



Council Meeting

Minutes

C#16-20

Wednesday, May 13, 2020, 9:30 a.m.

**(Electronic Meeting during an Emergency, pursuant to Section 238(3.3) of the
Municipal Act, 2001)**

Council Members Present:

- Mayor Barrow
- Regional and Local Councillor DiPaola
- Regional and Local Councillor Perrelli
- Councillor Beros
- Councillor Muench
- Councillor Liu
- Councillor West
- Councillor Cilevitz
- Councillor Chan

Staff Members Present via videoconference:

- M. Dempster, Interim City Manager
- D. Joslin, Acting Commissioner of Community Services
- K. Kwan, Commissioner of Planning and Regulatory Services
- P. Masaro, Acting Commissioner of Environment and Infrastructure Services
- S. Adams, Acting Commissioner of Corporate and Financial Services
- A. Dimilta, City Solicitor
- P. Lee, Director, Policy Planning
- D. Terzievski, Director, Development Engineering and Transportation
- G. Galanis, Director, Development Planning
- G. Taylor, Director, Public Works Operations
- A. Ierullo, Manager, Economic Innovation and Partnerships
- V. Giau, Manager, Energy and Waste
- S. Cham, Manager, Development Zoning
- H. Ng, Manager, Transportation
- M. Dobbie, Manager, Park and Natural Heritage Planning
- J. Leung, Manager, Urban Design
- S. von Kursell, Manager, Policy
- D. Beaulieu, Manager, Development Subdivisions,
- D. Giannetta, Manager, Development Site Plans

J. Healey, Senior Planner - Development

Staff Members Present in Committee Room 2:

S. Huycke, City Clerk

R. Ban, Deputy City Clerk

K. Hurley, Council/Committee Coordinator

S. Dumont, Council/Committee Coordinator

1. Call to Order/National Anthem

The Mayor called the meeting to order at 9:40 a.m.

Council consented to recess the meeting from 1:00 p.m. to 1:30 p.m.

2. Council Announcements

Regional and Local Councillor DiPaola advised of a tele-townhall discussion that he hosted with Mayor Barrow with respect to COVID-19 and remarked on the participation from residents. He also thanked York Region Medical Officer of Health Dr. Karim Kurji, York Regional Police Chief Jim MacSween and Fire Chief Steve Kraft for their insight and medical expertise.

3. Introduction of Emergency/Time Sensitive Matters

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

4. Adoption of Agenda

Moved by: Councillor Chan

Seconded by: Councillor Cilevitz

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

- a) Presentation by Darlene Joslin, Acting Commissioner of Community Services, regarding Recreation and Culture, and Parks Operations Recommendations for Council - Item 10.1
- b) Additional correspondence received regarding Directions Report for the Yonge and Bernard Key Development Area - Item 12.9
- c) Correspondence received regarding the Member Motion submitted by Regional and Local Councillor Perrelli pertaining to Employment Lands Zoning Order – Item 12.10

Carried

5. 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*.

6. Adoption of Previous Council Minutes

6.1 Council Meeting C#13-20 held April 22, 2020

Moved by: Councillor Cilevitz
Seconded by: Councillor West

That the minutes of Council Meeting C#13-20 held on April 22, 2020 be adopted.

Carried

6.2 Special Council Meeting C#14-20 held April 22, 2020

Moved by: Councillor Cilevitz
Seconded by: Councillor West

That the minutes of Special Council Meeting C#14-20 held on April 22, 2020 be adopted.

Carried

6.3 Special Council Meeting C#15-20 held April 29, 2020

Moved by: Councillor Cilevitz
Seconded by: Councillor West

That the minutes of Special Council Meeting C#15-20 held on April 29, 2020 be adopted.

Carried

7. Identification of Items Requiring Separate Discussion

Council consented to separate Items 12.3, 12.6, 13.1 and 13.2 for discussion.

8. Adoption of Remainder of Agenda Items

On a motion of Councillor Cilevitz, seconded by Regional and Local Councillor DiPaola, Council adopted those items not identified for separate discussion.

9. Public Hearings

There were no public hearings.

10. Presentations

10.1 Presentation by Darlene Joslin, Acting Commissioner of Community Services, regarding Recreation and Culture, and Parks Operations Recommendations for Council

Darlene Joslin, Acting Commissioner of Community Services, made a presentation outlining the recommendations for Council's consideration with respect to Recreation and Culture, and Parks Operations due to COVID-19. Ms. Joslin acknowledged the hard work of all City staff, and highlighted the efforts of staff within Community Services for their work to keep the community safe. She provided a timeline of events since the closure of Richmond Hill facilities, and noted the recovery principles that were guiding decision making.

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

a) That the presentation by Darlene Joslin, Acting Commissioner of Community Services, regarding Recreation and Culture, Parks Operations Recommendations for Council, be received.

b) That Council endorse and approve the recommendations related to Recreation and Culture, and Park Operations as generally described in the presentation of Darlene Joslin, Acting Commissioner of Community Services.

c) That Council approve the cancellation of all City-run and Member of Council events until at least August 30, 2020.

Carried

11. Delegations

11.1 Brian Seath, Balco Commercial Corporation, regarding Request for Comments - Site Plan Application - Balco Developments Limited - 0 Performance Drive - City File D06-19043 - (refer to Item 12.3)

Brian Seath, Balco Commercial Corporation, had no comments to provide.

11.2 Matthew Piazza, 107 Leyburn Avenue, regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

Matthew Piazza, shared his opposition to the Bernard KDA, noted that high schools in the area were overcrowded, that the CDC declared the

Richmond Hill hospital the most overcrowded in Ontario, and that no precedent existed for the density being proposed in the area. He shared concerns with the density planned given the global pandemic, and with meetings held during a state of emergency.

11.3 Sherry Zhang, 234 Rothbury Road, regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

Sherry Zhang, 234 Rothbury Road, shared her belief that the proposal drew parallels with a prison, as it lacked the road network to adequately move people, as further detailed in her submission distributed as Correspondence Item 12.9 (s). She noted that the City was setting a precedent of new heights in the area, and questioned the rationale for high-density development when data illustrated that denser cities had a greater number of COVID-19 cases. She shared her opinion that the City should prioritize people's safety to determine the type of housing suitable post-pandemic, and recommended that more affordable stacked townhouses with private entrances be considered instead of condos with elevators.

11.4 Jason Cherniak, on behalf of the Yonge Bernard Residents Association, regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

Jason Cherniak, Lawyer representing the Yonge Bernard Residents Association, advised that the Association was comprised of residents concerned about the proposed changes to the Secondary Plan. Mr. Cherniak compared the 2020 proposal to the 2017 Secondary plan, as detailed in his submission distributed as Correspondence Item 12.9 (yy). He outlined a typical planning process, and questioned whether adoption of the Secondary Plan at the Council meeting would be contrary to the Planning Act. Mr. Cherniak advised that his clients would like the City to adjourn the matter until after the emergency to a time when public assembly was permitted, and asked that a seven day hearing not proceed in July, and that the time at LPAT be used to mediate outstanding issues with landowners.

11.5 Wenlan Su, 97 Sweet Water Crescent, regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

Wenlan Su, 97 Sweet Water Crescent, shared her opposition to the proposed development, as detailed in her submission distributed as

Correspondence Item 12.9 (nn). She advised of concerns regarding traffic, road safety, lack of community resources and noted that recreational facilities were overburdened.

11.6 John Alati, Davies Howe LLP, on behalf of Yonge MCD Inc., regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

John Alati, Davies Howe LLP, on behalf of Yonge MCD Inc., advised that his client owned lands in the northwest area of the KDA, as well as within Tertiary Plan lands. He noted that the Tertiary Plan lands were subject to a phase 1 draft plan approval, and advised that his client worked cooperatively with staff to achieve a mutual acceptable phase 1 development. He described Yonge MCD's proposed development, asked Council to adopt staff's recommendations on the Secondary Plan as it related specifically to Yonge MCD Inc. lands, and requested Council direct staff and its legal counsel to have its applications supported by the City and dealt with at the LPAT at the earliest opportunity.

11.7 Aaron Platt, Davies Howe LLP, on behalf of TSMJC Properties Inc., regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

Aaron Platt, Davies Howe LLP, on behalf of TSMJC Properties Inc., shared concerns regarding two new policies within the proposed Secondary Plan that targeted his client only for the supply of all lands required for the creation of a new bus terminal to service the KDA, city and region. He advised that the policies would allow the City or Region to obtain all the land needed without any compensation or accommodation for his client, which he believed could amount to millions of dollars of lost land value. Mr. Platt asked Council to strike the unfair policies in the proposed Secondary Plan, and direct staff to work with his client to develop reasonable and equitable policy modifications to address the land takings that were contemplated in the plan.

11.8 Ryan Guetter, Weston Consulting, regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

Ryan Guetter, Weston Consulting, on behalf of Yonge MCD, advised of the considerable work undertaken over the last several years to advance the development of his client's lands. He shared his belief that they have arrived a concept plan that would implement the policy principles that were set out in the recommendation report, as well as the secondary plan and

zoning by-law. Mr. Guetter asked Council to endorse staff's recommendations, and direct staff to continue working with his client and the design team in furthering the phase 2 hearing of site-specific instruments that were to be taken forward.

11.9 John Li, 206 Brookside Road, regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

John Li, 206 Brookside Road, shared concerns regarding the proposed density within the KDA and with the lack of public transportation being planned. He noted that York Region required 35% affordable housing be built within the KDA and questioned how the proposed 1185 square foot condo units were affordable. He also shared concerns regarding the lack of parks, schools and public amenities, and with the lack of transparency of the KDA planning process.

11.10 Simon Cui, 8 Quattro Avenue, regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

Simon Cui, 8 Quattro Avenue, asked Council to consider the pressures on community resources, including hospitals, ambulance, fire, police and public services when determining the type of development to support. He shared concerns with the lack of parkland being proposed and noted that despite a proposed increase of 11,000 residents, no new schools were planned for the area. He advised that residents care about their community, support health and development, and want balanced and reasonable development that will not sacrifice the future of the community.

11.11 Mark Flowers, Davies Howe LLP, on behalf of Richmond Hill Retirement Inc. and Oakridge Gardens Retirement Partnership, regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

Mark Flower, Davies Howe LLP, on behalf of Richmond Hill Retirement Inc., and Oakridge Gardens Retirement Partnership, requested that Council reject staff's proposal to modify the Yonge and Bernard KDA Secondary Plan schedules to redesignate the northern portion of 70 Bernard Avenue as "Greenway System". He advised that LPAT had recently approved his client's settlement with the City, noting that LPAT confirmed that no changes were required to the Secondary Plan, as further detailed in his submission distributed as Correspondence Item 12.9 (ddd). Mr. Flowers noted that one month after LPAT's approval of his

clients' settlement, staff were now recommending modifying the schedules.

11.12 Marj Andre, 2 Lucy Drive, regarding the Member Motion submitted by Regional and Local Councillor Perrelli regarding Employment Lands Zoning Order - (refer to Item 13.2)

Marj Andre, 2 Lucy Drive, addressed Council regarding the Member Motion submitted by Regional and Local Councillor Perrelli regarding Employment Lands Zoning Order. She shared her belief that current trends in housing, transportation and the general state of the economy were undergoing a major shift, and that the City needed to act cautiously during this time. Ms. Andre advised that the City should not act quickly to make any major decision, including those outlined in the member motion.

12. Committee and Staff Reports

12.1 SRCS.20.14 - Blue Box Transition to Producer Responsibility

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

a) That Council supports Richmond Hill's preferred Blue Box transition timing and approach as follows:

(i) Transition the Blue Box program to producer responsibility in 2025, the third year of transition;

(ii) Continue to provide Blue Box collection services on behalf of producers should both parties arrive at mutually agreeable commercial terms;

b) That staff be directed to report back in the fall of 2020 with comments on the proposed Blue Box provincial legislation for Council's consideration;

c) That the City Clerk be directed to forward a copy of this resolution to the Association of Municipalities of Ontario, York Region and the Ontario Ministry of the Environment, Conservation and Parks.

Carried

12.2 SRCFS.20.013 - Support and Maintenance for Fleet of Sharp Multifunctional Devices

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

a) That the contract for the provision of Support and Maintenance for Fleet of Sharp Multifunctional Devices be awarded non-competitively to Sharp Electronics of Canada Ltd. ("Sharp Canada") for a cost not exceeding \$520,000 (exclusive of Taxes) pursuant to Article 7.1 Appendix "B" Part I – Sole Source Acquisitions Section (c) of the Procurement By-law No. 113-16 as the goods and/or services are to ensure compatibility with existing products that must be maintained by the manufacturer or its representative;

b) That the Mayor and the City Clerk be authorized to execute any necessary documentation to effect the contract upon the recommendation of the Acting Commissioner of Corporate and Financial Services.

Carried

12.3 SRPRS.20.065 - Request for Comments – Site Plan Application – Balco Developments Limited – 0 Performance Drive - City File D06-19043

Moved by: Councillor Liu

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPRS.20.065 regarding a Site Plan application submitted by Balco Developments Limited for lands known as Part of Block 1 Plan 65M-4146, municipally known as 0 Performance Drive, City File D06-19043, be received and that all comments be referred back to staff.

Carried

12.4 SRPRS.20.064 – Request to Terminate and Deregister a Site Plan Agreement – Azadeh Shahbaz – 88 Lawrence Avenue - City File D06-20001

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPRS.20.064 regarding Request to Terminate and Deregister a Site Plan Agreement submitted by Azadeh Shahbaz for 88 Lawrence Avenue, be received;

b) That the request made by Azadeh Shahbaz to deregister the Site Plan Agreement made between the Corporation of the City of Richmond Hill

and Azadeh Shahbaz for lands known as Lot 68, Registered Plan 1883 (Municipal Address: 88 Lawrence Avenue), City File D06-20001, be approved;

c) That the Mayor and Clerk be authorized to execute a Termination Agreement with Azadeh Shahbaz upon the written recommendation of the Commissioner of Planning and Regulatory Services.

Carried

12.5 SRPRS.20.072 – Request for Comments – Site Plan Amendment Application – Toronto Montessori Schools – 500 Elgin Mills Road East - City File D06-19048

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPRS.20.072 regarding the Site Plan application submitted by Toronto Montessori Schools for lands known as Part of Lots 39, 40, 45 and 46, Plan 2766 and Part of Block 109, Plan 65M-2895 (Municipal Address: 500 Elgin Mills Road East), City File D06-19048, be received for information purposes and that all comments be referred back to staff.

Carried

12.6 SRPRS.20.058 – Directions Report for the Yonge and Bernard Key Development Area – City File Numbers: D11-17001 and D24-17001

Mayor Barrow transferred the Chair to Regional and Local Councillor DiPaola at the start of the consideration of Item 12.6. Mayor Barrow assumed Chair after he moved the motion.

Moved by: Mayor Barrow

Seconded by: Regional and Local Councillor DiPaola

a) That Staff Report SRPRS.20.058 regarding Directions Report for the Yonge and Bernard Key Development Area, be received;

b) That Council advise the LPAT that it supports the proposed modifications to the Secondary Plan (Appendix A) and amendments to the Implementing Zoning By-law (Appendix B) attached to Staff Report SRPRS.20.058;

c) That in order to ensure that the proposed changes to the Secondary Plan and Zoning By-law conform with the Official Plan, and to resolve

outstanding appeals to the Official Plan launched by TSMJC Properties Inc. (filed on June 11, 2010, revised on March 20, 2012, and confirmed on March 3, 2014), Council advise the LPAT that it supports the proposed amendments to the Part I Official Plan as set out in Appendix C attached to Staff Report SRPRS.20.058;

- d) That the Commissioner of Planning and Regulatory Services be given authority to recommend further changes to the LPAT regarding the proposed Secondary Plan, Zoning By-law, and Official Plan modifications attached to staff report SRPRS.20.058 for the purposes of facilitating the resolution of appeals, provided that the Commissioner is satisfied that the general intent and purpose of the relevant policies and provisions in the Secondary Plan, Zoning By-law and Official Plan modifications as endorsed by Council are maintained;
- e) That appropriate City Staff and Legal counsel be directed to appear at the LPAT hearing in support of Council's position concerning the revised Secondary Plan and Implementing Zoning By-law, and proposed modification to the Part I Official Plan.

A recorded vote was taken:

In favour: (5): Regional and Local Councillor Perrelli, Councillor Beros, Mayor Barrow
Regional and Local Councillor DiPaola

Opposed: (4): Councillor Chan, Councillor West, Councillor Muench, Councillor Liu,
Councillor Cilevitz

Motion failed to carry (4 to 5)

Motion to Refer to Closed Session

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

- a) That further consideration of Item 12.6 (Staff Report SRPRS.20.058) be referred to the Closed Session portion of the meeting as Agenda Item 16.1.

Carried

12.7 Correspondence received regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

That the following correspondence regarding Directions Report for the Yonge and Bernard Key Development Area, be received;

- a) Jeffrey Streisfield, Land Law, on behalf of North Elgin Centre Inc., dated March 13, 2020;
- b) Saad Askandar, 71 Yorkland Street, dated March 13, 2020;
- c) Tim Tucci, 153 Brookside Road, on behalf of the Yonge Bernard Residents Association, dated April 13, 2020.

Carried

12.8 SRS.20.04 - Transfer of Easement to Alectra Utilities Corporation for the Lands within Willow Hollow Park at Coon's Road

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

- a) That the City grant an easement to Alectra Utilities Corporation for the installation and maintenance of a transformer box over the lands described as part of Block Q, Plan M-36, designated as Part 1, as shown on the draft plan by Lloyd & Purcell, dated October 10, 2018 having a file number R1-M35-Q-1;
- b) That the Mayor and Clerk be authorized to execute an agreement and such further documentation as may be required to implement the easement to Alectra Utilities Corporation.

Carried

12.9 Additional correspondence received regarding Directions Report for the Yonge and Bernard Key Development Area - (refer to Item 12.6)

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

That the following correspondence regarding the Directions Report for the Yonge and Bernard Key Development Area, be received;

- a) Jason Noble, 100 Alamo Heights Drive, dated May 7, 2020;
- b) Mohamed Hetata, 224 Rothbury Road, dated May 8, 2020;
- c) Roya Rezaie, 53 May Avenue, dated May 8, 2020;

- d) Jack Cazes, 346 Brookside Road, dated May 9, 2020;
- e) Jijun Liu, 15 Durango Drive, dated May 9, 2020;
- f) Wendy Qi, 22 Gracedale Drive, dated May 9, 2020;
- g) Stella and Vince Domenichini, 50 Brookside Road, dated May 10, 2020;
- h) Olga Ivoditov, 56 Naughton Drive, dated May 10, 2020;
- i) Michael Gao, 10 Tentone Court, dated May 10, 2020;
- j) Julia Orechnikova, 197 Rothbury Road, dated May 10, 2010;
- k) Andrew Wu, 5 Shaftsbury Avenue, dated May 10, 2020;
- l) Kathie Francis, 339 Brookside Road, dated May 10, 2020;
- m) Nina Liu, 105 Canyon Hill Avenue, dated May 10, 2020;
- n) Sam Sinopoli, 102 Shirrick Drive, dated May 11, 2020;
- o) Mireet and Lee Pollock, 19 Aladdin Crescent, dated May 11, 2020;
- p) Aldo Dolcetti, 195 Carrington Drive, dated May 11, 2020;
- q) Leslie De Silva, 370 Paradelle Drive, dated May 11, 2020;
- r) Dr. Paul Duhamel, 42 Bel Canto Crescent, dated May 11, 2020;
- s) Sherry Zhang, 234 Rothbury Road, dated May 11, 2020;
- t) Joseph Stenta, 48 Newmill Crescent, dated May 11, 2020;
- u) Magda Strzelecka, 20 Harding Boulevard, dated May 11, 2020;
- v) Peiyong Hu, 58 Viewmark Drive, dated May 11, 2020;
- w) James Liu, 47 Coldstream Crescent, dated May 11, 2020;
- x) Deborah Mida, 198 Canyon Hill Avenue, dated May 11, 2020;
- y) Lincoln Lo, Malone Given Parsons Ltd., on behalf of Dogliola Developments Inc. and Campo Ridge Home Corp., dated May 11, 2020;
- z) Juliana Jiang, 74 Palomino Drive, dated May 11, 2020;
- aa) Bessie Jeries, 118 Leyburn Avenue, dated May 11, 2020;
- bb) Peijun Cong, 106 Eagle Peak Drive, dated May 11, 2020;
- cc) Karen Jones, 103 Stave Court, dated May 11, 2020;

- dd) Susana Wang, 58 Grange Drive, dated May 11, 2020;
- ee) Steven Azan, 330 Brookside Road, dated May 11, 2020;
- ff) Shao Zhu, 54 Ridgestone Drive, dated May 11, 2020;
- gg) Michelle Xia and Henry Chow, 77 Alamo Heights, dated May 11, 2020;
- hh) Florence Fan, 1 Courtney Crescent, dated May 11, 2020;
- ii) Lang Tang, 171 Canyon Hill Avenue, dated May 11, 2020;
- jj) Katie Argyle, 41 Tormore Drive, dated May 11, 2020;
- kk) Scott Thompson, 104 Baker Avenue, dated May 11, 2020;
- ll) Laila Torabansari, 136 Colebrook Road, dated May 11, 2020;
- mm) Chao Ma, 25 Serano Crescent, dated May 12, 2020
- nn) Wenlan Su, 97 Sweet Water Crescent, dated May 12, 2020
- oo) Emily Lee, 9 Brookgeene Crescent, dated May 12, 2020;
- pp) Matthew Piazza, 107 Leyburn Avenue, dated May 12, 2020;
- qq) Jessica Huang, 25 Serano Crescent, dated May 12, 2020;
- rr) Bei Liu, 25 Germani Court, dated May 12, 2020;
- ss) Marisa Lupo, 22 Keble Court, dated May 12, 2020;
- tt) Qin Dai, 19 Yuan Drive, dated May 12, 2020;
- uu) Done Tran, 5 Price Street, dated May 12, 2020;
- vv) Pat Pollock, 67 Drumern Crescent, on behalf of the Mayvern Area Residents Association, dated May 12, 2020;
- ww) Janet Porter, 14 Anvil Court, dated May 12, 2020;
- xx) Michele Bruno, 68 Park Lane Circle, dated May 12, 2020;
- yy) Jason Cherniak, Cherniak Law, on behalf of the Yonge Bernard Residents Association, dated May 12, 2020;
- zz) Jeffrey Streisfield, Land Law, dated May 12, 2020;
- aaa) Wei Hua, 14 Tentone Court, dated May 12, 2020;
- bbb) Jessie Zhang, 142 Sweet Water Crescent, dated May 12, 2020;
- ccc) Yan Zhang, 138 Alamo Heights, dated May 12, 2020;

ddd) Mark Flowers, Davies Howe, on behalf of Richmond Hill Retirement Inc. and Oakridge Gardens Retirement Partnership, dated May 12, 2020;

eee) Tim Tucci, 153 Brookside Road, dated May 12, 2020;

fff) Wengang Li, 227 Selwyn Road, dated May 12, 2020;

ggg) Saad Askander, 71 Yorkland Street, dated May 12, 2020;

Carried

12.10 Correspondence received regarding the Member Motion submitted by Regional and Local Councillor Perrelli pertaining to Employment Lands Zoning Order - (refer to Item 13.2)

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

That the following correspondence regarding the Member Motion submitted by Regional and Local Councillor Perrelli regarding Employment Lands Zoning Order, be received:

a) Carol Davidson, Richmond Hill resident, dated May 12, 2020;

b) Scott Thompson, 104 Baker Avenue, dated May 12, 2020.

Carried

13. Other Business

13.1 Member Motion - Councillor Beros - Renaming the new Parkette on Rockwell Road

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

Whereas Council has recently approved "Private Charles Hill Park" as the new name of the parkette located at Rockwell Road; and

Whereas park staff are currently researching a name for a park on Shining Willow and Petrolia Court; and

Whereas Private Charles Hill was a Richvale native who was raised on Oak Avenue, located just around the corner from Shining Willow/Petrolia Court, making "Private Charles Hill Park" a more fitting name for the parkette on Shining Willow/Petrolia Court;

Whereas Private Thomas Millar Armstrong enlisted with the Royal Regiment of Canada in 1930 and was killed in action at Dieppe, France on August 19, 1942 making "Private Thomas Millar Armstrong Park" a more fitting name for the parkette on Rockwell Road;

Now Therefore Be it Resolved:

That Council reconsider its decision of February 22, 2020 and staff move the name of "Private Charles Hill Park" from the park at Rockwell Road, as Council has recently approved, to the park staff are currently researching a name for on Shining Willow/Petrolia Court; and

That staff name the new parkette on Rockwell Road "Private Thomas Millar Armstrong Park"; and

That staff bring a new report before Council introducing the proposed new name for the park at Rockwell Road and direct that the name of "Private Charles Hill Park" be transferred to the park on Shining Willow/Petrolia Court; and

That staff waive the 30-day public input period for approved parks names, out of respect for the family.

Carried

13.2 Member Motion - Regional and Local Councillor Perrelli - Employment Lands Zoning Order

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

Whereas, on October 30, 1987, development applications for an Official Plan amendment, Zoning By-law amendment, and Draft Plan of Subdivision (collectively, the "Applications"), were filed with the Town of Richmond Hill ("City") to facilitate the establishment of general industrial uses with outdoor storage and open space on the lands legally described as Part Lots 1, 2, 3 and 5, Concession 3, Town of Richmond Hill (the "Lands"). As such, the Applications are transitioned pursuant to section 15 of the *Oak Ridges Moraine Conservation Act*; and

Whereas, the Lands are strategically located, as they abut a 400-series Highway and are contiguous to existing urban development; and

Whereas, the Lands are adjacent to the Gormley GO station. As such, new development should be concentrated in this area to provide a focus on investments in transit, infrastructure, and public service facilities; and

Whereas, the Official Plan's vision for the City is to create complete communities through orderly growth, maintain a strong economic position within the GTA by preserving employment lands and promoting economic vitality through the provision of a diverse range of employment opportunities, while fostering improved connectivity and mobility through public infrastructure investment and transit-oriented development; and

Whereas, in the post COVID-19 world the City believes that in order to encourage Canadian made products and supplies additional lands are required for manufacturing that are transit oriented and cost effective to service and can be put in production for employment and manufacturing uses as quickly as possible;

Now Therefore Be It Resolved:

That the City considers these Lands and the noted applications are transitioned pursuant to section 15 of the Oak Ridges Moraine Conservation Act; and

That the Clerk forward this resolution to the Ministry of Municipal Affairs and Housing to seek a formal confirmation from the Minister of the transition status; and

That the City formally requests the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order for General Industrial uses over the lands; and

That the Zoning Order, if granted, have a Hold symbol affixed to it that can be removed by the City at a future date upon the satisfaction of the following:

- a) The Applicant completes updated reports and studies, including an Oak Ridges Moraine Conformity Report, Natural Heritage Evaluation, and Functional Servicing Report, as may be deemed reasonably necessary by City Staff.
- b) The Plan of Subdivision is updated to reflect boundary adjustments required to reflect the Gormley Go Station land taking by Metrolinx;
- c) That the Minister further protect these lands by declaring them a Provincially Significant Employment Zone.

That no Building Permits will be issued until the Hold has been lifted.

Carried

14. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

15. By-laws

Moved by: Councillor Cilevitz
Seconded by: Regional and Local Councillor DiPaola

That the following By-laws be approved:

15.1 By-law 25-20 - A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill and By-law 1275, as amended, of the former Township of King

15.2 By-law 45-20 - A By-law to Remove Certain Lands from Part Lot Control

15.3 By-law 50-20 - A By-law to assign a name to a certain private road

15.4 By-law 51-20 - A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill and By-law 1703, as amended, of the former Township of Whitchurch

15.5 By-law 53-20 - A By-law to Amend By-law 1275, as amended, of the former Township of King and By-law 313-96, as amended of the Corporation of the City of Richmond Hill

15.6 By-law 54-20 - A By-law to Amend By-law 137-09, as amended, of The Corporation of the City of Richmond Hill

15.7 By-law 59-20 - A By-law to permanently stop-up and close an untraveled portion of Prince Arthur Avenue, Plan 133, City of Richmond Hill, The Regional Municipality of York

16. Closed Session

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

Moved by: Councillor Cilevitz
Seconded by: Regional and Local Councillor DiPaola

a) That Council resolve into a closed session meeting for the purpose of receiving advice with respect to a pending litigation matter before an administrative tribunal, and for the purpose of receiving legal advice that is subject to solicitor-client privilege, including communications necessary for that purpose in respect to staff report SRPRS.20.058 (Section 239(2)(e) and 239(2)(f) of the *Municipal Act, 2001*.

Carried

16.2 Resolution to Reconvene in Open Session

Council moved into closed session and then returned to open session.
(2:18 p.m. to 3:50 p.m.)

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

16.3.1 SRPRS.20.058 – Directions Report for the Yonge and Bernard Key Development Area – City File Numbers: D11-17001 and D24-17001 - (Item A)

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

a) That Council reconsider its earlier decision in respect to staff report SRPRS.20.058 to allow further consideration of staff recommendations.

A recorded vote was taken:

In favour: (5): Regional and Local Councillor DiPaola, Councillor Muench, Regional and Local Councillor Perrelli, Mayor Barrow, Councillor Beros

Opposed: (4): Councillor Cilevitz, Councillor Chan, Councillor West, Councillor Liu

Carried (5 to 4)

Main Motion from staff report SRPRS.20.058

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

a) That Staff Report SRPRS.20.058 regarding Directions Report for the Yonge and Bernard Key Development Area, be received;

b) That Council advise the LPAT that it supports the proposed modifications to the Secondary Plan (Appendix A) and amendments to the Implementing Zoning By-law (Appendix B) attached to Staff Report SRPRS.20.058

c) That in order to ensure that the proposed changes to the Secondary Plan and Zoning By-law conform with the Official Plan, and to resolve outstanding appeals to the Official Plan launched by

TSMJC Properties Inc. (filed on June 11, 2010, revised on March 20, 2012, and confirmed on March 3, 2014), Council advise the LPAT that it supports the proposed amendments to the Part I Official Plan as set out in Appendix C attached to Staff Report SRPRS.20.058;

d) That the Commissioner of Planning and Regulatory Services be given authority to recommend further changes to the LPAT regarding the proposed Secondary Plan, Zoning By-law, and Official Plan modifications attached to staff report SRPRS.20.058 for the purposes of facilitating the resolution of appeals, provided that the Commissioner is satisfied that the general intent and purpose of the relevant policies and provisions in the Secondary Plan, Zoning By-law and Official Plan modifications as endorsed by Council are maintained;

e) That appropriate City Staff and Legal counsel be directed to appear at the LPAT hearing in support of Council's position concerning the revised Secondary Plan and Implementing Zoning By-law, and proposed modification to the Part I Official Plan.

An Amendment was:

Moved by: Councillor Muench
Seconded by: Councillor Beros

That clause b) of the main motion be amended to read as follows:

b) That Council advise the LPAT that it supports the proposed modifications to the Secondary Plan (Appendix A) and amendments to the Implementing Zoning By-law (Appendix B) attached to Staff Report SRPRS.20.058, with the following adjustments;

Secondary Plan (Appendix A)

1. Remove the Planned Local Streets east of Yonge Street from all Schedules and provide for the use of Private Streets with public access for pedestrians and cyclists.
2. Identify the BRT line along Yonge Street and indicate the BRT Line and associated Stations on the Legend on Schedule 4 Streets

3. Remove the reference to the ring road system within the KDA
4. Remove the Potential Signalized Intersection at Yonge Street and the north limit of the NEC lands from Schedule 4 Streets
5. Remove the Greenway designation from all schedules for lands within the Secondary Plan
6. Revise the Maximum FSI is to be closest to the Bus Rapid Transit terminal at Yonge and Bernard in the northeast quadrant of the Plan area on Schedule 2 with Density acceptable from 5.0 to 5.5
7. Incorporate a new lower minimum parking rate of 0.65 space/dwelling unit for new apartment units based on the recommendations of the LEA Consulting Report dated March 2020
8. Ensure that the Neighbourhood Edge designation should commence at the easterly limit of the extended Abitibi Street right – of – way."

