



Committee of the Whole Meeting Revised Agenda

CW#08-19

Tuesday, May 21, 2019, 1:00 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

Chair, Greg Beros, Councillor Ward 1

- 1. Call to Order**
- 2. Council Announcements**
- 3. Introduction of Emergency/Time Sensitive Matters**
- 4. Adoption of Agenda**
- 5. Disclosure of Pecuniary Interest and General Nature Thereof**
- 6. Identification of Items Requiring Separate Discussion**
- 7. Adoption of Remainder of Agenda Items**
- 8. Public Hearing**
 - 8.1 SRCFS.19.025 - Tax Adjustments under Section 357 of the Municipal Act
 - a) That a meeting be held in accordance with Section 357 of the Municipal Act, 2001 in respect of the application made by the Treasurer and the owners listed in this report at which the applicants may make representations to Committee of the Whole;**
 - b) That taxes amounting to 27,675.67 be written off pursuant to the provisions of Section 357 of the Municipal Act, 2001;**
 - c) That applicable penalty and interest be adjusted accordingly; and**
 - d) That the Treasurer be directed to adjust the accounts receivable accordingly.**
- 9. Presentations**

- 9.1 Presentation by Meeta Gandhi, Director, Communication Services and Strategic Initiatives, of the following awards:
- Platinum - Media Relations - Media Event for the David Dunlap Observatory
 - Gold - Strategic Communications - Rebranding the David Dunlap Observatory
 - Gold - Video - Onboarding Video
- 9.2 Presentation by Terry Ricketts, Director, Corporate Asset Management and Environment Services, and Vlad Gaiu, Manager, Energy and Waste, regarding the 2019-2023 Corporate Energy Plan - (refer to Item 11.8)
- 9.3 Presentation by Steve Kraft, Fire Chief, to provide an overview of the Fire Department's activities for 2018

(Please note this is a 10 minute presentation)

10. Delegations

- *10.1 Foad Seyed, applicant, regarding the Site Plan application submitted by Foad Seyed Sedighi for 13029 Bathurst Street - (refer to Item 11.16)
- *10.2 Roy Mason, KLM Planning Partners Inc., regarding the Settlement of Appeal for Yonge and Bernard KDA Secondary Plan and Zoning By-law - (refer to Item 11.10)
- *10.3 Mahdi Moradi, 10027 Yonge Street, regarding the Repeal of By-law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre) - (refer to Item 11.11)
- *10.4 Adam Seif, 10288 Yonge Street, regarding the Repeal of By-law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre) - (refer to Item 11.11)
- *10.5 Giovanni Labalestra, 7 Rochester Hill Street, regarding the Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street - (refer to Item 11.12)
- *10.6 Rosalia Benvenuto, 58 Zippora Drive, regarding the Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street - (refer to Item 11.12)
- *10.7 David Frattaroli, representing the property owner, regarding the Assessment of the Cultural Heritage Value of 53 Centre Street East - (refer to Item 11.4.1)

11. Committee and Staff Reports

- 11.1 Minutes - Youth Action Committee meetings held on March 20, April 3 and April 17, 2019
- a) The Youth Action Committee presents its Reports for its meetings held on March 20, April 3 and April 17, 2019, and respectfully recommends that the minutes be adopted as circulated.**
- 11.2 Minutes - Heritage Richmond Hill meeting HRH#01-19 held April 23, 2019
- a) The Heritage Richmond Hill Committee presents its Report for its meeting HRH#01-19 held April 23, 2019 and respectfully recommends that the minutes be adopted as circulated.**
- 11.3 Minutes - Richmond Hill Heritage Centre Advisory Committee Meeting HCAC#01-19 held April 24, 2019
- a) The Richmond Hill Heritage Centre Advisory Committee presents its Report HCAC#01-19 for its meeting held on April 24, 2019 and respectfully recommends that the minutes be adopted as circulated.**
- 11.4 Extract - Heritage Richmond Hill meeting HRH#02-19 held May 7, 2019
- 11.4.1 SRPRS.19.091 - Assessment of the Cultural Heritage Value of 53 Centre Street East - File Number D12-07086
- (Staff Report SRPRS.19.091 is attached for Committee's reference)
- That the Heritage Richmond Hill Committee recommends to Council:**
- a) That staff report SRPRS.19.091 regarding an Assessment of the Cultural Heritage Value of 53 Centre Street East be received;**
- b) That the property located at 53 Centre Street East merits designation under Section 29, Part IV of the Ontario Heritage Act;**
- c) That a Notice of Intention to Designate be published in the Liberal Newspaper and that the Notice of Intention to Designate be served on the owner of the subject property and the Ontario Heritage Trust;**
- d) That should no objections be received during the mandatory 30-day public objection period following publication of this Notice of Intention to Designate, Council enact a by-law for the purpose of designating 53 Centre Street East under section 29, Part IV of the Ontario Heritage Act.**
- 11.5 Extract - Heritage Richmond Hill meeting HRH#02-19 held May 7, 2019

- 11.5.1 SRPRS.19.092 - 2019 Heritage Grant Applications - Six Properties
(Staff Report SRPRS.19.092 is attached for Committee's reference)

That the Heritage Richmond Hill Committee recommends to Council:

- a) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing the windows of the Ontario Heritage Act Part V designated structure located at 217 Gormley Road West, as outlined in staff report SRPRS.19.092;
- b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the second storey balcony for the Ontario Heritage Act Part V designated structure located at 188 Gormley Road West, as outlined in staff report SRPRS.19.092;
- c) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repointing brickwork and repainting soffit and fascia and the western wall for the Ontario Heritage Act Part V designated structure located at 120 Gormley Road West, as outlined in staff report SRPRS.19.092;
- d) That a Heritage Grant in the amount of \$1,400 be approved towards the cost of replacing three storm doors of the Ontario Heritage Act Part V designated structure located at 106 Gormley Road West, as outlined in staff report SRPRS.19.092;
- e) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing eight windows of the Ontario Heritage Act Part IV designated structure located at 4 Elizabeth Street North, as outlined in staff report SRPRS.19.092;
- f) That a Heritage Grant in the amount of \$4,068 be approved for replacing the soffit and fascia, painting exterior wooden features, and capping the front porch in aluminum of the Ontario Heritage Act Part IV designated structure located at 33 Betony Drive, as outlined in staff report SRPRS.19.092.

- 11.6 SRCFS.19.021 - Pregnancy and Parental Leave Policy for Members of Council

- a) That staff report SRCFS.19.021 regarding Pregnancy and Parental Leave for Members of Council be received;
- b) That the Pregnancy and Parental Leave Policy for Members of Council, attached as Attachment '1' to staff report SRCFS.19.021, be adopted.

- 11.7 SRCS.19.15 - 2019 Outdoor Special Occasion Permit Request

- a) That the 2019 outdoor special occasion permit requested for July 7, 2019 at Mount Pleasant Park, as detailed in staff report SRCS.19.15, be approved.
- 11.8 SREIS.19.006 - 2019-2023 Corporate Energy Plan
- a) That staff report SREIS.19.006 regarding 2019-2023 Corporate Energy Plan be received for information.
- 11.9 SREIS.19.008 - Asset Management Policy and Strategy
- a) That SREIS.19.008 regarding the Asset Management Policy and Strategy be received for information;
- b) That the Asset Management Policy, attached as Appendix '1' to staff report SREIS.19.008, be approved in accordance with the requirements of Ontario Regulation 588/17.
- 11.10 SRPRS.19.098 - Request for Direction - Settlement of Appeal of Yonge and Bernard KDA Secondary Plan and Zoning By-law
- a) That staff report SRPRS.19.098 regarding Request for Direction, Settlement of Appeal of Yonge and Bernard KDA Secondary Plan and Zoning By-law be received for information purposes;
- b) That the Local Planning Appeal Tribunal (LPAT) be requested to approve Zoning By-law 111-17 for the lands known as 70 Bernard Avenue, with the modifications provided in Attachment '1' to staff report SRPRS.19.098;
- c) That appropriate City staff and legal counsel be directed to appear at the LPAT hearing in support of Council's position concerning the above noted modifications.
- 11.11 SRPRS.19.100 - Request for Approval - Repeal of By-Law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre)
- a) That staff report SRPRS.19.100 regarding Repeal of By-law 23-17, Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre) be received;
- b) That Council adopt a new by-law to repeal By-law 23-17 (the Downtown Local Centre Secondary Plan).
- 11.12 SRPRS.19.065 - Request for Approval - Zoning By-law Amendment Application - Aralansa Inc. - 0 Yonge Street - File Number D02-15021
- a) That the Zoning By-law Amendment application submitted by Aralansa Inc. for the lands known as Part of Lot 55, Concession 1, E.Y.S. (municipal address: 0 Yonge Street), File Number D02-15021, be approved, subject to the following:
- i. That the subject lands be rezoned from Residential Single Family Two (R2) Zone

and Residential Single Family Four (R4) Zone under By-law 184-87, as amended, to Neighbourhood Commercial (NC) Zone under By-law 184-87, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPRS.19.065;

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

iii. That prior to forwarding the amending Zoning By-law to Council for enactment, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law.

11.13 SRPRS.19.077 - Request for Approval - Private Street Naming Application - Dogliola Developments Ltd. - 10944 to 10956 Yonge Street - File Number D15-18010

a) That staff report SRPRS.19.077 regarding the Private Street Naming Application submitted by Dogliola Developments Ltd. for the lands known as Part of Lots 51 and 52, Concession 1, W.Y.S. (municipal addresses: 10944 to 10956 Yonge Street) be approved subject to the following:

i. That the proposed private street names Bracebridge Lane (P), Carlow Lane (P), Nine Mile Lane (P), Otonabee Lane (P), Speed River Lane (P) and Terrace Bay Lane (P) be approved in accordance with staff report SRPRS.19.077;

ii. That staff be directed to bring forward a by-law to a regularly scheduled Council meeting to implement the approval of the proposed private street names upon finalization of the related development applications.

11.14 SRPRS.19.082 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision Applications - 2581685 Ontario Inc. and Mario and Louise Vecchiarelli - 29 and 33 Edgar Avenue and 16 Scott Drive - File Numbers D02-17039 and D03-17012

a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 2581685 Ontario Inc. and Mario and Louise Vecchiarelli for lands known as Lots 80, 81 and Part of Lot 82, Plan 1930 and Lot 10 and Part of Lot 11, Plan 3852 (municipal addresses 29 and 33 Edgar Avenue and 16 Scott Drive), File Numbers D02-17039 and D03-17012, be approved, subject to the following:

i. that the subject lands be rezoned to Third Density Residential (R3) Zone under By-law 2523, as amended, with site specific provisions as set out in Appendix 'B' to staff report SRPRS.19.082;

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

iii. that the Plan of Subdivision as depicted on Map 5 to staff report SRPRS.19.082

be draft approved, subject to the conditions as set out in Appendix 'C' to staff report SRPRS.19.082;

iv. 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 65-18;

b) That Council approve the Site Plan Control By-law as set out in Appendix 'E' to staff report SRPRS.19.082 to implement the applicant's sustainability commitments and that said by-law be brought forward to a regular meeting of Council for consideration and enactment;

c) That 24.27 persons equivalent of additional servicing allocation be assigned to the subject lands, to be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11, as amended.

11.15 SRPRS.19.083 - Request for Approval - Zoning By-law Amendment Application - Anix Developments Inc. - 0 Lowther Avenue - File Number D02-18016

a) That the Zoning By-law Amendment application submitted by Anix Developments Inc. for lands known as Lots 981, 982, 983 and 984, Plan 133 (municipal address: 0 Lowther Avenue), File Number D02-18016, be approved, subject to the following:

i. that the subject lands be rezoned to Semi-Detached One (RD1) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPRS.19.083;

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

11.16 SRPRS.19.088 - Request for Approval - Site Plan Application - Foad Seyed Sedighi - 13029 Bathurst Street - File Number D06-15092 (Related File Number D02-15043)

a) That the Site Plan application submitted by Foad Seyed Sedighi for the lands known on Part of Lot 21, Plan M-807 (municipal address: 13029 Bathurst Street), File Number D06-15092 (Related File Number D02-15043), be approved.

11.17 SRPRS.19.097 Request for Direction - Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium Applications - Gil Shcolyar, Maria Shcolyar and Malvina Shcolyar - 27, 35 and 39 Church Street North

Files Numbers D02-17028, D03-17007 and D05-1700 (Related City File Number D06-18053)

a) That staff report SRPRS.19.097 be received for information purposes;

b) That the Local Planning Appeal Tribunal be advised as follows:

i. That Council supports in principle the revised Zoning By-law Amendment, draft

Plan of Subdivision and draft Plan of Condominium applications submitted by Gil Shcolyar, Maria Shcolyar and Malvina Shkolyar for lands known as Lot 2 and Part of Lot 1, Plan 476 and Part of Lot 47, Concession 1, E.Y.S. (municipal addresses: 27, 35 and 39 Church Street North), File Numbers D02-17028, D03-17007 and D05-17006, for the principle reasons outlined in staff report SRPRS.19.097, subject to the following:

(a) That the subject lands be rezoned from “Second Density Residential (R2) Zone (Residential Multiple Second Density (RM2) Zone)” under By-law 66-71, as amended, to “Second Density Residential (R2) Zone” under By-law 66-71, as amended, with site specific provisions as set out in Appendix ‘B’ to staff report SRPRS.19.097 hereto;

(b) That the Local Planning Appeal Tribunal be requested to withhold the issuance of its Final Order with respect to the applicant’s revised Zoning By-law Amendment until such time as the City advises the Tribunal that:

(i) the draft amending Zoning By-law as set out in Appendix ‘B’ to staff report SRPRS.19.097 has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services; and,

(ii) the applicant’s Site Plan application has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services;

(c) That the revised draft Plan of Subdivision attached as Map 5 to staff report SRPRS.19.097 be draft approved, subject to the conditions of draft approval as set out in Appendix ‘C’ to staff report SRPRS.19.097 and the payment of the applicable processing fee in accordance with the City’s Tariff of Fees By-law;

(d) That the Local Planning Appeal Tribunal delegate authority to the City to clear conditions of draft plan approval and to issue final subdivision approval for the proposed development;

(e) That the Local Planning Appeal Tribunal be requested to withhold the issuance of its Final Order with respect to the applicant’s draft Plan of Condominium application until such time as the City advises the Tribunal that:

(i) all conditions of draft plan approval have been received from City departments and external agencies, and a consolidated set of draft plan conditions has been prepared;

(ii) the applicant’s Site Plan application has been finalized to the satisfaction of the Commissioner of Planning and Regulatory Services; and,

(iii) the applicant has paid the applicable processing fee in accordance with the

City's Tariff of Fees By-law;

(f) That the Local Planning Appeal Tribunal delegate authority to the City to clear conditions of draft plan approval and to issue final condominium approval for the proposed development;

c) That 63 persons equivalent of additional servicing allocation (20 semi-detached dwelling units), be assigned to the subject lands to facilitate the proposed development, to be released by the Commissioner of Planning and Regulatory Services in accordance with By-law 109-11;

d) That in accordance with the provisions of Subsection 45(1.4) of the Planning Act, R.S.O. 1990, c.P.13, as amended, Gil Shcolyar, Maria Shcolyar and Malvina Shkolyar be permitted to submit a Minor Variance application to the Committee of Adjustment in order to seek relief from the provisions of the Zoning By-law, if required, prior to the second anniversary of the day on which the subject Zoning By-law Amendment is approved; and,

e) That appropriate City staff be directed to appear at the Local Planning Appeal Tribunal in support of Council's position concerning the subject applications.

11.18 SRPRS.19.078 - Request for Approval - Addition of Name to the Council Approved Street Name List - CIM Developments Inc. - 10747 Bayview Avenue - File Number D15-18008

a) That the request by CIM Developments Inc. to add the proposed street name "Bayview Creek" to the Council Approved Street Name List be approved for the reasons outlined in staff report SRPRS.19.078.

11.19 SRPRS.19.069 - Authorization to Execute Servicing Agreements, North Leslie Landowners Group Inc., North Leslie Secondary Plan - File Numbers L03-19007 and L03-19008

a) That upon the written recommendation of the Commissioner of Planning and Regulatory Services, the Mayor and Clerk be authorized to execute servicing agreements with the North Leslie Residential Landowners Group Inc. trustee for the installation of municipal services and related appurtenances on 19th Avenue and Elgin Mills Road East.

*11.20 Correspondence from Karen D. Mitchell, Counter and Mitchell, Barristers and Solicitors, dated May 14, 2019, regarding the Site Plan application submitted by Foad Seyed Sedighi for 13029 Bathurst Street - (refer to Item 11.16)

a) That the correspondence from Karen D. Mitchell, Counter and Mitchell, Barristers and Solicitors, dated May 14, 2019, regarding the Site Plan application submitted by Foad Seyed Sedighi for 13029 Bathurst Street, be received.

- *11.21 Correspondence received regarding the Repeal of By-Law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre) - (refer to Item 11.11)

That the following correspondence regarding the Repeal of By-law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre), be received as follows:

- a) Hootan Ghovanloo, 10341 Yonge Street, dated April 3, 2019
- b) Adam Seif, 10288 Yonge Street, dated April 3, 2019
- c) Gloria McCavery, 77 Bedford Park Avenue, dated April 3, 2019
- d) Ira Kirshen, 10133 Yonge Street, dated April 3, 2019
- e) Jeffrey Streisfield, Land Law, dated May 16, 2019
- f) Michael Gray, representing Malin Direct Corp., dated May 17, 2019
- g) George Teichman, Upper Yonge Properties Ltd., dated May 17, 2019
- h) Ira Kirshen, 10133 Yonge Street, dated May 20, 2019

- *11.22 Correspondence received regarding the proposed Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street - (refer to Item 11.12)

That the following correspondence regarding the proposed Zoning By-law Amendment application submitted by Aralansa Inc. for 0 Yonge Street, be received as follows:

- a) Tyler Krupnik and Ivy Chan, 10 Rochester Hill Street, dated May 18, 2019
- b) Paul Agnel, 15 Zippora Drive, dated May 20, 2019

- *11.23 Correspondence from Mick and Christine Waldman, 63 Coventry Court, dated May 21, 2019, regarding the applications submitted by Gil Shcolyar, Maria Shcolyar and Malvina Shkolyar for 27, 35 and 39 Church Street North - (refer to Item 11.17)

a) That the correspondence from Mick and Christine Waldman, 63 Coventry Court, dated May 21, 2019, regarding the Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications submitted by Gil Shcolyar, Maria Shcolyar and Malvina Shkolyar for 27, 35 and 39 Church Street North, be received.

12. Other Business

12.1 Councillor Cilevitz - Motion to Oppose Bill 108

Whereas the legislation that abolished the OMB and replaced it with LPAT received unanimous, all party support; and

Whereas all parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning; and

Whereas Bill 108 will once again allow an unelected, unaccountable body to make decisions on how our communities evolve and grow; and

Whereas Bill 108 seeks to alter or restrict public input and participation by local residents who wish to oppose a local planning application; and

Whereas on August 21, 2018, Minister Clark once again signed the MOU with the Association of Municipalities of Ontario and entered into "...a legally binding agreement recognizing Ontario Municipalities as a mature, accountable order of government."; and

Whereas this MOU is "enshrined in law as part of the Municipal Act", and recognizes that as "...public policy issues are complex and thus require coordinated responses...the Province endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest"; and

Whereas by signing this agreement, the Province made "...a commitment to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact"; and

Whereas Bill 108 will impact 15 different Acts - Cannabis Control Act, 2017; Conservation Authorities Act; Development Charges Act; Education Act; Endangered Species Act, 2007; Environmental Assessment Act; Environmental Protection Act; Labour Relations Act, 1995; Local Planning Appeal Tribunal Act, 2017; Municipal Act, 2001; Occupational Health and Safety Act; Ontario Heritage Act; Ontario Water Resources Act; Planning Act; and the Workplace Safety and Insurance Act, 1997.

Now Therefore Be it Hereby Resolved that the City of Richmond Hill opposes Bill 108 which in its current state will have negative consequences on community building and proper planning; and

Be It Further Resolved that the City of Richmond Hill calls upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved; and

Be It Further Resolved That a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the New Democratic Party, and all MPPs in the Province of Ontario; and

Be It Further Resolved that a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

- 13. Emergency/Time Sensitive Matters**
- 14. Closed Session**
- 15. Adjournment**