



Committee of the Whole Meeting

Minutes

CW#04-18

Monday, March 19, 2018, 4:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

Committee Members Present: Mayor Barrow
Regional and Local Councillor Spatafora
Councillor Muench
Councillor Liu
Councillor West
Councillor Cilevitz

Regrets: Regional and Local Councillor Hogg
Councillor Beros
Councillor Chan

Staff Members Present:

N. Garbe, Chief Administrative Officer
S. Baker, Commissioner of Community Services
I. Brutto, Commissioner of Environment and Infrastructure Services
S. Huycke, Acting Commissioner of Corporate and Financial Services
K. Kwan, Commissioner of Planning and Regulatory Services
A. Adari, Assistant Town Solicitor
A. Alyea, Assistant Town Solicitor
D. Dexter, Director, Financial Services and Treasurer
G. Galanis, Director, Development Planning
M. Gandhi, Director, Communication Services
D. Joslin, Director, Recreation and Culture
S. Kaplan, Director, Human Resources
T. Ricketts, Asset Management Planning and Environment Services
D. Terzievski, Director, Development Engineering and Transportation
D. Beaulieu, Manager, Development - Subdivisions

V. Gaiu, Manager, Energy and Waste
D. Giannetta, Manager, Development - Site Plans
M. Grit, Theatre Manager
J. Walters, Manager, Development Engineering, Storm Water and Subdivisions
R. Kent, Waste Management Coordinator
S. Cham, Senior Planner
K. Faria, Planner II - Subdivision
I. James, Senior Urban Designer
L. Oozeer, Waste Management Analyst
S. Shams, Waste Management Intern
A. O'Malley, Communications Advisor
J. Hypolite, IT Service Desk Technical Analyst
G. Collier, Deputy Town Clerk
K. Hurley, Council/Committee Coordinator

1. Call to Order

In the absence of the Chair and Vice-Chair, Gloria Collier, Deputy Town Clerk, called the meeting to order at 4:30 p.m. and advised that the first order of business was to appoint a Chair for the meeting.

Moved by: Mayor Barrow

That Karen Cilevitz, Councillor Ward 5, be appointed as Chair for the March 19, 2018 Committee of the Whole meeting.

Carried

2. Council Announcements

Councillor West extended congratulations to the members of the U19A Richmond Hill Ringette Team who were the gold medal recipients in their Division after winning the championship game on March 18th.

Councillor West advised that the 2nd annual Ward 4 Maple Syrup Festival is on Saturday, March 24th from 2 p.m. until 4 p.m. at the Elgin West Community Centre. Councillor West highlighted the various activities that have been organized for the day and extended an invitation for all to attend.

Councillor Muench wished everyone celebrating Nowruz this evening a Happy New Year.

3. Introduction of Emergency/Time Sensitive Matters

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

4. Adoption of Agenda

Moved by: Mayor Barrow

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

a) Correspondence from Mehrdad Sabouhi, Chair, The Village of Richmond Hill B.I.A., dated March 19, 2018, regarding the Zoning By-law Amendment application submitted by 2295190 Ontario Inc. for 10027 Yonge Street - refer to Item 11.22

b) Delegation by Mike Manett, MPLAN Inc., regarding Authorization to Execute Servicing Agreement with Dickson 48 Property Inc., Sedgewick Property Inc., Centerfield Property Inc. and Long Body Homes Inc. - refer to Item 11.16

Carried Unanimously

5. Disclosure 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 11.3, 11.4, 11.5, 11.7, 11.16, 11.22 and 11.25.

7. Adoption of Remainder of Agenda Items

On a motion of Regional and Local Councillor Spatafora, Committee adopted those items not identified for separate discussion.

8. Public Hearing

There were no public hearings.

9. Presentations

9.1 Presentation by Michael Grit, Theatre Manager, regarding the Richmond Hill Centre for the Performing Arts 2016/17 season annual report

Michael Grit, Theatre Manager, made a presentation regarding the 2016/2017 season annual report for the Richmond Hill Centre for the Performing Arts which was a celebration of the community and 150th anniversary of Confederation. He highlighted community partnerships, featured artists, family programming, special performances, educational

camps and programs, event statistics, and Town events held throughout the year where the Theatre was represented. M. Grit reviewed the engagement that was undertaken to obtain feedback from the community, sponsors and staff to learn how they could better serve the community, and to develop the mission statement, vision statement and guiding principles for the Richmond Hill Centre for the Performing Arts. M. Grit noted the success of the 2016/2017 season and that he looked forward to sharing the highlights of the 2017/2018 season with Council towards the end of the year.

Moved by: Mayor Barrow

That the presentation by Michael Grit, Theatre Manager, regarding the Richmond Hill Centre for the Performing Arts 2016/2017 season annual report, be received with thanks.

Carried Unanimously

9.2 Presentation by Catherine Barker, Chair of the Council Compensation Review Committee, regarding the Report of the Town of Richmond Hill Council Compensation Review Committee for the December 1, 2018 to November 14, 2022 Term of Office- refer to Item 11.3

Catherine Barker, Chair of the Council Compensation Review Committee, provided introductory remarks regarding the Report of the Town of Richmond Hill Council Compensation Review Committee for the December 1, 2018 to November 14, 2022 Term of Council, thanked staff members for their assistance throughout the process, and introduced Committee members Allan Fang, Pat Legris, Julie Meissner and Janet Naidu who were in attendance.

Pat Legris, Committee Member, provided a high level overview of the salary recommendations, benefit recommendations, and conclusions of the Report of the Town of Richmond Hill Council Compensation Review Committee for the December 1, 2018 to November 14, 2022 Term of Council. P. Legris acknowledged the staff members who provided guidance and leadership throughout the process, and advised that members of the Committee were in attendance to answer any questions.

10. Delegations

10.1 Carol Davidson, 25 Green Meadow Crescent, regarding concerns related to the Lake Wilcox Park - refer to Item 11.4

Carol Davidson, 25 Green Meadow Crescent, addressed Committee regarding concerns related to the Lake Wilcox Park. She advised that with the popularity of the park there were excessive crowds, speeding on residential streets, illegal parking, increased litter, and overall misuse of the park and lake which posed a threat to the natural environment. Ms. Davidson provided photographs to demonstrate the various issues and requested that measures be put into place to protect the environmentally sensitive area including an on-site Park Manager, improving existing parking lots, relocating the entrance to the park, charges for parking and specific park usage, increase in parking enforcement, and the requirement for park permits for large group gatherings as further detailed in her correspondence distributed as Item 11.4.

10.2 Mike Manett, MPLAN Inc., regarding the applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for addresses on Harris Avenue, Jefferson Sdrd and Beech Avenue - refer to Item 11.5

Mike Manett, MPLAN Inc., on behalf of the owners of 247 and 257 Harris Avenue, addressed Committee regarding the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 Harris Avenue, 223 to 305 Jefferson Sideroad and 30 Beech Avenue. Mr. Manett expressed concern that matters he identified in previous correspondence was not addressed in the memorandum from the Commissioner of Planning and Regulatory Services. Mr. Manett advised that they generally support the subject applications provided they did not preclude reasonable development on the south side of Harris Avenue, and noted outstanding concerns with the location of the storm water management pond and the impact on the 4 development options and permitted density, and consistency with the "Vista Block" concept of the urban design component of the Harris Beech Infill Study as further detailed in his correspondence distributed as part of Item 11.29.

10.3 Joseph Ip, 81 Brass Drive, regarding the applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for addresses on Harris Avenue, Jefferson Sdrd and Beech Avenue - refer to Item 11.5

Joseph Ip, 81 Brass Drive, addressed Committee regarding the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196

and 210 and 226 to 288 Harris Avenue, 223 to 305 Jefferson Sideroad and 30 Beech Avenue. He advised that he was in attendance to propose an alternative option 6 for consideration of a pedestrian walkway between Beech Avenue and Wicker Drive which he noted would have more support from area residents.

10.4 Adriana Pisano Beaumont, 62 Wicker Drive, regarding the applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for addresses on Harris Avenue, Jefferson Sdrd and Beech Avenue - refer to Item 11.5

Adriana Pisano Beaumont, 62 Wicker Drive, addressed Committee regarding the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 Harris Avenue, 223 to 305 Jefferson Sideroad and 30 Beech Avenue. She noted that she was in attendance to advocate for a reasonable alternative to the roadway connection between Beech Avenue and Wicker Drive and provided historical background to the development in the area. Ms. Pisano Beaumont advised of concerns related to proposed density, increased traffic, and destruction of a greenspace corridor in the context of the planning and environmental policy framework of the municipality, and requested that support be given to an option that preserves the natural corridor and leaves the road bulb at the end of Wicker Drive in its current condition.

10.5 Marcelo Almeida, 82 Wicker Drive, regarding the applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for addresses on Harris Avenue, Jefferson Sdrd and Beech Avenue - refer to Item 11.5

Marcelo Almeida, 82 Wicker Drive, addressed Committee regarding the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 Harris Avenue, 223 to 305 Jefferson Sideroad and 30 Beech Avenue. He noted that he was in support of the comments made by the previous two delegates and requested clarification on what was being proposed for the bulb area of Wicker Drive as it appears to be wider than the actual road on the various maps. Mr. Almeida advised that he was not opposed to a connection of municipal services between Beech Avenue and Wicker Drive, but was opposed to a roadway connecting the two areas.

10.6 Murray Evans, Evans Planning, regarding the applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for addresses on Harris Avenue, Jefferson Sdrd and Beech Avenue - refer to Item 11.5

Murray Evans, Evans Planning Inc., agent for the applicant, provided background information on the evolution of the subject lands and proposed applications submitted by his clients. He noted that they were part of the Harris Beech Infill Study process and that in his opinion the proposed development met the intent and principles of the Study. Mr. Evans advised that they were in agreement with the recommendations contained in the staff report but understood the concerns and issues that had been raised by area residents. Mr. Evans requested that if the road between Beech Avenue and Wicker Drive was not approved, that Option #5 identified within the memorandum from the Commissioner of Planning and Regulatory Services be explored with consideration of a revised rear yard zoning standard, and that recommendations a) and c) contained in the staff report move forward with approval.

10.7 Jeffrey Streisfield, Land Law, regarding the Zoning By-law Amendment application submitted by 2295190 Ontario Inc. for 10027 Yonge Street - refer to Item 11.22

Jeffrey Streisfield, Land Law, lawyer for the applicant, addressed Committee regarding the Zoning By-law Amendment application submitted by 2295190 Ontario Inc. for 10027 Yonge Street. He noted that additional support had been received for the applications and submitted copies of the correspondence to be included as part of the public record. Mr. Streisfield advised that they were not in agreement with the staff report recommendations; provided additional information to support their development proposal, which included the preservation of heritage assets, within the context of the Town's planning policy framework; and requested that the staff report recommendations be rejected as further detailed in his correspondence distributed as part of Item 11.30.

10.8 David Eckler, AREA Architects, regarding the Zoning By-law Amendment application submitted by 2295190 Ontario Inc. for 10027 Yonge Street - refer to Item 11.22

David Eckler, AREA Architects, agent for the applicant, addressed Committee regarding the Zoning By-law Amendment application submitted by 2295190 Ontario Inc. for 10027 Yonge Street. He addressed the information contained in the staff report and advised that they were not

aware of concerns related to the proposed height of the development, and explained why the proposed mixed use commercial building should be considered a 5-storey building rather than 6-storey building. Mr. Eckler addressed the nil setback, proposed parking and the formula used to calculate the number of spaces, and linked system of courtyards. Mr. Eckler advised that they were not looking for site plan approval at this time and requested that the staff report recommendations be rejected as they were willing to continue working collaboratively with staff as further detailed in his correspondence distributed as part of Item 11.30.

10.9 Mike Manett, MPLAN Inc., regarding Authorization to Execute Servicing Agreement with Dickson 48 Property Inc., Sedgewick Property Inc., Centerfield Property Inc. and Long Body Homes Inc. - refer to Item 11.16

Mike Manett, MPLAN Inc., representing the Worden property at 1393 Bethesda Sideroad, addressed Committee regarding the Authorization to Execute Servicing Agreement with Dickson 48 Property Inc., Sedgewick Property Inc., Centerfield Property Inc. and Long Body Homes Inc. He requested that consideration of the staff report and its recommendations be deferred as in their opinion, it was premature to enter into servicing agreements with the four landowners, and further requested that a copy of the West Gormley Master Environmental Servicing Plan, dated February 2016, Final Consolidation Report, and any preliminary comments from staff be provided to his client.

11. Committee and Staff Reports

11.1 Minutes and Meeting Notes - Accessibility Advisory Committee meetings

Moved by: Regional and Local Councillor Spatafora

That the minutes and meeting notes of the Accessibility Advisory Committee for meetings AAC#01-17 held May 3, 2017, AAC#02-17 held June 28, 2017, and AAC#03-17 held October 18, 2017, be adopted as circulated.

Carried Unanimously

11.2 Minutes - Heritage Richmond Hill Committee meetings

Moved by: Regional and Local Councillor Spatafora

That the minutes of the Heritage Richmond Hill Committee for meetings HRH#06-17 held October 11, 2017, HRH#07-17 held November 14, 2017, and HRH#08-17 held December 5, 2017, be adopted as circulated.

Carried Unanimously

11.3 Report of the Town of Richmond Hill Council Compensation Review Committee for the December 1, 2018 to November 14, 2022 Term of Office

Moved by: Mayor Barrow

That Council adopts the following recommendations of the Council Compensation Review Committee ("the Committee"):

1. That increases in compensation for members of the Town of Richmond Hill Council for the 2018 to 2022 Term of Council should be aligned with increases provided to non-unionized Town Staff, including an increase of 1.75% effective January 1, 2019, with an annual cap of up to 2.25% in subsequent years (effective date of the increases - January 1, 2020 through January 1, 2022), subject to adoption of clause 2 in these recommendations.
2. That the current benefits provided to members of the Town of Richmond Hill Council be maintained with the following adjustments:
 - a) That payments to members of the Town of Richmond Hill Council under the Long-Term Disability benefit plan end on the earlier of the Member reaching 65 years of age or 5 years from when payments began.
3. A similar Committee to review and make recommendations regarding Council's compensation should be established in the year preceding the next municipal election year as was done for this review.
4. Future Committees should continue to be provided with relevant comparative compensation data (Appendix A) at the inaugural meeting, as it facilitates a more efficient and effective review process.

Carried Unanimously

11.4 Correspondence from Carol Davidson, 25 Green Meadow Crescent, received January 18, 2018, regarding concerns related to the Lake Wilcox Park

Moved by: Regional and Local Councillor Spatafora

That the delegation and correspondence from Carol Davidson, 25 Green Meadow Crescent, received January 18, 2018, regarding concerns related to the Lake Wilcox Park, be received with thanks.

Carried Unanimously

11.5 SRPRS.18.044-Request for Approval-Zoning By-law Amendment and Draft Plan of Subdivision Applications-Country Wide Homes (Jefferson Inc) and Giuseppina Brunetto-196 and 210 and 226 to 288 and 307 Harris Ave, 211 and 223 to 305 Jefferson Sdrd, 30 Beech Ave

Moved by: Councillor West

a) That staff be directed to report back to Council at its March 26, 2018 meeting with revised planning instruments to implement Option 5 attached to the memorandum from the Commissioner of Planning and Regulatory Services, dated March 15, 2018, with respect to the Request for Approval, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue, File Numbers D02-14024 and D03-14008, D02-14025 and D03-14009, and D02-16001 and D03-16002.

b) That, at this time, the road bulb on the end of Wicker Drive be left in its current condition.

Carried Unanimously

11.6 Correspondence received regarding the applications submitted by Country Wide Homes (Jefferson Inc.) and Guiseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, 30 Beech Avenue - refer to Item 11.5

Moved by: Regional and Local Councillor Spatafora

That the correspondence received regarding the applications submitted by Country Wide Homes (Jefferson Inc.) and Guiseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue, be received as follows:

a) Dong To, 58 Wicker Drive, dated February 20, 2018

b) Xiang Zhang, 80 Wicker Drive, dated February 20, 2018

c) Cecilia Ladisa and Michael DeLisio, 10 Wicker Drive, dated February 21, 2018

d) Richard Fu, 66 Wicker Drive, dated February 21, 2018

e) Hao Jiang, 22 Settlement Crescent, dated February 26, 2018

Carried Unanimously

11.7 SREIS.18.003 - Update on Draft Amended Blue Box Program Plan

Moved by: Councillor Muench

a) That staff report SREIS.18.003 regarding an update on the Draft Amended Blue Box Program Plan and the Town's commenting submission to Stewardship Ontario, attached as Attachment '1' to staff report SREIS.18.003, be received for information;

b) That a copy of staff report SREIS.18.003 and all comments from Council be sent to the Ministry of Environment and Climate Change, the Association of Municipalities of Ontario, York Region and local municipalities to advise them of Richmond Hill's concerns with the Draft Amended Blue Box Program Plan.

Carried Unanimously

11.8 SREIS.18.004 - Lake to Lake Multi-Use Path along Leslie Street from 260 metres north of 16th Avenue to Elgin Mills Road - Request for Authorization to Execute a Memorandum of Understanding with York Region

Moved by: Regional and Local Councillor Spatafora

a) That the Mayor and Clerk be authorized to execute a memorandum of understanding with York Region to share the cost for the design and construction of a multi-use path along Leslie Street from 260 metres north of 16th Avenue to Elgin Mills Road, as part of the Lake to Lake in the Town of Richmond Hill, upon the recommendation of the Commissioner of Environment and Infrastructure Services

Carried Unanimously

11.9 SRCS.18.04 - Permitted Fields Agreement - York Region District School Board

Moved by: Regional and Local Councillor Spatafora

a) That the Mayor and Clerk be authorized to execute the Permitted Fields Agreement between the Corporation of the Town of Richmond Hill and the York Region District School Board upon the written recommendation of the Commissioner of Community Services.

Carried

11.10 SRCFS.18.009 - Proposed Amendment to the Barker Business Park Phase 2 Limited Subdivision Agreement (19T-06005) with respect to the Development Charges Provisions

Moved by: Regional and Local Councillor Spatafora

a) That upon the written recommendation of the Town Treasurer, the Mayor and Clerk be authorized to execute an amending agreement to the Barker Business Park Phase II Limited Subdivision Agreement (19T-06005) to retroactively increase a Town contribution towards development charge services in the amount of \$286,055.60.

Carried Unanimously

11.11 SRS.18.05 - Acquisition of Land from Wycliffe Elgin Mills Limited

Moved by: Regional and Local Councillor Spatafora

a) That the acquisition by the Town of those lands more particularly described as Block 11, Plan 65M-3339 from Wycliffe Elgin West Limited for nominal consideration, be authorized;

b) That the Mayor and Clerk be authorized to execute all documents required on behalf of the Town for the purposes of the aforesaid acquisition of land.

Carried Unanimously

11.12 SRPRS.18.038 - Establish Lands as Public Highway - Part of Block 8 (0.30 Reserve) - Plan 65M-4049, Petrolia Court (Related File Number B037/16)

Moved by: Regional and Local Councillor Spatafora

a) That Part of Block 8 (0.30 Reserve) in Plan 65M-4049, described as Part 4 on Plan 65R-37074, be established as public highway to form part of Petrolia Court.

Carried Unanimously

11.13 SRPRS.18.051 - Establish part of William F. Bell Parkway as Public Highway - Subdivision File Number 19T-14006 - File Number D03-14006

Moved by: Regional and Local Councillor Spatafora

a) That Town owned lands being Part of Lot 27, Con 2, more specifically described as Parts 1, 2 and 3 on Plan D 811, be established as a public highway to form part of William F. Bell Parkway.

Carried Unanimously

11.14 SRPRS.18.065 - Authorization to Execute Servicing Agreement for Phase 2 of Apple Bottom Homes Inc. - Subdivision File Number 19T-13011 (File Number D03-13011)

Moved by: Regional and Local Councillor Spatafora

a) That the Mayor and Clerk be authorized to execute a servicing agreement with Apple Bottom Homes Inc. for Phase 2 of Subdivision File Number 19T-13011, upon the recommendation of the Commissioner of Planning and Regulatory Services.

Carried Unanimously

11.15 SRPRS.18.077 - Municipal Class Environmental Assessment Process Improvements Resolution

Moved by: Regional and Local Councillor Spatafora

a) That staff report SRPRS.18.077 Municipal Class Environmental Assessment Process Improvements Resolution be received by Council;

b) That Council adopt the following resolution, as requested by Ontario Good Roads Association and the Municipal Engineers Association:

Whereas a coalition of the Municipal Engineers Association (MEA) and the Residential and Civil Construction Alliance of Ontario have successfully applied to have a review of the Municipal Class Environmental Assessment (MCEA) process conducted under Part IV (Section 61) of the Environmental Bill of Rights Act, 1993 (EBR Act);

And whereas impact studies and public meetings required by the MCEA process often take two years or more to complete before construction can commence;

And whereas the MCEA requirements to evaluate alternatives are often not well aligned with prior or municipal land use planning decisions;

And whereas analysis by the Residential and Civil Construction Alliance of Ontario (RCCAO) has demonstrated that the time to complete an Environmental Assessment rose from 19 months to 26.7 months and costs went from an average of \$113,300 to \$386,500;

And whereas the Auditor General of Ontario has tabled recommendations for modernizing the MCEA process;

And whereas in spite of written commitments made by the Ministry of the Environment between 2013-2015, no action has been taken;

And whereas local projects that do not have the necessary approvals could lose out on the next intake of Build Canada funding;

Therefore be it resolved that the Town of Richmond Hill requests that the Minister of the Environment and Climate Change take immediate steps to expedite the response process for Part II Orders or Bump-Up requests, as part of the s.61 review to improve MCEA process times and reduce study costs;

And further that the Minister of the Environment and Climate Change support changes to better integrate and harmonize the MCEA process with processes defined under the Planning Act;

And further that the Minister of the Environment and Climate Change amend the scope of MCEA reports and studies to reduce duplication with existing public processes and decisions made under municipal Official Plans and provincial legislation.

c) That the Town Clerk be directed to forward a copy of staff report SRPRS.18.077 to the Municipal Engineers Association, Ontario Good Roads Association, and the Ministry of Environment and Climate Change.

Carried Unanimously

11.16 SRPRS.18.080 - Authorization to Execute Servicing Agreement with Dickson 48 Property Inc., Sedgewick Property Inc., Centerfield Property Inc. and Long Body Homes Inc.

Moved by: Mayor Barrow

a) That upon the written recommendation of the Commissioner of Planning and Regulatory Services, the Mayor and Clerk be authorized to

execute a servicing agreement with Dickson 48 Property Inc., Sedgewick Property Inc., Centerfield Property Inc. and Long Body Homes Inc. for the installation of external municipal servicing within the Bethesda Side Road, Stouffville Road and Leslie Street road allowances associated with Subdivision File Numbers 19T-03018, 19T-03019, 19T-03020 and 19T-03021.

Moved by: Councillor Muench

That staff report SRPRS.18.080 regarding the Authorization to Execute Servicing Agreement with Dickson 48 Property Inc., Sedgewick Property Inc., Centerfield Property Inc. and Long Body Homes Inc. be referred to the March 26, 2018 Council meeting.

Motion Failed to Carry

Moved by: Mayor Barrow

a) That upon the written recommendation of the Commissioner of Planning and Regulatory Services, the Mayor and Clerk be authorized to execute a servicing agreement with Dickson 48 Property Inc., Sedgewick Property Inc., Centerfield Property Inc. and Long Body Homes Inc. for the installation of external municipal servicing within the Bethesda Side Road, Stouffville Road and Leslie Street road allowances associated with Subdivision File Numbers 19T-03018, 19T-03019, 19T-03020 and 19T-03021.

Carried

11.17 SRPRS.18.082 - Authorization to Execute a Servicing Agreement, Acquire Lands and Easement - North Leslie Residential Landowners Group Inc. - File Number D03-14006

Moved by: Regional and Local Councillor Spatafora

a) That upon the written recommendation of the Commissioner of Planning and Regulatory Services, the Mayor and the Clerk be authorized to execute a servicing agreement with the North Leslie Residential Landowners Group Inc. for the installation of external municipal servicing related to Subdivision File Numbers 19T-14006, 19T-03006, 19T-12012 and 19T-12013;

b) That the acquisition of Parts of Lot 27, Concession 2, more particularly described as Parts 2, 4, 6, and 10 on draft reference plan number 08-1910-

REF5, prepared by Holding Jones Vanderveen Inc. Ontario Lands Surveyors and dated October 3 ,2017, be authorized;

c) That the acquisition of Parts of Lot 26, Concession 2, more particularly described as Parts 2, 3, 4, 5, 6 and 15 on draft reference plan number 15-18-077-02, prepared by Guido Papa Surveying Ontario Land Surveyors and dated February 21, 2018, be authorized; and

d) That the acquisition of easements over the following lands be authorized:

i. Part of Lot 26, Concession 2 more particularly described as Part 11 on draft reference plan number 15-18-077-02, prepared by Guido Papa Surveying Ontario Land Surveyors and dated February 21, 2018;

ii. Part of Lot 27, Concession 2 described more particularly as Part 8, on draft reference plan number 08-1910-REF5, prepared by Holding Jones Vanderveen Inc. Ontario Land Surveyors and dated October 3, 2017, be authorized.

Carried Unanimously

11.18 SRPRS.18.046 - Request for Approval - Granting of Servicing Allocation - Primont Homes (Bayview) Inc. - 0 19th Avenue and 5 Glen Meadow Lane - File Number D06-15080

Moved by: Regional and Local Councillor Spatafora

a) That the request for the granting of municipal servicing capacity for 506 persons submitted by Primont Homes (Bayview) Inc. for the lands known as Lot 14, Registered Plan 65M-2217 and Part of Lot 56, Concession 1, E.Y.S. (municipal addresses: 0 19th Avenue and 5 Glen Meadow Lane), File Number D06-15080, be approved;

b) That the assigned servicing capacity be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11.

Carried Unanimously

11.19 SRPRS.18.063 - Request for Approval - Zoning By-law Amendment Application - Inter Universe Canada Inc. - 360 19th Avenue - File Number D02-16038

Moved by: Regional and Local Councillor Spatafora

a) That the Zoning By-law Amendment application submitted by Inter Universe Canada Inc. for the lands known as Part of Lot 56, Concession

1, E.Y.S. (municipal address: 360 19th Avenue), File Number D02-16038, be approved, subject to the following:

(i) That the subject lands be rezoned from Rural Residential One (RR1) Zone under By-law 2325-68, as amended, to Single Detached Six (R6) Zone and Environmental Protection Area Two (EPA2) Zone under By-law 235-97, as amended;

(ii) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Carried Unanimously

11.20 SRPRS.18.064 - Request for Approval - Zoning By-law Amendment Application - Ya Xi Lu - 17 Pearson Avenue - File Number D02-17018

Moved by: Regional and Local Councillor Spatafora

a) That the Zoning By-law Amendment application submitted by Ya Xi Lu for the lands known as Lot 10, Plan 3403 (municipal address: 17 Pearson Avenue), File Number D02-17018, be approved, subject to the following:

(i) That the subject lands be rezoned from Second Density Residential (R2) Zone to Third Density Residential (R3) Zone under By-law 2523, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPRS.18.064;

(ii) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and enactment.

Carried Unanimously

11.21 SRPRS.18.068 - Request for Direction - Official Plan and Zoning By-law Amendment Applications - TSMJC Properties Inc. - 10909 Yonge Street - File Numbers D01-16003 and D02-16018

Moved by: Regional and Local Councillor Spatafora

a) That the Ontario Municipal Board be advised that Council does not support the Official Plan Amendment and Zoning By-law Amendment applications submitted by TSMJC for lands known as Part of Block 29, Registered Plan 65M-2819 (municipal address: 10909 Yonge Street), File Numbers D01-16003 and D02-16018, for the principle reasons outlined in staff report SRPRS.18.068;

b) That appropriate Town staff be directed to appear at the Ontario Municipal Board hearing in support of Council's position concerning the subject applications.

Carried Unanimously

11.22 SRPRS.18.069 - Request for Direction - Zoning By-law Amendment Application - 2295190 Ontario Inc. - 10027 Yonge Street - File Number D02-14029 (Related File Number D06-14096)

Moved by: Mayor Barrow

a) That the Ontario Municipal Board be advised that Council does not support the proposed Zoning By-law Amendment application submitted by 2295190 Ontario Inc. for lands known as Part of Lots 4 and 5, Plan 470 (municipal address: 10027 Yonge Street) File Number D02-14029 (Related File Number D06-14096), for the principle reasons outlined in staff report SRPRS.18.069;

b) That appropriate Town staff be directed to appear at the Ontario Municipal Board hearing in support of Council's position concerning the subject applications.

Motion to Refer:

Moved by: Councillor Muench

That staff report SRPRS.18.069 regarding the Zoning By-law Amendment application submitted by 2295190 Ontario Inc. for 10027 Yonge Street be referred to the March 26, 2018 Council meeting to allow engagement to take place with the applicant.

A recorded vote was taken:

In favour: (6): Councillor Muench, Mayor Barrow, Councillor West, Councillor Liu, Councillor Cilevitz, Regional and Local Councillor Spatafora

Opposed: (0): None

Motion to Refer Carried Unanimously 6 to 0

11.23 SRPRS.18.070 - Request for Direction - Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Applications - Stateview Homes (Kings Landing) Inc. - 272, 286, 296, 298 King Road and 4, 6, 8 Parker Avenue

Moved by: Regional and Local Councillor Spatafora

a) That the Ontario Municipal Board be advised as follows:

(i) That Council supports the withdrawal of the Official Plan Amendment appeal submitted by Stateview Homes (Kings Landing) Inc., File Number D01-15002, or alternatively requests that the Ontario Municipal Board dismiss the Official Plan Amendment appeal, for the reasons set out in staff report SRPRS.18.070;

(ii) That Council supports the Zoning By-law Amendment application submitted by Stateview Homes (Kings Landing) Inc. for lands known as Lots 1 to 4 inclusive, Registered Plan 563 and Part of Lots 31 and 32, Registered Plan 202 (municipal addresses: 272, 286, 296 and 298 King Road, and 4, 6 and 8 Parker Avenue), File Number D02-15010, in principle for the reasons set out in staff report SRPRS.18.070;

(iii) That the Ontario Municipal Board withhold its Final Order with respect to the proposed Zoning By-law Amendment until such time as the applicant's Site Plan application has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services and the applicant has paid the applicable processing fees in accordance with the Town's Tariff of Fees By-law;

(iv) That Council supports the draft Plan of Subdivision application submitted by Stateview Homes (Kings Landing) Inc. for lands known as Lots 1 to 4, Registered Plan 563 and Part of Lots 31 and 32, Registered Plan 202 (municipal addresses: 272, 286, 296 and 298 King Road, and 4, 6 and 8 Parker Avenue), File Number D03-15001, subject to the conditions of draft approval as set out in Appendix 'E' to staff report SRPRS.18.070 and the payment of applicable processing fees in accordance with the Town's Tariff of Fees By-law;

(v) That the Ontario Municipal Board delegate authority to the Town to clear and modify conditions of draft plan approval;

(vi) That the Ontario Municipal Board withhold its Final Order respecting the proposed Site Plan application, File Number D06-15028, until such time as the Site Plan application has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services;

b) That appropriate Town staff be directed to appear at the Ontario Municipal Board in support of Council's position concerning the subject applications;

- c) That servicing allocation of 36 units (106 persons equivalent) be allocated to the subject lands;
- d) That Council resolve to accept cash-in-lieu of parkland dedication for the subject applications.

Carried Unanimously

11.24 SRPRS.18.074 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Leslie Richmond Developments Limited - 1521 19th Avenue - File Numbers D02-15025 and D03-15007

Moved by: Regional and Local Councillor Spatafora

- a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Leslie Richmond Developments Limited for lands known as Part of Lot 30, Concession 3, E.Y.S. (municipal address: 1521 19th Avenue), File Numbers D02-15025 and D03-15007 be approved, subject to the following:
 - (i) That the subject lands be rezoned to the appropriate zoning categories under By-law 55-15 (the North Leslie Area Secondary Plan Zoning By-law), including the general revisions to By-law 55-15 discussed in staff report SRPRS.18.074 and generally illustrated on the maps included in that report;
 - (ii) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and passage upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17;
 - (iii) That, with respect to Blocks 1, 2, 3 and 25 on the draft Plan of Subdivision on Map 4, prior to forwarding the amending Zoning By-law(s) to Council for enactment, the applicant receive Site Plan Approval from the Town with respect to the proposed development to be constructed on those lands, provided that for Block 25, the time frame for finalizing such approval shall not extend longer than the timeframe for finalizing the zoning of the last townhouse block;
 - (iv) That the draft Plan of Subdivision on Map 4 be draft approved, subject to the conditions set out in Appendix 'B' to staff report SRPRS.18.074 and upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17;

(v) That servicing capacity for 72 units / 215 persons equivalent within the Phase 1 development area be allocated to the subject lands.

Carried Unanimously

11.25 SRPRS.18.076 - Request for Approval - Addition of Names to the Town's Approved Street Name List and Re-naming of a Public Highway - Leslie Elgin Developments Inc. - File Number D15-17055

Moved by: Councillor West

a) That staff report SRPRS.18.076 regarding the addition of names to the Town's Approved Street Name and the renaming of a Public Highway submitted by Leslie Elgin Developments Inc., File Number D15-17055, be referred back to staff.

Carried Unanimously

11.26 SRPRS.18.052 - Request for Direction - Applications to Amend the Official Plan and Zoning By-Law - Goldenville Development Inc. - 39, 41, 45, 53, 59, 69, 79, 81, 89, 91 and 97 Carrville Road - File Numbers D01-17001 and D02-17003

Moved by: Regional and Local Councillor Spatafora

a) That the Ontario Municipal Board be advised that Council does not support the Official Plan and Zoning By-law Amendment applications submitted by Goldenville Development Inc. for lands known as Lots 135 to 139 and Part of Lots 134, 285 and 286, Plan 1960 (municipal addresses: 39, 41, 45, 53, 59, 69, 79, 81, 89, 91 and 97 Carrville Road), File Numbers D01-17001 and D02-17003 for the principle reasons outlined in staff report SRPRS.18.052;

b) That appropriate Town staff be directed to appear at the Ontario Municipal Board in support of Council's position concerning the subject applications.

