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**Council Public Meeting  
C#38-17**

**Wednesday, November 1, 2017  
7:30 p.m.**

**Council Chambers  
Richmond Hill Town Hall  
225 East Beaver Creek Road  
Richmond Hill, Ontario**

**Deputy Mayor Vito Spatafora**

**Minutes**

A meeting under the *Planning Act* of the Council of the Town of Richmond Hill was held on Wednesday, November 1, 2017 at 7:30 p.m. in the Council Chambers.

The following Members of Council were present:

Deputy Mayor Spatafora  
Councillor Beros  
Councillor Muench  
Councillor West  
Councillor Cilevitz

Regrets:

Mayor Barrow  
Regional and Local Councillor Hogg  
Councillor Liu  
Councillor Chan

The following members of Staff were present:

K. Kwan, Commissioner of Planning and Regulatory Services  
P. Lee, Director, Policy Planning  
D. Terzievski, Director, Development Engineering and Transportation  
S. Aiello, Manager, Development - Zoning  
R. Hui, Manager, Transportation  
S. von Kursell, Manager, Policy  
P. Waddell, Interim Manager, Client Support  
S. Wat, Traffic Analyst  
M. Kevill, Planner I  
A. Crawford, Planning Researcher  
G. Collier, Deputy Town Clerk  
L. Sampogna, Council/Committee Coordinator

Deputy Mayor Spatafora read the Public Hearing Statement.

**Adoption of Agenda**

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

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

1. Correspondence from Bryan O'Neill and Jim Maxwell, 10870 Yonge Street Limited, 208 Evans Avenue, Suite 219, Etobicoke, dated October 17, 2017
2. Additional page 198-A for inclusion to Appendix 'D' to staff report SRPRS.17.167
3. Correspondence from Julia Orechnikova, 197 Rothbury Road, dated October 24, 2017
4. Correspondence from Michael S. Manett, MPlan Inc., representing North Elgin Centre Inc., 11005 Yonge Street, dated October 31, 2017
5. Correspondence from Lucy Tang, 171 Canyon Hill Avenue, dated October 31, 2017
6. Correspondence from Ryan Guetter, Weston Consulting, on behalf of Yonge MCD Inc., dated November 1, 2017
7. Correspondence from Patricia A. Foran, Aird & Berlis LLP, representing Wilbair Holdings Inc. and 10898 Yonge Street Limited Partnership, dated November 1, 2017
8. Correspondence from Lincoln Lo, Malone Given Parsons Ltd., representing Dogliola Developments Inc., 10922, 10944 and 10956 Yonge Street, dated November 1, 2017
9. Correspondence from Dave Hannam, Zelinka Priamo Ltd., representing Loblaw Properties Limited, 10909 Yonge Street, dated November 1, 2017

Carried

### **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*.

### **Scheduled Business**

#### **3.1 Draft Yonge Street and Bernard Avenue Key Development Area Secondary Plan and Implementing Zoning By-law - File Numbers D11-17001 and D24-17001 – (Staff Report SRPRS.17.167)**

Sybelle von Kursell of the Planning and Regulatory Services Department made a presentation regarding the Draft Yonge Street and Bernard Avenue Key Development Area Secondary Plan (Draft KDA) and Implementing Zoning By-law and introduced Leigh McGrath, Urban Strategies Inc., and Tim Arnott and Jane Borkovic, BA Group, who were in attendance to answer any questions.

Ms. von Kursell reviewed the planning policy context including local conditions conducive to redevelopment; project process; purpose of the secondary plan and zoning by-law; and recommended land use and design concept. She provided an overview of the sections of the Draft Yonge Street and Bernard Avenue Key Development Area Secondary Plan including the Introduction, Character Areas, Parks and Urban Open Space System, Connectivity and Mobility, and reviewed the Implementation of the Draft KDA as it relates to the Community Improvement Plan, Monitoring, Land Acquisition, Zoning By-laws, Site Plan Control and Servicing. Ms. von Kursell advised that staff's recommendation was that the staff report, including the Draft Yonge Street and Bernard Avenue Key Development Area Secondary Plan and Draft Implementing Zoning By-law, be received for information purposes only and all comments be referred back to staff.

A resident of 11 Justus Drive advised that he was speaking on behalf of a number of residents of Justus Drive to express their concerns regarding the impact intensification would have on the area, specifically related to flooding and sewage backup, and the potential for legal ramifications to the municipality.

Peter Swinton, PMG Planning Consultants, on behalf of TSMJC Properties Inc., 10909 Yonge Street, advised they have met with staff and participated in the public consultation since the beginning of the process and their comments have not been incorporated into the Draft KDA and Draft Zoning By-law. He expressed their concerns with the density, commercial and park space, and the need to retain or replace the bus terminal as it does not function with the proposed built form for the subject lands. Mr. Swinton further expressed their concerns with the proposed public streets through the site, above grade parking, density and indoor amenity space and requested that consideration of the Draft KDA and Draft Zoning By-law be deferred.

Sabrina Sgotto, Weston Consulting, representing Yonge MCD Inc., 59 Brookside Road, expressed their concerns with the GFA (gross floor area) calculation and exclusions within the draft policies related to parking, amenity space, corridors, elevator space and stairwells. Ms. Sgotto noted that the high water tables in the area require above grade parking and requested that policies address height restrictions. She referred to the correspondence submitted by Weston Consulting, distributed as Correspondence Item 3.1 4, which identified additional comments and concerns on behalf of Yonge MCD Inc.

Saad Askandar, 71 Yorkland Street, expressed his concerns with the impact development and intensification would have on area traffic, specifically Yorkland Street, as it is a main route for residents during rush hour traffic. He advised that he was in agreement with the comments made by a previous speaker regarding flooding, in particular during the winter and spring months when the snow melts, and noted that development and intensification would increase contaminants in the area and would impact home and auto insurance premiums.

Sham Rathod, 49 Yorkland Street, expressed his concerns with the impact development and intensification would have on local traffic, quality of life and neighbourhood safety as it is currently a residential area. Mr. Rathod requested that Council look at the bigger picture when considering the Draft KDA and Draft Zoning By-law and the impact it would have on existing residents.

Gilberto Aristizabal, 51 Yorkland Street, expressed his concerns with the proposed street network configurations and the impact it would have on vehicular and pedestrian movement and connectivity, noting the number of residents residing in the area retirement home who rely on walking to get about.

Michael Manett, MPlan Inc., representing North Elgin Centre Inc. (NEC), 11005 Yonge Street, advised that they were in support of the general intent of the Draft KDA plan and were in agreement with the proposed designation and density applicable to the subject property. He noted that NEC does not support the provision of a fine-grained walkable street network, that the elimination of the additional "planned public street" within the subject property would provide more opportunity to achieve other positive aspects of the Draft KDA plan, and there should be more flexibility with the height provisions as detailed in their correspondence distributed as Agenda Item 3.1 2. Mr. Manett requested that more time be allotted to staff reporting back to Council with final documents to allow all comments and concerns to be addressed.

Stan Daneman, 7 Swan Court, advised that he was in agreement with the comments made by the previous speaker and inquired about what discussions have taken place with the York Catholic District School Board and the York Region District School Board regarding the impact the proposed development and intensification would have on local schools. He advised that the Draft KDA had to be looked at in relation to other key development areas in the municipality so that issues such as gridlock could be addressed, and noted the importance of having the bridge work completed on Elgin Mills Road to assist with traffic issues.

Matthew Piazza, 107 Leyburn Avenue, advised that he and his family supported the original 2011 plan for the area that would limit the height of proposed buildings to a maximum of 15 storeys, and expressed concerns with the impact the proposed development and intensification would have on area traffic.

May McConaghy, 130 Burdean Court, referenced the petition that was submitted last year, signed by approximately 1500 residents, requesting action in the Yonge-Bernard area and noted the residents were appreciative of the enactment of the Interim Control By-law in November 2016 but in their opinion, the Town had not done a balanced analysis of the KDA, did not meet community objectives, and did not adequately consult with stakeholders. Ms. McConaghy advised that they were not against the Draft KDA but wanted to improve it and ensure that good planning principles and practices were adhered to.

John Li, 206 Brookside Road, expressed concerns with the accuracy of the information and data contained in the Transportation Study for the Draft KDA, specifically related to infrastructure upgrades, existing traffic levels, auto trip generation rates, and public transit usage, and stressed the importance of having the bridge work completed on Elgin Mills Road.

Xiao Ma, resident of Canyon Hill Avenue, expressed concerns with the solutions presented in the Transportation Study for the Draft KDA, as in her opinion, they contradict the Town's and York Region's transportation guidelines specifically related to the Region's target vehicle to capacity ratios, traffic signal spacing, and bus lane crossing. Ms. Ma requested further consultation be undertaken on the existing guidelines before going forward with the Draft KDA.

Limei Zhou, 18 Rothbury Road, expressed concerns with the information and data contained in the Transportation Study for the Draft KDA as in her opinion, it ignored key factors that would have an impact on transportation and traffic throughout the municipality, specifically the exclusion of key intersections, parking, and the exclusion of the northwest corner. She noted that the Study does not provide sufficient and adequate evidence to proceed with an intensification plan of this magnitude, and requested further consultation be undertaken to avoid permanent traffic congestion in the area.

Wei Hua, 14 Tentone Court, expressed concerns with the impact the development and intensification would have on area traffic and suggested infrastructure improvements to address the additional traffic including adding car lanes on Yonge Street from 19<sup>th</sup> Avenue to Elgin Mills Road, widen Elgin Mills Road from Newkirk Road to Bathurst Street, widen Yorkland Street from Silverwood Avenue to Elgin Mills Road, build a grade separation over the railway on Elgin Mills Road, remove street parking in the older part of town on Yonge Street, and increase bus routes. Mr. Hua requested further consultation be undertaken and that the proposed high density development within the Draft KDA be synchronized with the implementation of the infrastructure improvements.

Christina Yu, 22 Naughton Drive, addressed built form transitions within the Draft KDA stressing the importance of not building high density condominium towers next to single family dwellings, and provided suggestions as to how the transitions could be accomplished. Ms. Yu requested that high density development not be approved on the northwest corner of the KDA, but rather medium density development to respect the built form transition principles so that area residents would not be impacted by shadowing and towering effects, and that a significant amount of parkland be dedicated.

Emily Lee, 9 Brookgreene Crescent, addressed greenspace within the Draft KDA and noted that the Westbrook neighbourhood, located in the western portion of the KDA, had one of the lowest percentages of parkland per capita in the municipality and local residents were disappointed with the amount of parkland being proposed for the area. Ms. Lee requested that consideration be given to the inclusion of additional parkland in the Draft KDA to create a transition or buffer between the different built forms, and to improve access to retail areas and transit terminals.

David Laliberte, 22 Naughton Drive, advised that he along with other residents were receptive to redeveloping and increasing the density of the area because if done properly, and taking into consideration residents' concerns, it had the potential to improve their quality of life. He reviewed inaccuracies within the Draft KDA as identified by previous speakers and noted that in their opinion, it was premature for the Town to proceed with the Secondary Plan and requested that the Interim Control By-law be extended for an additional year and that further consultation be undertaken.

Sherry Zhang, 234 Rothbury Road, 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 and Preparation of the Yonge/Bernard Key Development Area, and expressed concerns with the impact development and intensification would have on area traffic, parking, schools, community centres, water and sewage. Ms. Zhang inquired whether the Town had the necessary infrastructure and capital budget in place to support the growth within the KDA.

William Colucci, 79 Gracedale Drive, expressed his concerns with the impact development and intensification would have on area traffic and neighbourhood safety, and noted that residents are dependent on their personal vehicles which would make the shift to public transit challenging.

Andrew Fynn, 57 Loyal Blue Crescent, expressed his concerns with the impact development and intensification would have on area traffic and local businesses, and advised that the necessary infrastructure needed to be put in place, including the overpass on Elgin Mills Road, before the Draft KDA was pursued.

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

That staff report SRPRS.17.167, including the attached Draft Bernard Key Development Area Secondary Plan, attached as Appendix 'A' to staff report SRPRS.17.167, and the Draft Bernard Key Development Area Zoning By-law, attached as Appendix 'B' to staff report SRPRS.17.167, be received and that all comments be referred back to staff.

Carried

**Adjournment**

Moved by: Councillor Beros  
Seconded by: Councillor Muench

That the meeting be adjourned.

Carried

The meeting was adjourned at 10:05 p.m.

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Vito Spatafora  
Deputy Mayor

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Gloria Collier  
Deputy Town Clerk