



Committee of the Whole Meeting

Minutes

CW#10-24

Wednesday, June 12, 2024, 9:30 a.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

A Committee of the Whole meeting of the Council of the City of Richmond Hill was held on Wednesday, June 12, 2024 at 10:46 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

Councillor Davidson (Chair)
Mayor West
Regional and Local Councillor Chan
Regional and Local Councillor DiPaola
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 and Treasurer
G. Galanis, Acting Commissioner of Planning and Building Services
P. Masaro, Commissioner of Infrastructure and Engineering Services
T. Steele, Commissioner of Community Services
M. Flores, Director, Policy Planning
D. Giannetta, Acting Director, Development Planning
D. Hearn, Director, Recreation and Culture
A. Ierullo, Director, Economic Development and Richmond Hill Centre
G. Li, Director, Financial Services and Treasurer
F. Quarisa, Director, Public Works Operations
S. DeMaria, Manager, Development Planning
K. Graham, Manager, Development Planning
D. Oliveira, Manager, Water, Wastewater and Roads

K. Faria Senior Planner – Development
L. Penner, Senior Planner – Development
F. Toniolo, Senior Planner – Development
U. Javed, Planner I – Development
J. Smith, Urban Design/Heritage Planner
P. Vega, Urban Design/Heritage Planner
R. Ban, Deputy City Clerk
S. Dumont, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

C. Debi, Director, Communications Services
D. Guy, Director, Community Standards
A. Iannucci, Chief Transformation Officer
R. Jones, Director, Information Technology/CIO
H. Punia, Chief of Staff to the Mayor
H. Ng, Manager, Transportation and Traffic
P. Waddell, Manager, Client Support

1. Call to Order

The Chair called the meeting to order at 10:46 a.m.

Committee consented to recess the meeting between 12:42 p.m. and 1:45 p.m.

2. Council Announcements

Councillor Cilevitz advised that the Newmarket Pride Parade will be held this Saturday at 3 p.m. at Newmarket Main Street. She noted that it was a celebration of love, hope, and joy, describing it as a wonderful party, and urged everyone to attend and celebrate.

Councillor Cilevitz acknowledged that the Jewish community was celebrating Shavuot. She shared the meaning of the holiday, noted that it began yesterday and ends at sunset tomorrow, and urged residents to wish their Jewish friends, coworkers, neighbours, and family members a happy Shavuot.

Councillor Cui acknowledged that June was Seniors' Month in Ontario and thanked staff for supporting the seniors' barbeque that was held last Saturday at Mill Pond.

Councillor Cui advised that the Road Watch Committee recently hosted Richmond Hill's first bike rodeo and safety training at Richmond Green Park. He

thanked the Committee for their efforts and York Regional Police for supporting the event.

Councillor Cui announced that York Region Transit will be introducing six new On-Request service routes for seniors over the age of 65, and urged seniors with travel plans to take advantage of this service.

Councillor Cui advised that a community garage sale will be held in Ward 4 this weekend, and noted that 98 households were participating in the sale.

Councillor Liu acknowledged the success of his Ward 3 Community Barbeque that was held last Friday and thanked staff for organizing the event and those who attended.

Mayor West advised that he attended a Federation of Canadian Municipalities Conference last week in Calgary and remarked on a state of emergency declared due to a watermain break. He acknowledged notable resolutions that were passed and expressed his pride for the City on that national stage.

Regional and Local Councillor DiPaola recognized that June was Seniors Month and acknowledged the Adults 55+ Barbeque that was recently held at Mill Pond. He advised that Norman Maddeaux was recognized as Richmond Hill's Senior of the Year and shared his contributions as a volunteer.

Regional and Local Councillor DiPaola recognized the upcoming Seniors' Ice Cream Social.

Regional and Local Councillor DiPaola advised that his community barbeque will take place at Mill Pond this Saturday and noted the significant number of individuals pre-registered to attend, the complimentary food that will be offered, and the vendors that will be in attendance.

Regional and Local Councillor Chan remarked on the watermain break that occurred in Calgary at the time of his attendance at the Federation of Canadian Municipalities Conference. He remarked on the challenges faced by all Canadian municipalities due to aging infrastructure and emphasized the need for an improved funding formula.

Regional and Local Councillor Chan advised that he will be hosting a round table event on June 20th from 7 p.m. to 8:30 p.m. at Bayview Hill Community Centre in recognition of Seniors Month. He noted that a social worker from Care First Seniors and Community Services Association will be in attendance to provide information on how to take care of seniors, as well as a Seniors Safety Officer from York Regional Police will discuss Seniors' safety. Regional and Local Councillor Chan invited those interested to RSVP via email.

3. Introduction of Emergency/Time Sensitive Matters

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

4. Adoption of Agenda

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

Moved: Councillor Cilevitz

a) Delegation - Yasmine Mucher, 3 Jodphur Lane, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Neuhaus Developments for 9593 Bathurst Street - (Item 10.1).

b) Delegation - Adam Layton, Goldberg Group, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Neuhaus Developments for 9593 Bathurst Street - (Item 10.2).

c) Peter Gross, Gowling WLG (Canada) LLP, regarding the proposed Zoning By-law Amendment Applications submitted by 802559 Ontario Limited for 11592 Yonge Street - (Item 10.3).

d) Ted Murphy, 64 Industrial Road, regarding Notice of Intention to Designate 10217 Yonge Street - (Item 10.4).

e) James Counter, Counter & Mitchell Barristers and Solicitors, 12800 Yonge Street, regarding Notice of Intention to Designate 12800 Yonge Street - (Item 10.5).

f) Extracts - Heritage Richmond Hill meeting HRH#05-24 held June 6, 2024 – (Item 11.18).

g) Correspondence from Robert Salna, 10217 Yonge Street, dated June 11, 2024, regarding Notice of Intention to Designate 10217 Yonge Street - (Item 11.19).

h) Correspondence from James Counter, Counter & Mitchell Barristers and Solicitors, 12800 Yonge Street, regarding Notice of Intention to Designate 12800 Yonge Street - (Item 11.20).

Carried Unanimously

5. 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*.

6. Identification of Items Requiring Separate Discussion

Committee consented to separate items 11.4, 11.5, 11.6, 11.8, 11.9, 11.10, 11.11, 11.18.8 and 11.18.12 for discussion.

7. Adoption of the Remainder of Agenda Items

On a motion of Councillor Cilevitz, Committee adopted those items not identified for separate discussion.

8. Public Hearing(s)

There were no public hearings.

9. Presentation(s)

9.1 Presentation by Frank Quarisa, Director, Public Works Operations, regarding Windrow Program Review - (refer to Item 11.5)

Frank Quarisa, Director, Public Works Operations, provided background information on the Windrow Program, and details on the Public Works Operations Enhancement Program. He provided information on windrow equipment, program performance, including outlining in-house and estimated outsourcing costs for the program. F. Quarisa reviewed costs for comparable windrow programs in other municipalities and the potential impact of eliminating the Windrow Program, as well as the impact of converting the program to a Seniors/Disable Persons Program.

Moved by: Regional and Local Councillor Chan

a) That the presentation by Frank Quarisa, Director, Public Works Operations, regarding Windrow Program Review, be received with thanks.

Carried

10. Delegation(s)

10.1 Yasmine Mucher, 3 Jodphur Lane, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Neuhaus Developments for 9593 Bathurst Street - (refer to Item 11.8)

Yasmine Mucher, 3 Jodphur Lane, shared her concerns regarding Hostel Lane and Jodphur Lane being used as through roads to 9593 Bathurst Street, as they are private roads maintained at the cost of the residents. She noted the lack of consultation with the Board of Directors representing the residents of both Hostel Lane and Jodphur Lane, and shared concerns

regarding traffic, safety of children, impact on property values, and the possibility of common elements such as the fencing around the complex and adjacent landscaping being destroyed. Y. Mucher requested that the Board of Directors be consulted and an agreement reached on next steps before a motion is passed regarding the development.

10.2 Adam Layton, Goldberg Group, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Neuhaus Developments for 9593 Bathurst Street - (refer to Item 11.8)

Adam Layton, Goldberg Group, advised that the plan to use the common element laneway for access to the subject property was covered well in the staff report, noting that there is an easement in favour of lands both north and south to facilitate access, and in his opinion is a standard process. He noted that the requirement to provide pedestrian and vehicular access through Hostel Lane and Jodphur Lane was outlined in the condominium declaration, and that appropriate cost sharing mechanisms will be established with the Board of Directors once the land issues were resolved through the site plan process. A. Layton advised that the proposal had undergone significant assessment from a traffic perspective and will continue to do so as they work through the site plan approval process, and he noted that they were not seeking to convert those lanes to through streets.

10.3 Adam Seif, in place of Peter Gross, Gowling WLG (Canada) LLP, regarding the proposed Zoning By-law Amendment Applications submitted by 802559 Ontario Limited for 11592 Yonge Street - (refer to Item 11.10)

Adam Seif, in place of Peter Gross, Gowling WLG (Canada) LLP, spoke on behalf of the owners of 11610 Yonge Street, and requested that Council defer or adjourn consideration of the proposed Zoning By-law Amendment applications to the next Committee of the Whole meeting, as it would greatly prejudice their client if not deferred. He outlined reasons for his request for deferral, noting that the proposed by-law amendment will interfere with their development plans for high-density mixed-use towers; that it was located within a major transit station area that was intended for higher density transit supportive mixed-use; that the proposed dealership and auto shop were contrary to the Zoning By-law; and that it was premature to consider the application due to the Official Plan updates being undertaken for that corridor. A. Seif advised that there should be a

rear yard landscape buffer between 11610 Yonge Street and 11592 Yonge Street. He also expressed concerns regarding possible environmental contamination caused by the proposed automobile dealership and its impact on neighbouring properties and adjacent school.

10.4 Ted Murphy, 64 Industrial Road, regarding Notice of Intention to Designate 10217 Yonge Street - (refer to Item 11.18.8)

Ted Murphy, 64 Industrial Road, submitted an application to appear, but did not address Committee when called.

10.5 James Counter, Counter & Mitchell Barristers and Solicitors, 12800 Yonge Street, regarding Notice of Intention to Designate 12800 Yonge Street - (refer to Item 11.18.12)

James Counter, Counter & Mitchell Barristers and Solicitors, 12800 Yonge Street, shared his concerns with the intention to designate 12800 Yonge Street, noting that any exterior renovations will require committee approval, which in his opinion could be problematic due to the lengthy timeline needed to obtain such approval. He conveyed his need to make accessibility accommodations to the home for personal and business reasons, and emphasized that modifications may be needed quickly should mobility issues arise. J. Counter expressed concerns with the financial burden that a heritage designation might impose, and shared his opinion that such a designation would prioritize heritage and culture over the concerns of his family, who have maintained the heritage attributes of their home.

11. Committee and Staff Reports

11.1 Minutes - Heritage Centre Advisory Committee Meetings held June 1, 2023 and February 5, 2024

Moved by: Councillor Cilevitz

a) That the minutes of Richmond Hill Centre Advisory Committee meeting HCAC#01-23 held June 1, 2023 be adopted; and

b) That the minutes of Richmond Hill Centre Advisory Committee meeting HCAC#01-24 held February 5, 2024 be adopted.

Carried Unanimously

11.2 SRCM.24.04 – Request for Approval – Draft Plan of Condominium – Metroview Developments (Westwood) Inc. – 8888 Yonge Street - City File CON-24-0005

Moved by: Councillor Cilevitz

- a) That Staff Report SRCM.24.04 be received for information;
- b) That the draft Plan of Condominium application submitted by Metroview Developments (Westwood) Inc. for the lands known as Part of Lot 38, Concession 1, W.Y.S. (Municipal Address: 8888 Yonge Street), City File CON24-0005 (19CDM(R)-24005), be approved, subject to the following:
 - i. that draft approval be subject to the conditions as set out in Appendix “A” to Staff Report SRCM.24.04;
 - ii. that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law; and,
 - iii. that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to Staff Report SRCM.24.04.

Carried Unanimously

11.3 SRCFS.24.030 - Non-Competitive Supply of Wireless Cellular Services

Moved by: Councillor Cilevitz

- a) That the current contract for the supply of wireless cellular services previously awarded non-competitively to Bell Mobility Inc. (“Bell Mobility”) be extended for an additional term, as required, to execute a new cellular services contract, up to a maximum of six (6) months, at a cost not exceeding \$145,000 (exclusive of taxes) pursuant to Appendix “B” Part I, Section (c) of the Procurement By-law No. 113-16 as amended by By-law 141-20 to ensure compatibility with existing deployed technologies;
- b) That the Commissioner of Corporate and Financial Services be authorized to execute any necessary documentation to effect the contract.

