted by Gil Shcolyar, Maria Shcolyar and Malvina Shkolyar for 27, 35 and 39 Church Street North, be received.

Carried Unanimously

**12. Other Business**

There were no other business items.

**13. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**14. Closed Session**

There were no closed session items.

**15. Adjournment**

Moved by: Regional and Local Councillor DiPaola

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 3:00 p.m.