Zoning Bylaw Appendix B

1. Remove the Open Space component from Schedule "A" Zones
2. Revise the Maximum FSI in the northeast quadrant of the Plan area on Schedule "B" from 5.0 to 5.5

A recorded vote was taken:

In favour: (5): Councillor Muench, Councillor Beros, Mayor Barrow, Regional and Local Councillor DiPaola, Regional and Local Councillor Perrelli

Opposed: (4): Councillor Chan, Councillor Liu, Councillor West, Councillor Cilevitz

Amendment Carried (5 to 4)

Council consented to add clause f to the motion as amended.

Main Motion as Amended

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

- a) That Staff Report SRPRS.20.058 regarding Directions Report for the Yonge and Bernard Key Development Area, be received;

b) That Council advise the LPAT that it supports the proposed modifications to the Secondary Plan (Appendix A) and amendments to the Implementing Zoning By-law (Appendix B) attached to Staff Report SRPRS.20.058, with the following adjustments;

Secondary Plan (Appendix A)

1. Remove the Planned Local Streets east of Yonge Street from all Schedules and provide for the use of Private Streets with public access for pedestrians and cyclists.
2. Identify the BRT line along Yonge Street and indicate the BRT Line and associated Stations on the Legend on Schedule 4 Streets
3. Remove the reference to the ring road system within the KDA
4. Remove the Potential Signalized Intersection at Yonge Street and the north limit of the NEC lands from Schedule 4 Streets
5. Remove the Greenway designation from all schedules for lands within the Secondary Plan
6. Revise the Maximum FSI is to be closest to the Bus Rapid Transit terminal at Yonge and Bernard in the northeast quadrant of the Plan area on Schedule 2 with Density acceptable from 5.0 to 5.5
7. Incorporate a new lower minimum parking rate of 0.65 space/dwelling unit for new apartment units based on the recommendations of the LEA Consulting Report dated March 2020
8. Ensure that the Neighbourhood Edge designation should commence at the easterly limit of the extended Abitibi Street right – of – way."

Zoning Bylaw Appendix B

1. Remove the Open Space component from Schedule "A" Zones
2. Revise the Maximum FSI in the northeast quadrant of the Plan area on Schedule "B" from 5.0 to 5.5

c) That in order to ensure that the proposed changes to the Secondary Plan and Zoning By-law conform with the Official Plan,

and to resolve outstanding appeals to the Official Plan launched by TSMJC Properties Inc. (filed on June 11, 2010, revised on March 20, 2012, and confirmed on March 3, 2014), Council advise the LPAT that it supports the proposed amendments to the Part I Official Plan as set out in Appendix C attached to Staff Report SRPRS.20.058;

d) That the Commissioner of Planning and Regulatory Services be given authority to recommend further changes to the LPAT regarding the proposed Secondary Plan, Zoning By-law, and Official Plan modifications attached to staff report SRPRS.20.058 for the purposes of facilitating the resolution of appeals, provided that the Commissioner is satisfied that the general intent and purpose of the relevant policies and provisions in the Secondary Plan, Zoning By-law and Official Plan modifications as endorsed by Council are maintained;

e) That appropriate City Staff and Legal counsel be directed to appear at the LPAT hearing in support of Council’s position concerning the revised Secondary Plan and Implementing Zoning By-law, and proposed modification to the Part I Official Plan;

f) That such external consultants be retained as the Commissioner of Planning and Regulatory Services considers necessary to support Council’s position.

A recorded vote was taken:

In favour: (5): Mayor Barrow, Regional and Local Councillor DiPaola, Councillor Muench, Councillor Beros, Regional and Local Councillor Perrelli

Opposed: (4): Councillor Cilevitz, Councillor Liu, Councillor Chan, Councillor West

Main Motion as Amended Carried (5 to 4)

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

17.1 By-law 60-20

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor DiPaola

That By-law 60-20, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

18. Adjournment

Moved by: Councillor West
Seconded by: Councillor Beros

That the meeting be adjourned.

Carried

The meeting was adjourned at 4:27 p.m.

Dave Barrow, Mayor

Stephen M.A. Huycke, City Clerk