Carried Unanimously

11.4 SRCS.24.11 - 2024 Community and Cultural Grant Program

Moved by: Councillor Thompson

- a) That the Community and Cultural Grant applications listed in Appendix “A” be received; and

b) That Community and Cultural Grants totaling \$59,564 be provided to the following community and cultural organizations, and individual artists:

- Artists Co-Op Richmond Hill \$1,500
- Canadian Asian Heritage Association \$3,750
- Canadian Senior Cooperation Association \$2,000
- Christos Damianos \$1,478
- Dance Together \$3,750
- Federation of Chinese Canadians in York Region \$2,500
- Greg Chiykowski \$996
- High Notes Avante Productions Inc. \$3,750
- ICTC Youth Foundation \$5,000
- Luminis Choir \$5,000
- Oak Ridges Lions Club \$2,500
- Odeiwin Foundation \$3,750
- Origami Canada \$675
- Richmond Hill Concert Band \$1,415
- Richmond Hill Philharmonic Orchestra \$2,500
- Rise Above GTA, \$3,750
- Robin Hesse \$4,500
- Salvation Army \$750
- Sean Cisterna \$5,000
- Shadowpath Theatre \$5,000

Carried Unanimously

11.5 SRCS.24.12 - Windrow Program Review

Moved by: Mayor West

a) That Staff Report SRCS.24.12 which provides a comprehensive review of the City's Windrow Program be received for information.

Carried Unanimously

11.6 SRIES.24.004 - Traffic Regulation Changes (Speed Limit, Parking and Turn Restrictions)

Moved by: Councillor Cui

- a) That Staff Report SRIES.24.004 regarding Traffic Regulation Changes be received;
- b) That Council approve the speed limit, parking, and traffic control regulation changes outlined in Staff Report SRIES.24.003;
- c) That By-law 55-24 (Attachment 4) be enacted to amend the Parking Regulation By-law, as amended (Municipal Code Chapter 1116) in order to implement the recommended parking regulation changes;
- d) That By-law 56-24 (Attachment 5) be enacted to amend the Speed Restrictions – Roads By-law, as amended (Municipal Code Chapter 1126) in order to reduce the speed limit on the identified roads to 40 km/h; and
- e) That By-law 57-24 (Attachment 6) be enacted to amend the U-Turn Prohibition Regulation By-law, as amended (Municipal Code Chapter 1135) in order to implement the recommended changes to U-turn prohibitions.

Carried

11.7 SRIES.24.006 – 2024/2025 Locations for Pole-Mounted Radar Speed Message Board Program

Moved by: Councillor Cilevitz

- a) That SRIES.24.006 regarding the Pole-Mounted Radar Speed Message Board program be received.
- b) That the 30 priority locations identified in Attachment 1 of this report be approved for the Pole-Mounted Radar Speed Message Board Program for 2024/2025.

Carried Unanimously

11.8 SRPBS.24.049 – Request for Approval – Official Plan Amendment and Zoning By-law Amendment Applications – Neuhaus Developments – 9593 Bathurst Street - City Files: D01-21004 and D02-21007 (Related City File: D06-21027)

Moved by: Councillor Cilevitz

a) That the Official Plan and Zoning By-law Amendment applications submitted by Neuhaus Developments Limited for lands known as Lots 20 and 21, Registered Plan 2027 (Municipal Address: 9593 Bathurst Street), City Files D01-21004 and D02-21007 be approved, subject to the following:

(i) that the City's Official Plan be amended to include site specific policies as outlined in Staff Report SRPBS.24.049;

(ii) that the draft Official Plan Amendment 51 attached hereto as Appendix "B" be brought forward to the June 19, 2024 Council meeting for adoption;

(iii) that the draft Zoning By-Law Amendment attached hereto as "Appendix C" rezone the subject lands from Second Density Residential (R2) Zone under Zoning By-law 2523, as amended, to Multiple Family Two (RM2) Zone under By-law 2523, as amended, with site-specific development standards to facilitate the development proposal as outlined in Staff Report SRPBS.24.049;

(iv) that the draft amending Zoning By-law attached hereto as Appendix "C" be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the June 19, 2024 Council meeting for consideration and enactment;

b) 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 draft amending Zoning By-law to implement the proposed development on the subject lands; and,

c) That the authority to 20.88 persons equivalent of municipal servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the City's Interim Growth Management Strategy, and that the assigned municipal servicing allocation be released in accordance with the provisions of By-law 109-11.

Carried

11.9 SRPBS.24.050 – Request for Approval – Draft Plan of Condominium Application – Richmond Hill Holdings Ltd. – 130 Performance Drive - City File CON-23-0002

Moved by: Councillor Cui

a) That the draft Plan of Condominium application submitted by Richmond Hill Holdings Ltd. for the lands known as Block 3, Registered Plan 65M-4114 (Municipal Address: 130 Performance Drive), City File CON-23-0002 be approved, subject to the following:

(i) the conditions of draft approval as set out in Appendix “A” to Staff Report SRPBS.24.050;

(ii) that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City’s Tariff of Fees By-law; and,

(iii) that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to SRPBS.24.050, if required.

Carried

11.10 SRPBS.24.068 – Request for Approval – Zoning By-law Amendment Applications – 802559 Ontario Limited – 11592 Yonge Street - City Files ZBLA-23-0004 and ZBLA-23-0007 (Related File SP-23-0009)

Moved by: Councillor Cui

a) That the Zoning By-law Amendment application submitted by 802559 Ontario Limited for lands known as Part of Lot 56, Concession 1, W.Y.S. (Municipal Address: 11592 Yonge Street), City File ZBLA-23-0007, be approved, subject to the following:

(i) that Zoning By-law Amendment 71-24 to remove the Holding (H) provision attached hereto as Appendix “B” be enacted at the June 19, 2024 Council meeting;

b) That the Zoning By-law Amendment application submitted by 802559 Ontario Limited for lands known as Part of Lot 56, Concession 1, W.Y.S. and Block 283, Registered Plan 65M-3465 (Municipal Address: 11592 Yonge Street), City File ZBLA-23-0004 be approved, subject to the following:

(i) a portion of the subject lands be rezoned from “Agriculture (A) Zone” under By-law 2523, as amended, to “General Commercial (GC) Zone” and “Open Space (OS) Zone” under By-law 235-97, as amended, with site specific development standards to facilitate the development proposal as outlined in Staff Report SRPBS.24.068;

(ii) that the amending Zoning By-law be brought forward to a future Council meeting for consideration and enactment; and,

(iii) 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 draft amending Zoning By-law to implement the proposed development on the subject lands.

Carried

11.11 SRPBS.24.070 – Request for Approval – Draft Plan of Condominium Applications – Leslie Richmond Developments Limited – 1521 19th Avenue - City Files CON-24-0003 and CON-23-0004 (Related City Files D06-18041 and D06-18031)

Moved by: Councillor Cui

a) That the draft Plan of Condominium applications submitted by Leslie Richmond Developments Limited for the lands known as Block 1 and Block 3, Registered Plan 65M-4762 (Municipal Address: 1521 19th Avenue), City Files CON-24-0003 and CON-24-0004, be approved, subject to the following:

(i) the conditions of draft plan approval as set out in Appendices “A” and “B” to Staff Report SRPBS.24.070;

(ii) that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City’s Tariff of Fees By-law; and,

(iii) that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendices “A” and “B” to SRPBS.24.070, if required.

Carried

11.12 SRPBS.24.071 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Weldrick West Developments 20-26 Inc., Weldrick West Developments 24-28 Inc., Weldrick West Developments 30 Inc. – City Files D02-18028 and D03-1801

Moved by: Councillor Cilevitz

a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Weldrick West Developments 20-26 Inc.,

Weldrick West Developments 24-28 Inc., Weldrick West Developments 30 Inc., for the lands known as Lots 62, 63 and 64 and Part of Lots 1, 2, 3, 4 and 5, Plan 1923 (Municipal Addresses: 20, 24, 26, 28 and 30 Weldrick Road), City Files D02-18028 and D03-18014, be approved subject to the following:

(i) that the subject lands be rezoned from Third Density Residential (R3) Zone to Multiple Residential One (RM1) Zone and Open Space (OS) Zone under By-law 2523 as amended, with site specific development standards to facilitate the development proposal as outlined in Staff Report SRPI.24.071;

(ii) that prior to the amending Zoning By-law being brought forward to a Council meeting for consideration and enactment, confirmation be received that the applicant has registered restrictions over the subject lands under Section 118 of the Land Titles Act to the satisfaction of the Commissioner of Planning and Building Services;

(iii) 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 draft Zoning By-law to implement the proposed development on the subject lands;

(iv) that the Plan of Subdivision as depicted on Map 6 to Staff Report SRPBS.24.071 be draft approved, subject to the conditions as set out in Appendix "C" hereto;

(v) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law 94-23.

b) that the authority to assign 103.25 persons equivalent of additional servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Building Services subject to the City's Interim Growth Management Strategy, and the assigned municipal servicing allocation be released in accordance with the provisions of By-law 109-11.

Carried Unanimously

11.13 SRPBS.24.072 – Request for Approval – Zoning By-law Amendment Application – Sridhar Methuku – 257 Harris Avenue - City File ZBLA-24-0001

Moved by: Councillor Cilevitz

a) That the Zoning By-law Amendment application submitted by Sridhar Methuku for lands known as Lot 51, Registered Plan 1916 (Municipal Address: 257 Harris Avenue), City File ZBLA-24-0001, be approved, subject to the following:

(i) that the subject lands be rezoned from Urban (UR) Zone under By-law 128-04, as amended to Semi-Detached One (RD1) Zone and Environment Protection Area Two (EPA2) Zone under By-law 235-97, as amended, as outlined in Staff Report SRPBS.24.072;

(ii) that the amending Zoning By-law be brought forward to the June 19, 2024 Council meeting for enactment; and,

(iii) that pursuant to Section 34(18) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands.

Carried Unanimously

11.14 SRPBS.24.073 – Request for Approval – Zoning By-law Amendment Application – 2575563 Ontario Inc. – 152, 160, 166, 172 and 178 Major Mackenzie Drive East and 123 Ruggles Avenue - City File D02-19017 (Related City File D06-20040)

Moved by: Councillor Cilevitz

a) That the Zoning By-law Amendment application submitted by 2575563 Ontario Inc. for lands known as Lots 59 and 86, and Part of Lots 57, 58, 87 and 88, Registered Plan 1883 (Municipal Addresses: 152, 160, 166, 172 and 178 Major Mackenzie Drive East and 123 Ruggles Avenue), City File D02-19017, be approved, subject to the following:

(i) that the subject lands be rezoned from Residential Multiple Third Density (RM3) Zone to Residential Multiple Second Density (RM2) Zone under By-law 66-71, as amended, with site specific development standards as outlined in Staff Report SRPBS.24.073;

(ii) that the amending Zoning By-law be brought forward to the June 19 Council meeting for consideration and enactment; and,

(iii) that pursuant to Section 34(18) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands.

b) That Council assign 80.01 persons equivalent of municipal servicing allocation to the proposed development to be constructed on the subject lands, to be released by the Commissioner of Planning and Building Services in accordance with By-law 109-11, as amended.

Carried Unanimously

11.15 SRPBS.24.074 – Request for Approval – Assignment of Municipal Servicing Allocation – DG Group – 10971 Bayview Avenue - City Files D03-03006 and D03-12013

Moved by: Councillor Cilevitz

a) That Council assign 780.74 persons equivalent of servicing allocation to the first phase of development to be constructed on the lands known as Part of Lot 27, Concession 2, E.Y.S. (Municipal Address: 10971 Bayview Avenue), City File D03-03006, to be released in accordance with the City's Interim Growth Management Strategy and in accordance with By-law 109-11, as amended;

b) That Council assign 37.28 persons equivalent of additional servicing allocation to the first phase of development to be constructed on the lands known as Part of Lot 28, Concession 2, E.Y.S. (Municipal Address: 11061 Bayview Avenue), City File D03-12013, to be released in accordance with the City's Interim Growth Management Strategy and in accordance with By-law 109-11, as amended; and,

c) That Council revoke any unused servicing allocation for which building permits have not been issued two (2) years from the date of allocation assignment, in accordance with the City's Interim Policy for Allocating Sanitary Sewer Capacity, as amended.

Carried Unanimously

11.16 SRPBS.24.075 – Request for Approval – Assignment of Municipal Services Allocation – Deergate Holdings Inc. – 11546 Leslie Street - City Files D03-03013, D06-22041 and D06-22042 (Related Files D01-18005 and D02-03072)

Moved by: Councillor Cilevitz

a) That Council assign 213.75 persons equivalent of additional servicing allocation to the first phase of development for the proposed medium density residential blocks to be constructed on the lands known as Part of Lot 31, Concession 2, E.Y.S. (Municipal Address: 11546 Leslie Street),

City Files D06-22041 and D06-22042, to be released in accordance with the City's Interim Growth Management Strategy and in accordance with By-law 109-11, as amended;

b) That Council assign 559.64 persons equivalent of servicing allocation to the second and third phases of development to be constructed on the lands known as Part of Lot 31, Concession 2, E.Y.S. (Municipal Address: 11546 Leslie Street), City File D03-03013, to be released in accordance with the City's Interim Growth Management Strategy and in accordance with By-law 109-11, as amended; and,

c) That Council revoke any unused servicing allocation for which building permits have not been issued two (2) years from the date of allocation assignment, in accordance with the City's Interim Policy for Allocating Sanitary Sewer Capacity, as amended.

Carried Unanimously

11.17 Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Neuhaus Developments for 9593 Bathurst Street - (refer to Item 11.8)

Moved by: Councillor Cilevitz

That the following correspondence regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications for 9593 Bathurst Street, be received as follows:

1. Haohan Li, 3 Jodphur Lane, dated July 12, 2021.
2. Rui You, 9601 Bathurst Street, dated July 14, 2021.

Carried Unanimously

11.18 Extracts - Heritage Richmond Hill meeting HRH#05-24 held June 6, 2024

11.18.1 SRPBS.24.056 - Notice of Intention to Designate 27 Church Street North - City File D12-07139 - (HRH Item 6.1)

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.056 regarding Notice of Intention to Designate 27 Church Street North be received;

- b) That City Council state its intention to designate the property at 27 Church Street North under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 27 Church Street North, attached as Attachment A to staff report SRPBS.24.056;
- c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.18.2 SRPBS.24.057 - Notice of Intention to Designate 9835 Leslie Street - City File D12-07248

Moved by: Councillor Cilevitz

- a) That staff report SRPBS.24.057 regarding Notice of Intention to Designate 9835 Leslie Street be received;
- b) That City Council state its intention to designate the property at 9835 Leslie Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 9835 Leslie Street, attached as Attachment A to staff report SRPBS.24.057;
- c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;

e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.18.3 SRPBS.24.058 - Notice of Intention to Designate 9853 Leslie Street - City File D12-07250

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.058 regarding Notice of Intention to Designate 9853 Leslie Street be received;

b) That City Council state its intention to designate the property at 9853 Leslie Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 9853 Leslie Street, attached as Attachment A to staff report SRPBS.24.058;

c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;

d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;

e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.18.4 SRPBS.24.059 - Notice of Intention to Designate 13561 Leslie Street - City File D12-07294

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.059 regarding Notice of Intention to Designate 13561 Leslie Street be received;

b) That City Council state its intention to designate the property at 13561 Leslie Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 13561

Leslie Street, attached as Attachment A to staff report SRPBS.24.059;

c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;

d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;

e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.18.5 SRPBS.24.060 - Notice of Intention to Designate 165 Richmond Street - City File D12-07373

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.060 regarding Notice of Intention to Designate 165 Richmond Street be received;

b) That City Council state its intention to designate the property at 165 Richmond Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 165 Richmond Street, attached as Attachment A to staff report SRPBS.24.060;

c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;

d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;

e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.18.6 SRPBS.24.061 - Notice of Intention to Designate 10039 Yonge Street - City File D12-07434

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.061 regarding Notice of Intention to Designate 10039 Yonge Street be received;

b) That City Council state its intention to designate the property at 10039 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 10039 Yonge Street, attached as Attachment A to staff report SRPBS.24.061;

c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;

d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;

e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.18.7 SRPBS.24.062 - Notice of Intention to Designate 10094 and 10096 Yonge Street - City File D12-07443

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.062 regarding Notice of Intention to Designate 10094 and 10096 Yonge Street be received;

b) That City Council state its intention to designate the property at 10094 and 10096 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of

Significance: 10094 and 10096 Yonge Street, attached as Attachment A to SRPBS.24.062;

- c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.18.8 SRPBS.24.063 - Notice of Intention to Designate 10217 Yonge Street - City File D12-07465

Moved by: Mayor West

- a) That staff report SRPBS.24.063 regarding Notice of Intention to Designate 10217 Yonge Street be received;
- b) That City Council state its intention to designate the property at 10217 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 10217 Yonge Street, attached as Attachment A to staff report SRPBS.24.063;
- c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

11.18.9 SRPBS.24.064 - Notice of Intention to Designate 10231 Yonge Street - City File D12-07468

Moved by: Councillor Cilevitz

- a) That staff report SRPBS.24.064 regarding Notice of Intention to Designate 10231 Yonge Street be received;
- b) That City Council state its intention to designate the property at 10231 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 10231 Yonge Street, attached as Attachment A to staff report SRPBS.24.064;
- c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.18.10 SRPBS.24.065 - Notice of Intention to Designate 10239 Yonge Street - City File D12-07469

Moved by: Councillor Cilevitz

- a) That staff report SRPBS.24.065 regarding Notice of Intention to Designate 10239 Yonge Street be received;
- b) That City Council state its intention to designate the property at 10239 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 10239 Yonge Street, attached as Attachment A to staff report SRPBS.24.065;

c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;

d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;

e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.18.11 SRPBS.24.066 - Notice of Intention to Designate 12261 Yonge Street - City File D12-07496

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.066 regarding Notice of Intention to Designate 12261 Yonge Street be received;

b) That City Council state its intention to designate the property at 12261 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 12261 Yonge Street, attached as Attachment A to staff report SRPBS.24.066;

c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;

d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;

e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.18.12 SRPBS.24.067 - Notice of Intention to Designate 12800 Yonge Street - City File D12-07513

Moved by: Councillor Cilevitz

- a) That staff report SRPBS.24.067 regarding Notice of Intention to Designate 12800 Yonge Street be received;
- b) That City Council state its intention to designate the property at 12800 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 12800 Yonge Street, attached as Attachment A to SRPBS.24.067;
- c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- d) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

A recorded vote was taken:

In favour: (7): Councillor Cilevitz, Councillor Thompson, Councillor Cui, Regional and Local Councillor Chan, Mayor West, Councillor Shiu, and Councillor Liu

Opposed: (2): Regional and Local Councillor DiPaola and Councillor Davidson

Carried (7 to 2)

11.18.13 Bill 200 and Proposed Amendments to the Ontario Heritage Act - Verbal Update by Pamela Vega, Urban Design/Heritage Planner - (HRH Item 6.13)

Moved by: Councillor Cilevitz

- a) That the verbal update by Pamela Vega, Urban Design/Heritage Planner, regarding Bill 200 and Proposed Amendments to the Ontario Heritage Act, be received.

Carried Unanimously

11.19 Correspondence from Robert Salna, 10217 Yonge Street, dated June 11, 2024, regarding Notice of Intention to Designate 10217 Yonge Street - (refer to Item 11.18.8)

Moved by: Councillor Cilevitz

a) That the correspondence submitted by Robert Salna, 10217 Yonge Street, dated June 11, 2024, regarding Notice of Intention to Designate 10217 Yonge Street, be received.

Carried Unanimously

11.20 Correspondence from James Counter, Counter & Mitchell Barristers and Solicitors, 12800 Yonge Street, regarding Notice of Intention to Designate 12800 Yonge Street - (refer to Item 11.18.12)

Moved by: Councillor Cilevitz

a) That the correspondence from James Counter, Counter & Mitchell Barristers and Solicitors, 12800 Yonge Street, regarding Notice of Intention to Designate 12800 Yonge Street, be received.

Carried Unanimously

12. Other Business

There were no other business items.

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Adjournment

Moved by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 3:22 p.m.