Carried Unanimously

11.27 SRPRS.18.061 - Assumption of Storm Water Management Facility - Monarch Renaissance Woods Limited - Subdivision File 19T-94002 - File Number D03-94002

Moved by: Regional and Local Councillor Spatafora

a) That the assumption of the storm water management facility and storm sewers located within the Town lands described as all of Lots 196, 342 to

366, both inclusive, part of Lots 164 to 195, 196 to 202, 338 to 341, 367, 368, all inclusive and Parts of Portage Avenue, Hastings Street and Sparks Street on Plan 133, being Parts 50, 51, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70 and 71 on Plan 65R-25577 related to Subdivision File 19T-94002, be approved.

Carried Unanimously

11.28 Memorandum from Kelvin Kwan, Commissioner of Planning and Regulatory Services, dated March 15, 2018, regarding the applications submitted by Country Wide Homes (Jefferson Inc.) and Guiseppina Brunetto - refer to Item 11.5

Moved by: Regional and Local Councillor Spatafora

That the memorandum from Kelvin Kwan, Commissioner of Planning and Regulatory Services, dated March 15, 2018, regarding the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson Inc.) and Guiseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue, be received.

Carried Unanimously

11.29 Correspondence received regarding the applications submitted by Country Wide Homes (Jefferson Inc.) and Guiseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, 30 Beech Avenue - refer to Item 11.5

Moved by: Regional and Local Councillor Spatafora

That the correspondence received regarding the applications submitted by Country Wide Homes (Jefferson Inc.) and Guiseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue, be received as follows:

- a) Annie Yuan and Steven Wang, dated March 14, 2018
- b) Mike Manett, MPLAN Inc., dated March 14, 2018
- c) Francis Wong, 55 Brass Drive, dated March 16, 2018
- d) Joseph Ip and Dorcas Cheung, dated March 16, 2018
- e) Wilfred and Corneilla Wan, 77 Brass Drive, dated March 16, 2018
- f) Elvis Rose, 55 Wicker Drive, dated March 17, 2018

- g) Ying and Lei Xu, 79 Brass Drive, dated March 18, 2018
- h) Vitaliy, Olena and Evgeni Okhotovo, dated March 18, 2018
- i) Samuel Wong, 75 Brass Drive, dated March 18, 2018
- j) Marcelo Almeida, 82 Wicker Drive, dated March 19, 2018

Carried Unanimously

11.30 Correspondence received regarding the Zoning By-law Amendment application submitted by 2295190 Ontario Inc. for 10027 Yonge Street - refer to Item 11.22

Moved by: Regional and Local Councillor Spatafora

That the correspondence received regarding the Zoning By-law Amendment application submitted by 2295190 Ontario Inc. for 10027 Yonge Street, be received as follows:

- a) Mostafa Sharifpoor, 10185 Yonge Street, dated March 15, 2018
- b) Jeffrey Streisfield, Land Law, dated March 15, 2018
- c) David Eckler, AREA Architects, submitted by Jeffrey Streisfield, Land Law, dated March 16, 2018
- d) Ryan Guetter, Weston Consulting, submitted by Jeffrey Streisfield, Land Law, dated March 16, 2018
- e) Paula Viscomi, 10039 Yonge Street, dated March 18, 2018
- f) Mike Manett, MPLAN Inc., dated March 19, 2018

Carried Unanimously

11.31 Correspondence from Michael Wang, 68 Spruce Avenue, dated March 17, 2018, regarding the Applications to Amend the Official Plan and Zoning By-law submitted by Goldenville Development Inc. for addresses on Carrville Road - refer to Item 11.26

Moved by: Regional and Local Councillor Spatafora

That the correspondence received from Michael Wang, 68 Spruce Avenue, dated March 17, 2018, regarding the applications to amend the Official Plan and Zoning By-law submitted by Goldenville Development Inc. for 39, 41, 45, 53, 59, 69, 79, 81, 89, 91 and 97 Carrville Road, be received.

Carried Unanimously

11.32 Correspondence from Jason Lee, Pet Chateau, 11491 Leslie Street, regarding the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Leslie Richmond Developments Limited for 1521 19th Avenue - refer to Item 11.24

Moved by: Regional and Local Councillor Spatafora

That the correspondence from Jason Lee, Pet Chateau, 11491 Leslie Street, regarding the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Leslie Richmond Developments Limited for 1521 19th Avenue, be received.

Carried Unanimously

11.33 Correspondence from Aaron Platt, Davies Howe LLP, dated March 19, 2018, regarding the Official Plan and Zoning By-law Amendment applications submitted by TSMJC Properties Inc. for 10909 Yonge Street - refer to Item 11.21

Moved by: Regional and Local Councillor Spatafora

That the correspondence from Aaron Platt, Davies Howe LLP, dated March 19, 2018, regarding the Official Plan and Zoning By-law Amendment applications submitted by TSMJC Properties Inc. for 10909 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. Closed Session

There were no closed session items.

15. Adjournment

Moved by: Councillor West

That the meeting be adjourned.

Carried

The meeting was adjourned at 7:36 p.m.