

Appendix A2 – Staff Report SRPRS.20.117

Extract from Special Council Public Meeting C#27-20 held June 29, 2020

3. Scheduled Business:

3.1 SRPRS.20.097 - Employment Area Conversions - Official Plan Amendments 18.1 (Automotive Uses in Employment Lands) and 18.2 (Leslie Street Institutional Area) - City Files D01-20005 and D01-20006

Brian DeFreitas of the Planning and Regulatory Services Department provided introductory remarks regarding the proposed draft amendments to the Official Plan related to the conversion of employment areas, which were being initiated by the City. He noted that the Special Council Public Meeting was a statutory requirement under Section 26 of the *Planning Act*, and that the purpose of the meeting was to provide information related to the two proposed Official Plan Amendments (OPA's), and to give the public an opportunity to provide their comments regarding the proposed draft OPA's.

B. DeFreitas reviewed the intent and policy direction of the proposed Official Plan Amendment (OPA) 18.1 to permit automotive related uses, including sales, within areas designated for employment uses.

Andrew Crawford of the Planning and Regulatory Services Department reviewed the intent and policy direction of the proposed OPA 18.2 to redesignate certain lands from "Employment Area" to "Leslie Street Institutional Area" in order to permit new and expanded institutional, office and small scale retail and commercial uses.

B. DeFreitas concluded the presentation by reviewing the OPA process timeline and proposed next steps.

Jonathan Law, 91 Clarendon Drive, expressed his concerns with the proposed OPA 18.1 to permit automotive related uses in the employment lands. He advised that he had reviewed the Traffic Impact Study that was prepared in 2017 and inquired why the intersection of Leslie Street and 16th Avenue was not included in the analysis, and what the methodology behind the Study was. He expressed concerns with traffic infiltration into the Headford neighbourhood that would result if automotive uses were permitted in the area, and asked what mitigation measures would be considered to address the traffic. J. Law also expressed his concerns with the driveway accesses directly onto Leslie Street that were identified in the

Appendix A2 – Staff Report SRPRS.20.117

Extract from Special Council Public Meeting C#27-20 held June 29, 2020

preliminary Site Plan, and advised that he was not in support of automotive related uses being permitted in this area.

Linda Zhang, 59 Frybrook Crescent, advised that she was against the proposed OPA 18.1 to permit automotive related uses in the employment lands. She noted that she would like to see the lands benefit the residents of the municipality as well as increase the value of Richmond Hill to support growing businesses, increase economic growth, and create a vibrant community. L. Zhang asked questions of Council for consideration including what the master plan and vision was for the area, if federal and provincial funding and other types of companies were being considered who could contribute to the tax base, and referenced plans of neighbouring municipalities for their employment lands.

David Yin, 19 Edmund Crescent, expressed his concerns and objection to the proposed OPA 18.1 to permit automotive related uses in the employment lands, and advised that a petition had been signed by over 500 area residents who were also opposed to OPA 18.1. He noted that he was in agreement with the comments made by the previous delegates and shared concerns related to traffic, safety and environmental side effects that would result from permitted automotive uses. D. Yin requested that Council focus on the value and image of the municipality and explore other options for the employment lands similar to that of a neighbouring municipality, as in his opinion, there were better choices for the employment lands that would be more beneficial and create a better image for the municipality than automotive related uses.

Vincent Ho, 28 Brimwood Crescent, expressed his concerns and objection to the proposed OPA 18.1 to permit automotive related uses in the employment lands, and advised that he and his mother initiated the petition that had been signed by over 500 area residents and noted that he was speaking on behalf of all those affected by OPA 18.1. He advised that he and the area residents were not opposed to commercial development but that there were more optimal uses for the employment lands. He acknowledged the many benefits of automotive related uses in the employment lands if permitted, but that in their opinion, automotive related uses should not be allowed on Leslie Street but rather on Yonge Street. V. Ho further advised of concerns related to environmental side effects; increased traffic; and car and safety hazards and their impact on

Appendix A2 – Staff Report SRPRS.20.117

**Extract from
Special Council Public Meeting
C#27-20 held June 29, 2020**

the residential neighbourhood as a result of the test driving and delivery of vehicles.

Appendix A2 – Staff Report SRPRS.20.117

Extract from Special Council Public Meeting C#27-20 held June 29, 2020

Blair Wolk, Vice President, Orlando Corporation, addressed Council specifically related to OPA 18.1 and advised that he was in support of the proposed amendment to permit automotive related uses, including sales, within the designated employment lands as there were fewer opportunities along Yonge Street for automotive dealerships. He highlighted the many benefits that an automotive dealership that included service repair facilities would bring to the municipality including employment opportunities and property tax revenue, and advised that in his opinion, automotive related uses should be considered as a permitted use for the employment lands. Mr. Wolk thanked Council for their consideration of the amendment and noted that they would continue to work with staff on their site specific application.

Brad Rogers, Groundswell Urban Planners Inc., added to the comments of Mr. Wolk and advised that he was in support of OPA 18.1 to permit automotive related uses within the designated employment lands. He noted that in his opinion, permitting automotive related uses along Leslie Street would assist with higher intensification of residential uses along Yonge Street, and highlighted other municipalities that had automotive dealerships located on arterial roads. Mr. Rogers advised that automotive related uses would serve as an appropriate secondary land use to the Headford Business Park, highlighted the benefits of an automotive dealership to the municipality including employment opportunities and revenue for the City and Region, and noted other permitted uses for the employment lands that had a higher negative impact compared to automotive related uses.

Moved by: Councillor Liu
Seconded by: Councillor Chan

a) That staff report SRPRS.20.097 with respect to the municipally initiated amendments to the Official Plan to permit employment area conversions (OPA 18.1 and 18.2), City Files D01-20005 and D01-20006, be received for information purposes only and that all comments be referred back to staff.

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An Amendment was:

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

That the following clause 'b' be added to the Main Motion:

b) That notwithstanding the fact that the land conversion will take place, that no car dealerships be allowed along Leslie Street.

A recorded vote was taken:

In favour: (4): Regional and Local Councillor Perrelli, Councillor Liu, Councillor Beros, Regional and Local Councillor DiPaola

Opposed: (5): Mayor Barrow, Councillor West, Councillor Chan, Councillor Cilevitz, Councillor Muench

Motion to Amend Failed to Carry (4 to 5)

Moved by: Councillor Liu
Seconded by: Councillor Chan

a) That staff report SRPRS.20.097 with respect to the municipally initiated amendments to the Official Plan to permit employment area conversions (OPA 18.1 and 18.2), City Files D01-20005 and D01-20006, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously