



Council Meeting

Minutes

C#41-17

Monday, November 27, 2017, 7:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

Council Members Present: Regional and Local Councillor Spatafora
 Regional and Local Councillor Hogg
 Mayor Barrow
 Councillor Beros
 Councillor Muench
 Councillor Liu
 Councillor West
 Councillor Cilevitz
 Councillor Chan

Staff Members Present:

N. Garbe, Chief Administrative Officer
S. Baker, Commissioner of Community Services
I. Brutto, Commissioner of Environment and Infrastructure Services
M. Dempster, Commissioner of Corporate and Financial Services
K. Kwan, Commissioner of Planning and Regulatory Services
A. Dimilta, Town Solicitor
A. Alyea, Assistant Town Solicitor
S. Kraft, Fire Chief
P. Lee, Director, Policy Planning
G. Taylor, Director, Public Works Operations
D. Terzievski, Director, Development Engineering and Transportation
S. von Kursell, Manager, Policy
J. Hypolite, IT Service Desk Technical Analyst
L. Hood, Communications Advisor
S. Huycke, Town Clerk
K. Hurley, Council/Committee Coordinator

1. Call to Order/Statement

Mayor Barrow called the meeting to order at 7:30 p.m.

Council consented to recess the meeting between 10:07 p.m. and 10:17 p.m.

2. Public Forum (not to exceed 15 minutes)

Carla Vonn Worden, 1393 Bethesda, addressed Council during Public Forum regarding the removal of trees along the southern portion of the David Dunlap Observatory property and an existing agreement that is in place with those property owners.

3. Council Announcements

Councillor Cilevitz advised of the success of the 3rd annual Ward 5 Holiday Family Skating Party held on November 26 at the Elgin Barrow Arena. Councillor Cilevitz thanked staff who assisted with the event and acknowledged the sponsors who helped raise money for Sandgate Women's Shelter of York Region.

Councillor Chan advised of his attendance last week at the Federation of Canadian Municipalities Board of Directors meetings held in Ottawa, and highlighted the national issues that were addressed.

4. Introduction of Emergency/Time Sensitive Matters

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

5. Adoption of Agenda

Moved by: Regional and Local Councillor Spatafora

Seconded by: Councillor Cilevitz

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

a) Memorandum from Kelvin Kwan, Commissioner of Planning and Regulatory Services, dated November 24, 2017, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - Item 13.4

b) Correspondence from Adam Grossi, KLM Planning Partners Inc., dated November 23, 2017, regarding the Proposed Expansion to the Puccini Drive Neighbourhood Residential Infill Study - Item 13.5

c) Correspondence from Patricia A. Foran, Aird & Berlis LLP, dated November 24, 2017, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - Item 13.6

d) Correspondence from Aaron I. Platt, Davies Howe LLP, dated November 27, 2017, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - Item 13.7

Carried Unanimously

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#38-17 held November 1, 2017

Moved by: Regional and Local Councillor Hogg

Seconded by: Councillor West

That the minutes of Council Public Meeting C#38-17 held on November 1, 2017 be adopted.

Carried Unanimously

7.2 Council Meeting #39-17 held November 13, 2017

Moved by: Regional and Local Councillor Spatafora

Seconded by: Councillor Cilevitz

That the minutes of Council Meeting C#39-17 held on November 13, 2017 be adopted.

Carried

8. Identification of Items Requiring Separate Discussion

Council consented to separate Items 13.1.3, 13.2.12 and 13.3 for discussion.

9. Adoption of Remainder of Agenda Items

On a motion of Regional and Local Councillor Spatafora, seconded by Regional and Local Councillor Hogg, Council adopted those Items not identified for separate discussion.

10. Public Hearings

There were no public hearings.

11. Presentations

11.1 Presentation by Sal Iannello, Canadian Public Works Association, to Council and the National Public Works Week Committee - 2017 CPWA National Public Works Week Award and proceeds raised to Marney Beck representing Hill House Hospice

Sal Iannello, Ontario representative to the Board of Directors, Canadian Public Works Association (CPWA), made a presentation to Mayor Barrow, Members of Council and the Town of Richmond Hill's National Public Works Week (NPWW) Committee of the 2017 CPWA National Public Works Week Award, in recognition of the Town's NPWW's celebrations and educational events, in the medium centre category.

Mayor Barrow, on behalf of Council, thanked and extended congratulations to all staff involved for being the recipient of the 2017 CPWA National Public Works Week Award and acknowledged the important role of public works professionals.

Mayor Barrow and Grant Taylor, Director, Public Works Operations, presented Marney Beck, representing Hill House Hospice, with a cheque in the amount of \$2,000 for the Hospice representing the proceeds raised during the 2017 NPWW's events.

Marney Beck provided an overview of the services the Hospice provides and on behalf of Anne-Marie Dean and the Board of Directors, staff, volunteers, clients and families, thanked the Town of Richmond Hill's NPWW Committee for donating the funds raised to the Hospice.

12. Delegations

12.1 **John Alati, Davies Howe LLP, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - refer to Item 13.3**

John Alati, Davies Howe LLP, counsel to Yonge MCD Inc., addressed Council regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law. He reviewed their specific concerns related to the proposed height restrictions, north-south extension of Naughton Road, and parking/urban square, which were identified in correspondence previously submitted, as well as the proposed staff recommendations contained in the memorandum from the Commissioner of Planning and Regulatory Services. Mr. Alati advised they would continue to work with staff to reconcile the details of their site specific applications, noted that extending the Interim Control By-law was inappropriate, and requested that the Secondary Plan be adopted as further detailed in his correspondence submitted at the meeting.

12.2 **Ira Kagan, Kagan Shastri LLP, on behalf of Dogliola Developments, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - refer to Item 13.3**

Ira Kagan, Kagan Shastri LLP, on behalf of Dogliola Developments, addressed Council regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law. He provided context to his client's property and matters resolved through the Ontario Municipal Board, addressed the high density lands along Yonge Street and the motion from the November 20, 2017 Committee of the Whole meeting which proposed a cap on development. Mr. Kagan advised that he was in agreement with the previous speaker regarding the height restrictions within the KDA, and noted that the proposed staff recommendations contained in the memorandum from the Commissioner of Planning and Regulatory Services would better address the concerns that have been identified with the proposed KDA.

12.3 **Roy Mason, KLM Planning, on behalf of the Richmond Hill Retirement Residence, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - refer to Item 13.3**

Roy Mason, KLM Planning, on behalf of the Richmond Hill Retirement Residence, addressed Council regarding the Yonge and Bernard Key

Development Area Secondary Plan and Zoning By-law. He advised that they required a second building and requested flexibility with the proposed floor space index (FSI) within the KDA, and expressed concerns with the impact the proposed density would have on area traffic.

12.4 Christina Yu, 22 Naughton Drive, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - refer to Item 13.3

Christina Yu, 22 Naughton Drive, addressed Council regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law. She advised of her concerns the proposed intensification would have on area traffic and requested that the necessary transportation improvements be put into place before the draft KDA is pursued. Ms. Yu advised that she was supportive of the motion from the November 20, 2017 Committee of the Whole meeting but requested an enforcement mechanism be included.

12.5 David Laliberte, 22 Naughton Drive, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - refer to Item 13.3

David Laliberte, 22 Naughton Drive, on behalf of a group of area residents, addressed Council regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law. He expressed concerns with the built form transitions within the KDA and the impact intensification would have on area traffic, and requested that the necessary improvements be put into place before the draft KDA is pursued. Mr. Laliberte advised that he was supportive of the motion from the November 20, 2017 Committee of the Whole meeting.

12.6 Sally Ni, 188 Brookside Road, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - refer to Item 13.3

Sally Ni, 188 Brookside Road, addressed Council regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law. She referenced the petition that was submitted last year, signed by approximately 1200 residents, regarding the applications submitted by Yonge MCD Inc. for 59 Brookside Road, the Interim Control By-law (ICBL) and Preparation of the Yonge/Bernard Key Development Area, and noted their support of the ICBL. Ms. Ni advised that in her opinion, the policies within the KDA contradicted existing guidelines, and advised that she

supported the motion from the November 20, 2017 Committee of the Whole meeting but stressed that it needed to be enforceable.

12.7 Wei Hua, 14 Tentone Court, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - refer to Item 13.3

Wei Hua, 14 Tentone Court, addressed Council regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law. He advised that he was supportive of the motion from the November 20, 2017 Committee of the Whole meeting as a first step but that it required stronger wording to implement and enforce. Mr. Hua requested that a traffic infrastructure review be undertaken and provided a suggested timetable for development that coincides with the completion of the necessary infrastructure.

12.8 Sean Jiang, 74 Palomino Drive, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - refer to Item 13.3

Sean Jiang, 74 Palomino Drive, addressed Council regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law. He referenced the petition that was submitted last year, signed by approximately 1200 residents, regarding the applications submitted by Yonge MCD Inc. for 59 Brookside Road, the Interim Control By-law (ICBL) and Preparation of the Yonge/Bernard Key Development Area, and stressed the importance of getting the policies within the proposed KDA right. Mr. Jiang advised that he was supportive of the motion from the November 20, 2017 Committee of the Whole meeting as a first step but it required stronger wording to implement and enforce.

12.9 John Li, 206 Brookside Road, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - refer to Item 13.3

John Li, 206 Brookside Road, addressed Council regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law. He summarized traffic improvements that have previously been suggested by residents to address the proposed density for the area and community safety. Mr. Li requested that a portion of the Bernard KDA Development Charges be used to put in the necessary infrastructure for the area.

13. Committee and Staff Reports

13.1 Minutes - Budget Committee of the Whole meeting BCW#07-17 held on November 8, 2017

That the minutes of the Budget Committee of the Whole meeting BCW#07-17 held on November 8, 2017 be adopted as circulated and the following recommendations be approved:

13.1.1 Future Recreation Facilities - (Staff Report SRCS.17.25) (BCW Item 4.1)

Moved by: Regional and Local Councillor Spatafora

Seconded by: Regional and Local Councillor Hogg

- a) That Council approve the alternative recreation facility development options as described in staff report SRCS.17.25;
- b) That the feasibility study on the re-purposing of the Richmond Green Agriculture Buildings be approved and incorporated into the Richmond Green Master Plan process;
- c) That staff revise the 10 year capital plan based on Council's approval of the alternative options.

Carried Unanimously

13.1.2 Memorandum regarding request for addition to the 2018 Capital Budget - Trail connection from the MacLeod's Landing neighbourhood to the main Oak Ridges Corridor Conservation Reserve trail (BCW Item 4.2)

Moved by: Regional and Local Councillor Spatafora

Seconded by: Regional and Local Councillor Hogg

- a) That the memorandum from Patrick Lee, Director, Policy Planning, and Tracey Steele, Manager, Park and Natural Heritage Planning, dated November 8, 2017, regarding request for addition to the 2018 Capital Budget, Trail connection from the MacLeod's Landing neighbourhood to the main Oak Ridges Corridor Conservation Reserve trail, be received;
- b) That \$160,000 sourced from the Gas Tax Reserve be allocated to a 2018 capital account for the MacLeod's Landing Trail Connection project contingent upon the partnership arrangement

with TRCA, Trillium Foundation and The Gordon and Patricia Gray Foundation.

Carried Unanimously

**13.1.3 2018 Draft Capital Budget and Ten-Year Capital Forecast –
(Staff Report SRCFS.17.041) (BCW Item 4.3) - (By-law 80-17)**

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

a) That the 2018 Draft Capital Budget in the amount of \$64,520,000 as identified in Appendix 'A' to staff report SRCFS.17.041 be approved, subject to the following adjustments:

1. addition of the MacLeod's Landing Trail Connection in the amount of \$370,000;
2. addition of the David Dunlap Observatory Short Term Rehabilitation Work in the amount of \$5,745,300.

b) That the 2018 Draft Capital Budget recommended funding sources identified in Appendix 'D' to staff report 17.041 and the additional recommended funding sources for MacLeod's Landing Trail Connection and David Dunlap Observatory Short Term Rehabilitation Work be approved;

c) That Capital Project Operations Centre - Mechanical Phase 2 Construction as identified in the Grant Contingency List, attached as Appendix 'B' to staff report SRCFS.17.041, be advanced to 2018 if grant funding becomes available;

d) That the Ten-Year Capital Forecast in the amount of \$876.9 million, attached as Appendix 'G' and 'H' to staff report SRCFS.17.041 as revised to \$824.1 million to reflect the Recreation Plan changes and the addition of the David Dunlap Observatory Long Term and Occupancy Work, and the Capital Grant Contingency List, attached as Appendix 'B' to staff report SRCFS.17.041 be received;

e) That the staff resources identified in staff report SRCFS.17.041 for the grant funded capital program be approved;

f) That draft By-law 80-17, attached as Appendix 'J' to staff report SRCFS.17.041, be referred to the November 27, 2017 Council meeting for adoption;

g) That staff update the Road Reconstruction Priority Rating System and report back prior to the 2019 Capital Budget process.

Moved by: Regional and Local Councillor Spatafora

Seconded by: Councillor Beros

a) That the 2018 Draft Capital Budget in the amount of \$64,520,000 as identified in Appendix 'A' to staff report SRCFS.17.041 be approved, subject to the following adjustments:

1. addition of the MacLeod's Landing Trail Connection in the amount of \$370,000;

2. addition of the David Dunlap Observatory Short Term Rehabilitation Work in the amount of \$5,745,300.

b) That the 2018 Draft Capital Budget recommended funding sources identified in Appendix 'D' to staff report 17.041 and the additional recommended funding sources for MacLeod's Landing Trail Connection and David Dunlap Observatory Short Term Rehabilitation Work be approved;

c) That Capital Project Operations Centre - Mechanical Phase 2 Construction as identified in the Grant Contingency List, attached as Appendix 'B' to staff report SRCFS.17.041, be advanced to 2018 if grant funding becomes available;

d) That the Ten-Year Capital Forecast in the amount of \$876.9 million, attached as Appendix 'G' and 'H' to staff report SRCFS.17.041 as revised to \$824.1 million to reflect the Recreation Plan changes and the addition of the David Dunlap Observatory Long Term and Occupancy Work, and the Capital Grant Contingency List, attached as Appendix 'B' to staff report SRCFS.17.041 be received;

f) That draft By-law 80-17, attached as Appendix 'J' to staff report SRCFS.17.041, be referred to the November 27, 2017 Council meeting for adoption;

g) That staff update the Road Reconstruction Priority Rating System and report back prior to the 2019 Capital Budget process.

Clauses (a), (b), (c), (d), (f) and (g) of the Main Motion Carried Unanimously

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

e) That the staff resources identified in staff report SRCFS.17.041 for the grant funded capital program be approved;

A recorded vote was taken on clause (e) of the main motion:

In favour: (7): Regional and Local Councillor Spatafora, Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor Liu, Councillor West, and Councillor Cilevitz

Opposed: (1): Councillor Chan

Absent: (1): Councillor Muench

Clause (e) of the Main Motion Carried 7 to 1

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

The complete motion to read as follows:

a) That the 2018 Draft Capital Budget in the amount of \$64,520,000 as identified in Appendix 'A' to staff report SRCFS.17.041 be approved, subject to the following adjustments:

1. addition of the MacLeod's Landing Trail Connection in the amount of \$370,000;
2. addition of the David Dunlap Observatory Short Term Rehabilitation Work in the amount of \$5,745,300.

b) That the 2018 Draft Capital Budget recommended funding sources identified in Appendix 'D' to staff report 17.041 and the additional recommended funding sources for MacLeod's Landing Trail Connection and David Dunlap Observatory Short Term Rehabilitation Work be approved;

c) That Capital Project Operations Centre - Mechanical Phase 2 Construction as identified in the Grant Contingency List, attached

as Appendix 'B' to staff report SRCFS.17.041, be advanced to 2018 if grant funding becomes available;

d) That the Ten-Year Capital Forecast in the amount of \$876.9 million, attached as Appendix 'G' and 'H' to staff report SRCFS.17.041 as revised to \$824.1 million to reflect the Recreation Plan changes and the addition of the David Dunlap Observatory Long Term and Occupancy Work, and the Capital Grant Contingency List, attached as Appendix 'B' to staff report SRCFS.17.041 be received;

e) That the staff resources identified in staff report SRCFS.17.041 for the grant funded capital program be approved;

f) That draft By-law 80-17, attached as Appendix 'J' to staff report SRCFS.17.041, be referred to the November 27, 2017 Council meeting for adoption;

g) That staff update the Road Reconstruction Priority Rating System and report back prior to the 2019 Capital Budget process.

Carried

13.1.4 2017 Capital Project Financial Status Report – (Staff Report SRCFS.17.037) (BCW Item 4.4) - (By-law 60-17)

Moved by: Regional and Local Councillor Spatafora

Seconded by: Regional and Local Councillor Hogg

a) That all capital projects listed in Appendix 'A' to staff report SRCFS.17.037:

i. Be closed;

ii. Projects with unexpended funds be returned to source(s) as identified; and

iii. Projects with overspent funds be funded as identified.

b) That Budget and Funding Adjustments, as noted in Appendix 'B' to staff report SRCFS.17.037, be approved;

c) That the Status of Capital Projects List in Appendix 'E' to staff report SRCFS.17.037 be received;

d) That draft By-law 60-17, attached as Appendix 'F' to staff report SRCFS.17.037 be referred to the November 27, 2017 Council meeting for adoption.

Carried Unanimously

13.2 Minutes - Committee of the Whole meeting CW#17-17 held on November 20, 2017

That the minutes of the Committee of the Whole meeting CW#17-17 held on November 20, 2017 be adopted as circulated and the following recommendations be approved:

13.2.1 SRCFS.17.049 - Tax Adjustments under Section 357 and 358 of the Municipal Act (CW Item 8.1)

Moved by: Regional and Local Councillor Spatafora

Seconded by: Regional and Local Councillor Hogg

a) That having held a meeting in accordance with Section 357, and 358 of the *Municipal Act, 2001* in respect of the application made by the Treasurer and the owners listed staff report SRCFS.17.049 at which the applicants may make representations to Committee of the Whole;

b) That taxes amounting to \$136,050.11 be written off pursuant to the provisions of Section 357 of the *Municipal Act, 2001*;

c) That taxes amounting to \$7,048.96 be written off pursuant to the provisions of Section 358 of the *Municipal Act, 2001*;

d) That applicable penalty and interest be adjusted accordingly; and that the Treasurer be directed to adjust the accounts receivable accordingly.

Carried Unanimously

13.2.2 Minutes - People Plan Task Force meeting PPTF#03-17 held on May 17, 2017 (CW Item 11.1)

Moved by: Regional and Local Councillor Spatafora

Seconded by: Regional and Local Councillor Hogg

That the minutes of the People Plan Task meeting PPTF#03-17 held on May 17, 2017, be adopted as circulated.

Carried Unanimously

**13.2.3 Minutes - Heritage Centre Advisory Committee meetings
HCAC#03-17 held on May 24, 2017 and HCAC#04-17 held on
September 26, 2017 (CW Item 11.2)**

Moved by: Regional and Local Councillor Spatafora
Seconded by: Regional and Local Councillor Hogg

That the minutes of the Richmond Hill Heritage Centre Advisory Committee meetings HCAC#03-17 held on May 24, 2017 and HCAC#04-17 held on September 26, 2017, be adopted as circulated.

Carried Unanimously

**13.2.4 Minutes - Youth Action Committee meetings held on
September 27, 2017 and October 25, 2017 (CW Item 11.3)**

Moved by: Regional and Local Councillor Spatafora
Seconded by: Regional and Local Councillor Hogg

That the minutes of the Youth Action Committee meetings held on September 27, 2017 and October 25, 2017, be adopted as circulated.

Carried Unanimously

**13.2.5 SRCFS.17.047 - 2018 Interim Tax Levy (CW Item 11.4) - (By-law
101-17)**

Moved by: Regional and Local Councillor Spatafora
Seconded by: Regional and Local Councillor Hogg

a) That draft By-law 101-17, attached as Attachment 'A' to staff report SRCFS.17.047, be adopted to authorize the levying of an interim tax amount for all rateable properties and to establish installment due dates;

b) That staff be authorized to present future Interim Tax Levy By-law directly to Council without need of a prior staff report.

Carried Unanimously

13.2.6 SRCFS.17.050 - Advertising Contract Extension (CW Item 11.5)

Moved by: Regional and Local Councillor Spatafora
Seconded by: Regional and Local Councillor Hogg

- a) That staff be authorized to extend the non-competitive award of advertising services awarded to York Region Media Group, a division of Metroland Media Group Ltd., for up to four (4) additional one (1) years terms, for a cost not to exceed \$163,000 (exclusive of Taxes) in the first additional one year term, and subsequent terms not to exceed the approved budget, pursuant to Article 7.1 (1) of the Procurement By-law 113-16 as the goods and/or services are provided by a market-based monopoly;
- b) That the Mayor and the Clerk be authorized to execute any necessary documentation to effect the contract upon the recommendation of the Commissioner of Corporate and Financial Services.

Carried Unanimously

13.2.7 SRCS.17.26 - Tennis Court Inspections and Conditional Analysis Study Change of Scope to RFQ-65-17 (CW Item 11.6)

Moved by: Regional and Local Councillor Spatafora
Seconded by: Regional and Local Councillor Hogg

- a) That additional funding in the amount of \$13,000 (excluding taxes) be allocated from the Infrastructure Repair and Replacement Reserve Fund to the approved 2017 capital budget for the Tennis Court Inspections and Conditional Analysis Study pursuant to RFQ-65-17;
- b) That the Commissioner of Community Services be authorized to execute any necessary documentation to affect the contract.

Carried Unanimously

13.2.8 SRPRS.17.173 - Request for Approval - Proposed Expansion to the Puccini Drive Neighbourhood Residential Infill Study - File Number D18-17002 (CW Item 11.7)

Moved by: Regional and Local Councillor Spatafora
Seconded by: Regional and Local Councillor Hogg

That staff report SRPRS.17.173 be received and that the proposed expansion to the Puccini Drive Neighbourhood Residential Infill Study as outlined in staff report SRPRS.17.173 be approved.

Carried Unanimously

13.2.9 SRPRS.17.188 - Request for Approval - Zoning By-law Amendment - King Hill Holdings Inc. and Carmine Francella - 0 Portage Avenue - File Number D02-17012 (CW Item 11.8)

Moved by: Regional and Local Councillor Spatafora
Seconded by: Regional and Local Councillor Hogg

That the Zoning By-law Amendment application submitted by King Hill Holdings Inc. and Carmine Francella for the lands known as Lots 476, 479 and 480, Plan 133 (municipal address: 0 Portage Avenue), File Number D02-17012, be approved, subject to the following:

- a) That the subject lands be rezoned from the provisions of the former Township of King By-law 986, as amended, to “Single Detached Four (R4) 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.17.188;
- b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Carried Unanimously

13.2.10 SRPRS.17.189 - Request for Approval - Zoning By-law Amendment Application - Ming Zhang and Wei Zhang - 10 Bayview Court South - File Number D02-17001 (Related File Numbers D06-17001 and D06-17003) (CW Item 11.9)

Moved by: Regional and Local Councillor Spatafora
Seconded by: Regional and Local Councillor Hogg

That the Zoning By-law Amendment application submitted by Ming Zhang and Wei Zhang for lands known as Part of Lot 2, Plan 201, municipally known as 10 Bayview Court South, File Number D02-17001, be approved, subject to the following:

- a) That the subject lands be rezoned from Agricultural (A) Zone under Zoning By-law 1703, as amended, to Single Detached Six (R6) Zone under Zoning By-law 313-96, as amended, with site specific development standards, as outlined in staff report SRPRS.17.189;
- b) That Council approve the draft Zoning By-law Amendment, attached as Appendix 'B' to staff report SRPRS.17.189.

Carried Unanimously

13.2.11 SRPRS.17.187 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision Applications - 266, 272 and 276 Sunset Beach Road - File Numbers D02-15031 and D03-12004 (CW Item 11.10)

Moved by: Regional and Local Councillor Spatafora
Seconded by: Regional and Local Councillor Hogg

That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Ghasem Pahlavan Hashemi, Tahereh Jalali, Masoud Ziaian and Golita Seyed-Mohammadi for lands known as Part of Lots 5 and 6 (municipal addresses: 266, 272 and 276 Sunset Beach Road), File Numbers D02-15031 and D03-12004, be approved subject to the following:

- a) That Council approve the draft Zoning By-law Amendment as set out in Appendix 'A' to staff report SRPRS.17.187 and that it be brought forward to a regular meeting of Council for consideration and enactment;
- b) That Council approve the conditions of draft Plan of Subdivision approval as set out in Appendix 'B' to staff report SRPRS.17.187;
- c) That prior to enactment of the Zoning By-law Amendment and the issuance of draft Plan of Subdivision approval, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law.

Carried Unanimously

13.2.12 SRPRS.17.179 - Metrolinx's Draft 2041 Regional Transportation Plan (Item 11.13)

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

- a) That staff report SRPRS.17.179 regarding Metrolinx's Draft 2041 Regional Transportation Plan be received;
- b) That Metrolinx be advised that the Yonge North Subway Extension is the top transit priority for the Town of Richmond Hill, and that the Town requests Metrolinx to seek opportunities to advance the funding and construction of the Yonge North Subway Extension within the timeframe of the 2041 Regional Transportation Plan, setting a target date of no later than 2031 for the opening of the extension (the same target date adopted by York Region Council on November 16, 2017 in respect to its' consideration of the Draft Metrolinx 2041 Regional Transportation Plan);
- c) That Metrolinx be requested to advance the timing of Regional Express Rail Service (frequent all-day and two-way service) on the Richmond Hill GO Rail Line within the timeframe of the 2041 Regional Transportation Plan;
- d) That Metrolinx be requested to consider the addition of a Grade Separation project on Elgin Mills Road at the Richmond Hill GO Rail Line, as part of identifying a Freight Cluster at this location in the Draft 2041 Regional Transportation Plan, setting a target date of no later than 2031 for completion of the grade separation;
- e) That Metrolinx be requested to reconsider including a GO Station or Mobility Hub at 16th Avenue, within the Town's Key Development Area;
- f) That staff be directed to continue to work with Metrolinx, York Region, other agencies and stakeholders with respect to the timing and funding of the Richmond Hill infrastructure projects and initiatives identified in the Draft 2041 Regional Transportation Plan;
- g) That the Town Clerk be directed to forward a copy of staff report SRPRS.17.179 to Metrolinx as the Town's comments regarding Metrolinx's Draft 2041 Regional Transportation Plan;

- h) That the Town Clerk be directed to forward a copy of staff report SRPRS.17.179 to York Region as the Town's comments regarding Metrolinx's Draft 2041 Regional Transportation Plan
- i) That the Town Clerk be directed to forward a copy of staff report SRPRS.17.179 to the Ministry of the Environment and Climate Change as Richmond Hill's formal response to the Environmental Bill of Rights posting 013-1550 "A Call for Comments on the Draft 2041 Regional Transportation Plan"; and
- j) That the Town Clerk be directed to forward a copy of the staff report SRPRS.17.179 to the Premier, Minister of Transportation, Richmond Hill MPPS, and the Leaders of the Opposition and other parties in the legislature of Ontario.

Carried Unanimously

**13.3 SRPRS.17.197 - Yonge and Bernard Key Development Area
Secondary Plan and Zoning By-law - File Numbers D11-17001 and
D24-17001 - (By-laws 110-17 and 111-17)**

Moved by: Councillor West
Seconded by: Councillor Cilevitz

- a) That staff report SRPRS.17.197 be received;
- b) That the Yonge and Bernard Key Development Area Secondary Plan (Appendix A) and Implementing By-law (Appendix B) be adopted;
- c) That Richmond Hill Council take further steps to advocate that relevant regional transportation and road improvements in the Yonge/Bernard KDA vicinity be completed in a timely manner to coincide with the initial build out in the KDA, including, at a minimum, the Elgin Mills railway grade separation, the widening of Elgin Mills Road between Bathurst Street and Yonge Street as outlined in the York Region Transportation Master Plan, and intersection improvements be completed at Elgin Mills/Yonge and Yorkland/Elgin Mills;
- d) That Richmond Hill Council advocates for the widening of 19th Ave from Yonge Street to Highway 404 and for a highway interchange at Highway 404;
- e) That if the transportation improvements listed in clause c) and the BRT Yonge project are not completed before the later_of 15% of the total

housing units prescribed in the KDA Secondary Plan are constructed and occupied, or 3 years from the date the Interim Control By-law (By-law 100-16) ceases to be in effect, that a Planning report be brought to Council to consider initiating a pause to development in the area, in order for staff to conduct a review of the local and regional transportation conditions in the KDA and suggest adjustments to the transportation network and any other appropriate action(s) to address any emerging transportation issues.

Amendment:

Moved by: Councillor Chan
Seconded by: Councillor Muench

That clause e) of the main motion be deleted and replaced with the following:

"e) That staff be directed to report to Council on an updated transportation Study of the Yonge and Bernard KDA on or before the end of November 2020."

A recorded vote was taken:

In favour: (3): Councillor Muench, Councillor Liu, and Councillor Chan

Opposed: (6): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor West, and Councillor Cilevitz

Motion to Amend Failed to Carry 3 to 6

Moved by: Councillor West
Seconded by: Councillor Cilevitz

a) That staff report SRPRS.17.197 be received;

A recorded vote was taken on clause (a) of the main motion:

In favour: (9): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor Muench, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Clause (a) of the Main Motion Carried Unanimously 9 to 0

Moved by: Councillor West
Seconded by: Councillor Cilevitz

b) That the Yonge and Bernard Key Development Area Secondary Plan (Appendix A) and Implementing By-law (Appendix B) be adopted;

A recorded vote was taken on clause (b) of the main motion:

In favour: (8): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Opposed: (1): Councillor Muench

Clause (b) of the Main Motion Carried 8 to 1

Moved by: Councillor West
Seconded by: Councillor Cilevitz

c) That Richmond Hill Council take further steps to advocate that relevant regional transportation and road improvements in the Yonge/Bernard KDA vicinity be completed in a timely manner to coincide with the initial build out in the KDA, including, at a minimum, the Elgin Mills railway grade separation, the widening of Elgin Mills Road between Bathurst Street and Yonge Street as outlined in the York Region Transportation Master Plan, and intersection improvements be completed at Elgin Mills/Yonge and Yorkland/Elgin Mills;

A recorded vote was taken on clause (c) of the main motion:

In favour: (9): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor Muench, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Clause (c) of the Main Motion Carried Unanimously 9 to 0

Moved by: Councillor West
Seconded by: Councillor Cilevitz

d) That Richmond Hill Council advocates for the widening of 19th Ave from Yonge Street to Highway 404 and for a highway interchange at Highway 404;

A recorded vote was taken on clause (d) of the main motion:

In favour: (9): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor Muench, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Clause (d) of the Main Motion Carried Unanimously 9 to 0

Moved by: Councillor West
Seconded by: Councillor Cilevitz

e) That if the transportation improvements listed in clause c) and the BRT Yonge project are not completed before the later of 15% of the total housing units prescribed in the KDA Secondary Plan are constructed and occupied, or 3 years from the date the Interim Control By-law (By-law 100-16) ceases to be in effect, that a Planning report be brought to Council to consider initiating a pause to development in the area, in order for staff to conduct a review of the local and regional transportation conditions in the KDA and suggest adjustments to the transportation network and any other appropriate action(s) to address any emerging transportation issues.

A recorded vote was taken on clause (e) of the main motion:

In favour: (8): Regional and Local Councillor Spatafora , Regional and Local Councillor Hogg, Mayor Barrow, Councillor Beros, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Opposed: (1): Councillor Muench

Clause (e) of the Main Motion Carried 8 to 1

Moved by: Councillor West
Seconded by: Councillor Cilevitz

The complete motion to read as follows:

- a) That staff report SRPRS.17.197 be received;
- b) That the Yonge and Bernard Key Development Area Secondary Plan (Appendix A) and Implementing By-law (Appendix B) be adopted;
- c) That Richmond Hill Council take further steps to advocate that relevant regional transportation and road improvements in the Yonge/Bernard KDA vicinity be completed in a timely manner to coincide with the initial build

out in the KDA, including, at a minimum, the Elgin Mills railway grade separation, the widening of Elgin Mills Road between Bathurst Street and Yonge Street as outlined in the York Region Transportation Master Plan, and intersection improvements be completed at Elgin Mills/Yonge and Yorkland/Elgin Mills;

d) That Richmond Hill Council advocates for the widening of 19th Ave from Yonge Street to Highway 404 and for a highway interchange at Highway 404;

e) That if the transportation improvements listed in clause c) and the BRT Yonge project are not completed before the later of 15% of the total housing units prescribed in the KDA Secondary Plan are constructed and occupied, or 3 years from the date the Interim Control By-law (By-law 100-16) ceases to be in effect, that a Planning report be brought to Council to consider initiating a pause to development in the area, in order for staff to conduct a review of the local and regional transportation conditions in the KDA and suggest adjustments to the transportation network and any other appropriate action(s) to address any emerging transportation issues.

Carried

13.4 Memorandum from Kelvin Kwan, Commissioner of Planning and Regulatory Services, dated November 24, 2017, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - (refer to Item 13.3)

Moved by: Regional and Local Councillor Spatafora
 Seconded by: Regional and Local Councillor Hogg

That the memorandum from Kelvin Kwan, Commissioner of Planning and Regulatory Services, dated November 24, 2017, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law, be received.

Carried Unanimously

13.5 Correspondence from Adam Grossi, KLM Planning Partners Inc., dated November 23, 2017, regarding the Proposed Expansion to the Puccini Drive Neighbourhood Residential Infill Study - (refer to Item 13.2.8)

Moved by: Regional and Local Councillor Spatafora

Seconded by: Regional and Local Councillor Hogg

That the correspondence received from Adam Grossi, KLM Planning Partners Inc., planning consultant for Fifth Avenue Homes (King West) Inc., dated November 23, 2017, regarding the Proposed Expansion to the Puccini Drive Neighbourhood Residential Infill Study, be received.

Carried Unanimously

13.6 Correspondence from Patricia A. Foran, Aird & Berlis LLP, dated November 24, 2017, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - (refer to Item 13.3)

Moved by: Regional and Local Councillor Spatafora

Seconded by: Regional and Local Councillor Hogg

That the correspondence from Patricia A. Foran, Aird & Berlis LLP, representing Wilbair Holdings Inc. and 10898 Yonge Street Limited Partnership, dated November 24, 2017, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law, be received.

Carried Unanimously

13.7 Correspondence from Aaron I. Platt, Davies Howe LLP, dated November 27, 2017, regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law - (refer to Item 13.3)

Moved by: Regional and Local Councillor Spatafora

Seconded by: Regional and Local Councillor Hogg

That the correspondence from Aaron I. Platt, Davies Howe LLP, counsel to TSMJC Properties Inc., dated November 27, 2017 regarding the Yonge and Bernard Key Development Area Secondary Plan and Zoning By-law, be received.

Carried Unanimously

14. Other Business

There were no other business items.

15. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

16. By-laws

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Spatafora

That the following By-laws be approved:

By-law 60-17 - A By-law to establish David Dunlap Observatory (D.D.O.)
Woodland Management Reserve

By-law 80-17 - A By-law to Adopt the 2018 Capital Budget

By-law 96-17 - A By-law to Amend By-law 91-93 of the Corporation of the Town
of Richmond Hill

By-law 101-17 - A By-law to levy for Taxes Prior to the Adoption of Budget
Estimates

By-law 110-17 - A By-law to Adopt Amendment Number 8 to the Richmond Hill
Official Plan

By-law 111-17 - Yonge and Bernard Key Development Area Secondary Plan
Zoning By-law

Carried

17. Closed Session

There were no closed session items.

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

18.1 By-law 114-17

Moved by: Councillor West

Seconded by: Councillor Chan

That By-law 114-17, A By-law to confirm the proceedings of Council at this
meeting, be passed.

Carried

19. Adjournment

Moved by: Councillor Liu
Seconded by: Councillor Beros

That the meeting be adjourned.

The meeting was adjourned at 10:28 p.m.

Carried

Dave Barrow, Mayor

Stephen M.A. Huycke, Town Clerk