



Special Council Meeting

Minutes

C#42-23

Wednesday, November 29, 2023, 10:00 a.m.

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, November 29, 2023 at 10:00 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

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

Regrets:

Councillor Liu

Staff Members present in Council Chambers:

T. Steele, Acting City Manager
G. Galanis, Acting Commissioner of Planning and Building Services
A. Dimilta, City Solicitor
H. Punia, Chief of Staff to the Mayor
S. Huycke, City Clerk
R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

S. Adams, Commissioner of Corporate and Financial Services
P. Masaro, Executive Director, Infrastructure and Engineering Services
G. Li, Director, Director, Financial Services and Treasurer
D. Terzievski, Director, Infrastructure Planning and Development Engineering

1. Adoption of Agenda

Moved by: Councillor Cilevitz
Seconded by: Councillor Thompson

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

1. Delegations regarding Official Plan Amendment 18.5 Yonge and Carrville/16th Avenue Key Development Area – (Item 3.6.1)
2. Delegations regarding Official Plan Amendment 18.6 Village Local Centre – (Item 3.6.2)
3. Additional correspondence regarding Official Plan Amendment 18.5 Yonge and Carrville/16th Avenue Key Development Area – (Item 3.7)
4. Additional correspondence regarding Official Plan Amendment 18.6 Village Local Centre – (Item 3.8)

Carried

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 SRPBS.23.044 - Request for Approval – OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area (City File MOPA-22-0001)

Moved by: Councillor Cilevitz
Seconded by: Councillor Shiu

- a) That Staff Report SRPBS.23.044, regarding Official Plan Amendment 18.5 Yonge and Carrville/16th Avenue Key Development Area, be received;

b) That Council adopt Official Plan Amendment 18.5 (attached to SRPBS.23.044 as Appendix A), and that the City's Official Plan be amended in accordance with the policy changes and modifications set out in OPA 18.5; and

c) That following adoption of Official Plan Amendment 18.5 by City Council, a copy of the amendment be forwarded to York Region as the approval authority for consideration and approval.

A recorded vote was taken:

In favour: (6): Councillor Cilevitz, Councillor Thompson, Regional and Local Councillor DiPaola, Councillor Davidson, Regional and Local Councillor Chan, Mayor West

Opposed: (2): Councillor Cui, Councillor Shiu

Absent: (1): Councillor Liu

Carried (6 to 2)

3.2 SRPBS.23.045 – Request for Approval – OPA 18.6 Village Local Centre (City File No.: MOPA-23-0001)

Moved by: Councillor Thompson

Seconded by: Councillor Davidson

a) That Staff Report SRPBS.23.045, regarding Official Plan Amendment 18.6 Village Local Centre, be received;

b) That Council adopt Official Plan Amendment 18.6 (attached to SRPBS.23.045 as Appendix A), and that the City's Official Plan be amended in accordance with the modifications set out in Official Plan Amendment 18.6; and

c) That following adoption of the Official Plan Amendment 18.6 by City Council, a copy of the amendment be forwarded to York Region as the approval authority for consideration and approval.

Motion to Refer:

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

That consideration of staff report SRPBS.23.045 be referred back to staff for further consultation with stakeholders and to return to a Special Council Meeting to be held on January 16, 2024 at 1:30 p.m.

A recorded vote was taken:

In favour: (3): Councillor Cui, Regional and Local Councillor Chan,
Regional and Local Councillor DiPaola

Opposed: (5): Councillor Cilevitz, Councillor Thompson, Mayor West,
Councillor Shiu, Councillor Davidson

Absent: (1): Councillor Liu

Motion to Refer Failed to Carry (3 to 5)

Main Motion:

Moved by: Councillor Thompson

Seconded by: Councillor Davidson

a) That Staff Report SRPBS.23.045, regarding Official Plan Amendment 18.6 Village Local Centre, be received;

b) That Council adopt Official Plan Amendment 18.6 (attached to SRPBS.23.045 as Appendix A), and that the City's Official Plan be amended in accordance with the modifications set out in Official Plan Amendment 18.6; and

c) That following adoption of the Official Plan Amendment 18.6 by City Council, a copy of the amendment be forwarded to York Region as the approval authority for consideration and approval.

A recorded vote was taken:

In favour: (5): Councillor Cilevitz, Mayor West, Councillor Shiu,
Councillor Thompson, Councillor Davidson

Opposed: (3): Regional and Local Councillor DiPaola, Councillor Cui, Regional and Local Councillor Chan

Absent: (1): Councillor Liu

Carried (5 to 3)

3.3 Correspondence received regarding Richmond Hill Official Plan Amendment 18.5 (Yonge and Carrville/16th Avenue Key Development Area) - (refer to Item 3.1)

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Chan

That the following correspondence regarding Richmond Hill Official Plan Amendment 18.5 (Yonge and Carrville/16th Avenue Key Development Area), be received:

1. David Crowley, 48 Greenbelt Crescent, dated November 7, 2023.

Carried

3.4 Correspondence received regarding Richmond Hill Official Plan Amendment 18.6 (Village Local Centre) - (refer to Item 3.2)

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Chan

That the following correspondence regarding Richmond Hill Official Plan Amendment 18.6 (Village Local Centre), be received:

1. Robert Scheinberg, SK Properties and Development Inc., dated November 6, 2023.
2. Amir Keshev, 10318 Young Street Holdings Inc., dated November 6, 2023.
3. Ashkan Halabi, Downtown Richmond Hill Property Owners Group, dated November 7, 2023.
4. Mark Jacobs, The Biglieri Group Ltd., dated November 8, 2023.
5. The Village of Richmond Hill Business Improvement Area, dated November 24, 2023.

Carried

3.5 By-laws

Moved by: Councillor Cui

Seconded by: Councillor Cilevitz

That the following By-laws be passed:

- 3.5.1 By-law 132-23 - A By-law to Adopt Amendment 18.5 (Yonge and Carrville/16th Key Development Area) to the Richmond Hill Official Plan
- 3.5.2 By-law 133-23 - A By-law to Adopt Amendment 18.6 (Village Local Centre) to the Richmond Hill Official Plan

Carried

3.6 Delegations

Mike Gurski, 159 Avenue Road, addressed Council regarding Official Plan Amendment 18.5 Yonge and Carrville/16th Avenue Key Development Area. He shared his views on private and public development in the City, and made suggestions on how to improve planning development controls. M. Gurski presented two initiatives that would play well for Richmond Hill: Ambient Ecosystems, a methodology to assess design options to create strong neighbourhood ecosystems; and Intentional Communities for the Unhoused, an initiative to support unhoused people. He concluded by advising that he shared some concerns raised by other residents, and acknowledged staff's hard work and best efforts for the Yonge Carrville/16th Key Development Area.

John Li, 206 Brookside Road, withdrew his request to address Council regarding Official Plan Amendment 18.5 Yonge and Carrville/16th Avenue Key Development Area.

Claudio Brutto, Brutto Consulting, representing the Downtown Richmond Hill Property Owners Group, addressed Council regarding Official Plan Amendment 18.6 Village Local Centre. He displayed a map of approximately 60 private properties/property owners that he represented, advised that their concerns were related to height, density and angular plane requirements on the subject properties, and reviewed the proposed site provisions that they were seeking. C. Brutto advised that their request conformed with the Growth Plan, his clients' properties were within the Major Transit Station Areas, and shared his views on the design guidelines and village character in the area, as further detailed in his written submission included as Agenda Item 3.8.

Pamela Harakh, 66 Major Mackenzie Drive West, addressed Council regarding Official Plan Amendment 18.6 Village Local Centre. She advised that she was opposed to Schedule E of OPA 18.6, and to a public road continuing through her property without compensation. She expressed her opinion and disappointment that the proposed changes for the area was not based on professional planning principles, as further detailed in her written submission included as Agenda Item 3.8.

Mark Yarranton, KLM Planning, representing the Major Mackenzie Landowners' Group, for lands located at 52, 58, 60, 66, 74 and 76 Major Mackenzie Drive West, addressed Council regarding Official Plan Amendment 18.6 Village Local Centre. He advised that his clients came together to try and advance a planning framework that allowed for a

comprehensive development to proceed with the maximum efficient use of lands within a Protected Major Transit Station Area to construct the Elizabeth Street extension. He stated that without his client's cooperation, it would not be possible to construct the Elizabeth Street extension, outside of expropriation by the City. He advised of his discussions with staff to resolve their concerns relating to height and density to allow for the Elizabeth Street extension, and shared his disappointment that staff did not support their approach. M. Yarranton reviewed their proposed resolution for Council's consideration and requested their support, as further detailed in his written submission included as Agenda Item 3.8.

3.7 Additional correspondence regarding Official Plan Amendment 18.5 Yonge and Carrville/16th Avenue Key Development Area - (refer to Item 3.1)

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Chan

That the following additional correspondence regarding Official Plan Amendment 18.5 Yonge Carrville/16th Key Development Area be received:

1. Lincoln Lo, Malone Given Parsons, dated November 28, 2023.
2. John Li, 206 Brookside Road, dated November 23 and November 28, 2023.

Carried

3.8 Additional correspondence received regarding Richmond Hill Official Plan Amendment 18.6 (Village Local Centre) - (refer to Item 3.2)

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Chan

That the following additional correspondence regarding Richmond Hill Official Plan Amendment 18.6 (Village Local Centre) be received:

1. Claudio Brutto, Brutto Consulting, dated November 28, 2023.
2. Pamela Harrakh, 66 Major Mackenzie Drive West, dated November 28, 2023.
3. Mark Yarranton, KLM Planning, dated November 28, 2023.

Carried

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

4.1 By-law 138-23

Moved by: Councillor Cui

Seconded by: Councillor Davidson

That By-law 138-23, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

5. Adjournment

Moved by: Councillor Thompson

Seconded by: Regional and Local Councillor Chan

That the meeting be adjourned.

Carried

The meeting was adjourned at 1:02 p.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk