



Special Council Meeting

Minutes

C#27-23

Wednesday, September 6, 2023

Immediately following the Committee of the Whole Meeting

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

A Special Council meeting of the Council of the City of Richmond Hill was held on Wednesday, September 6, 2023 at 1:19 p.m., in Council Chambers via videoconference.

Committee Members present in Council Chambers:

Mayor West
Regional and Local Councillor Chan
Regional and Local Councillor DiPaola
Councillor Davidson
Councillor Thompson
Councillor Liu
Councillor Cui
Councillor Cilevitz
Councillor Shiu

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner of Corporate and Financial Services
T. Steele, Commissioner of Community Services
A. Dimlta, City Solicitor
P. Masaro, Executive Director, Infrastructure and Engineering Services
C. Thorne, Assistant City Solicitor
A. Ierullo, Director, Economic Development and Richmond Hill Center
G. Li, Director, Financial Services and Treasurer
D. Olding, Senior Manager, Richmond Hill Centre Subway
F. Toniolo, Senior Planner - Development
S. Huycke, City Clerk
R. Ban, Deputy City Clerk

S. Dumont, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Member present via videoconference:

K. Kwan, Commissioner of Planning and Building Services

On a motion of Regional and Local Councillor DiPaola, seconded by Councillor Cilevitz, Council recessed the meeting from 1:20 p.m. to 2:15 p.m.

1. Adoption of Agenda

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

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

a) Delegation from Ian Andres, Goodmans LLP, on behalf of Metroview Developments (Garden) Inc., regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Metroview Developments (Garden) Inc. – (Item 3.1.1).

Carried Unanimously

2. 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*.

3. Scheduled Business

3.1 SRCM.23.14 - Request for Direction - Official Plan and Zoning By-law Amendment Applications - Metroview Developments (Garden) Inc. - 8700 and 8710 Yonge Street - City Files D01-18007 and D02-18033

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Chan

a) That staff report SRCM.23.14 be received for information;

b) That the Ontario Land Tribunal (OLT) be advised:

i. That Council supports the revised development proposal as outlined in staff report SRCM.23.14 and generally depicted on Maps 9, 10, 11 and 12 to staff report SRCM.23.14 associated with Official Plan and Zoning By-law Amendment applications submitted

by Metroview Developments (Garden) Inc. (City Files D01-18007 and D02-18033) for lands known as Part of Lots 1, 2, 3 and 4, Registered Plan 1984 (municipal address: 8700 and 8710 Yonge Street);

ii. That the OLT be requested to approve the Official Plan Amendment substantially in accordance with the document in Appendix 'B' to staff report SRCM.23.14;

iii. That the OLT be requested to approve the Zoning By-law Amendment generally in accordance with the document in Appendix 'C' to staff report SRCM.23.14;

iv. That the OLT be requested to withhold the issuance of its Final Order with respect to the Zoning By-law Amendment until such time as the City advises the Tribunal that a Site Plan application has been finalized;

v. That pursuant to Section 34(17) of the Planning Act, Council deem that no further notice be required with respect to any necessary modifications to the amending Zoning By-law to implement the proposed development on the subject lands.

c) That the authority to assign servicing allocation to the proposed development to be constructed on the subject lands be delegated to the City's Commissioner of Planning and Building Services subject to the criteria in the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11;

d) That appropriate City staff be directed to appear at the OLT in support of Council's position concerning the above noted application.

A recorded vote was taken:

In favour: (9): Mayor West, Regional and Local Councillor Chan, Regional and Local Councillor DiPaola, Councillor Davidson, Councillor Thompson, Councillor Liu, Councillor Cui, Councillor Cilevitz, Councillor Shiu

Opposed: (0): None

Carried Unanimously (9 to 0)

3.1.1 Delegation from Ian Andres, Goodmans LLP, on behalf of Metroview Developments (Garden) Inc., regarding the proposed Official Plan and Zoning By-law Amendment

Applications submitted by Metroview Developments (Garden) Inc.

Ian Andres, Goodmans LLP, on behalf of Metroview Developments (Garden) Inc., advised of their support of staff's recommendations, noting that it would avoid a costly hearing and allow the development to move forward. I. Andres advised of the proposed reduction in tower height, the changes to the approved and emerging policy context since the application was first filed five years ago, and highlighted that the development was within the City's Strategic Growth Area. He advised that the tower height could be comfortably accommodated without generating adverse impacts to the neighbourhood to the west, and provided renderings of the proposed development. I. Andres noted that Metroview Developments (Garden) Inc. agreed to provide townhouse units at grade, which could be used or converted to live workspace, and was providing over 40 percent studio and small one-bedroom units that qualified as affordable housing under the Region's criteria. I. Andres advised that both parties had worked hard to develop a settlement proposal that he believed represented good planning and an appropriate outcome, and expressed his hope that Council agreed.

4. By-law to Confirm the Proceedings of Council at this Meeting**4.1 By-law 97-23**

Moved by: Councillor Thompson

Seconded by: Councillor Cui

That By-law 97-23, A By-law to confirm the proceedings of Council at this special meeting, be passed.

Carried Unanimously

5. Adjournment

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 3:05 p.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk