



Staff Report for Committee of the Whole

Date of Meeting: May 21, 2019
Report Number: SRPRS.19.100

Department: Planning and Regulatory Services
Division: Policy Planning

Subject: **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)**

Purpose:

The purpose of this report is to return comments from the Council Public Meeting held on April 3, 2019 in regards to the proposed repeal of By-law 23-17 that adopted Official Plan Amendment (OPA) 6 (the Downtown Local Centre Secondary Plan), per Council's direction on January 28, 2019.

Recommendation(s):

- a) That the report SRPRS.19.100 be received; and,
- b) That Council adopt a new by-law to repeal By-law 23-17 (the Downtown Local Centre Secondary Plan).

Contact Person:

Sybelle von Kursell, Manager, Policy, phone number 905-771-2427

Patrick Lee, Director, Policy Planning, phone number 905-771-2420

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

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Background:

Council adopted By-Law 23-17 that adopted Amendment No. 6 to the Richmond Hill Official Plan (known as the Downtown Local Centre Secondary Plan) on February 17, 2017.

The Secondary Plan was forwarded to York Region for approval. Per the Town's request, the Region made one modification to the Plan to address a concern raised by Bell Canada, and approved the Secondary Plan on April 26, 2017.

During the appeal period, the Region received seven appeals to the Secondary Plan and consequently forwarded the appeal record to the Ontario Municipal Board (now the Local Planning Appeal Tribunal (LPAT)).

Following a member motion on December 11, 2018, staff prepared a report for consideration by the Committee of the Whole on January 21, 2019 seeking Council's direction as it relates to the Secondary Plan.

Accordingly, at the February 4, 2019 Council meeting, Council resolved that the Downtown Local Centre Secondary Plan "be repealed as set out as Option 2 of staff report SRPRS.19.023." Option 2 of the staff report provides as follows:

Initiate the repeal of the Secondary Plan (in the first quarter of 2019) and adopt a new Secondary Plan and implementation zoning by-law (at a future date) – with Council's endorsement of a Terms of Reference, initiate the planning process to develop a new Downtown Local Centre Secondary Plan and implementing zoning by-law with public consultation, as required by the *Planning Act*.

Pursuant to the *Planning Act*, the repeal of the in-force parts of the Secondary Plan (the Uptown District) must follow the same process as that of adopting a Secondary Plan.

A statutory Council Public Meeting C#14-19 was held on April 3, 2019 in accordance with the process to repeal (see Attachment 2 for a copy of the Notice of Public Meeting). At this meeting, eleven interested parties made representations and submissions to Council in regards to the repeal of By-law 23-17 (see Attachment 1 for a copy of the Minutes from that meeting).

Consolidated Comments from Council Public Meeting C#14-19

From the fifteen comments received at the Council Public Meeting, both written or verbal, eight of the comments were in favour of the repeal, five comments were not in favour, and two comments were neutral to the repeal of the proposed Secondary Plan. The neutral remarks spoke to steps moving forward and explicitly stated criteria for maintaining the area's historical context.

Beyond site-specific issues regarding appropriate heights, densities, and connections of the linked system of courtyards, there were high-level comments on the revitalization of

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the Downtown Local Centre. There was general support for investigating heights and densities that promote the revitalization of the Downtown Local Centre. Furthermore, there was support for additional analysis regarding parking and traffic implications in the Downtown Local Centre resulting from the revitalization process.

Next Steps:

Should Council decide to repeal By-Law 23-17, a notice of Council's decision will be issued to those who have requested it. In accordance with the *Planning Act*, a 20-day appeal period will begin for the policies that pertain to the Uptown District. If no appeals are received, the repealing by-law will be in effect. The policies in the Downtown Local Centre Secondary Plan that pertain to the Village and Civic District will be repealed and a confirmation of the Council's decision will be provided to the Local Planning Appeal Tribunal (LPAT). Consequently, the Tribunal's file on the matter will be administratively closed.

Moving forward, the City will continue to process site specific development applications in accordance with the Part 1 Official Plan policies.

Financial/Staffing/Other Implications:

The recommendation to repeal the Secondary Plan does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

Consistent with the Strategic Plan's Goals of Wise Management of Resources and creating stronger connections, the repeal of the Secondary Plan permits Council and staff to re-consult with the public, stakeholders and agencies to establish a vision for the Downtown and ensure that appropriate policies are put into place to address matters such as housing, economic development, cultural heritage preservation, and transportation.

Conclusion:

On April 3, 2019, a Council Public Meeting was held as part of the formal process set out in the *Planning Act*. Public comments from the meeting are returned in this report, SRPRS.19.100 for the consideration of Council. It is the discretion of Council to adopt a by-law to repeal By-law 23-17 (the Downtown Local Centre Secondary), consistent with its direction on February 4, 2019.

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Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Attachment 1 - April 3, 2019 Council Public Meeting C#14-17 – Minutes and written submissions
- Attachment 2 - Notice of Public Meeting

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Report Approval Details

Document Title:	SRPRS.19.100 - Repeal of By-Law 23-17 Official Plan Amendment No.6 (the Downtown Local Centre Secondary Plan).docx
Attachments:	<ul style="list-style-type: none">• Attachment 1 - April 3, 2019 Council Public Meeting C#14-17 – Minutes and written submissions• Attachment 2 - Notice of Public Meeting
Final Approval Date:	May 8, 2019

This report and all of its attachments were approved and signed as outlined below:

Patrick Lee - May 7, 2019 - 10:20 AM

Kelvin Kwan - May 8, 2019 - 3:45 PM

Neil Garbe - May 8, 2019 - 3:47 PM