



Committee of the Whole Meeting

Minutes

CW#01-23

Wednesday, March 1, 2023, 10:00 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, March 1, 2023 at 10:00 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

Regional and Local Councillor Chan (Chair)

Mayor West

Regional and Local Councillor DiPaola

Councillor Davidson

Councillor Thompson

Councillor Cui

Councillor Cilevitz

Councillor Shiu

Committee Members present via videoconference:

Councillor Liu

Staff Members present in Council Chambers:

D. Joslin, City Manager

S. Adams, Commissioner of Corporate and Financial Services

K. Kwan, Commissioner of Planning and Infrastructure

D. Hearn, Acting, Commissioner of Community Services

A. Dimilta, City Solicitor

M. Flores, Director, Policy Planning

G. Li, Director, Financial Services and Treasurer

S. DeMaria, Manager, Development Site Plans

T. Ghobrial, Executive Assistant to Members of Council

S. Huycke, City Clerk

R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

P. Masaro, Executive Director, Infrastructure and Engineering Services
G. Galanis, Director, Development Planning
E. Houdi, Chief of Staff
M. Dobbie, Manager, Park and Natural Heritage Planning
S. Fiore, Senior Planner – Development
A. Dunn, Senior Planner – Zoning

1. Call to Order

The Chair called the meeting to order at 10:01 a.m.

2. Council Announcements

Regional and Local Councillor Chan advised that he was pleased with Committee of the Whole meetings being reintroduced, and noted that he was honoured to be the first Member of Council to chair the meeting.

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 West

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

- a) SRPI.23.022 – Request for Approval – Zoning By-law Amendment Application – Playlearn Preschool Inc. – 9741 Bayview Avenue - City File ZBLA-22-0021 (Related File D06-23002) - (Item 11.4);
- b) Correspondence received regarding the proposed Applications submitted by 4Q Commercial WP Inc. for 11160 and 11172 Yonge Street - City Files D01-20013 and D06-20025 – OLT Case Number OLT-22-003759 - (Item 11.5).

Carried Unanimously

5. Disclosures of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest by members of Committee under the *Municipal Conflict of Interest Act*.

6. Identification of Items Requiring Separate Discussion

Committee consented to separate items 11.1 and 11.2 for discussion.

7. Adoption of Remainder of Agenda Items

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

8. Public Hearings

There were no public hearings.

9. Presentations

There were no presentations.

10. Delegations

10.1 Reza Barari, 91 Church Street South, regarding Draft Town Park Master Plan - (Item 11.1)

Reza Barari, 91 Church Street South, shared positive feedback regarding the draft Town Park Master Plan, which included development of the playground in the wooded area, and the conversion of pickleball courts to a natural skating rink. He also shared remarks where areas of the Plan could be improved by explaining how additional parking spaces was not required, having a balance of tennis and pickleball courts, and the inclusion of basketball courts; and noted that consideration should be given to speed control and the high volume of traffic in the area.

10.2 John Li, 206 Brookside Road, regarding the proposed applications submitted by 4Q Commercial WP Inc., for 11160 and 11172 Yonge Street - (Item 11.2)

John Li, 206 Brookside Road, on behalf of Yonge Bernard Residents Association, advised of their opposition to the proposed application. He reviewed concerns with the vehicular access point from the site and described the difficulty for vehicles merging onto Yonge Street during rush hour and to access the turning lane. J. Li further reviewed concerns with impacts to the natural environment, and shared his view on how the proposed application was contrary to the actual needs of the community.

11. Committee and Staff Reports

11.1 SRPI.23.008 – Draft Town Park Master Plan

Moved by: Councillor Thompson

a) That Staff Report SRPI.23.008, including the Draft Town Park Master Plan (Attachment A), be received, and that all comments be referred back to staff.

Carried Unanimously

11.2 SRPI.23.023 – Request for Direction – Official Plan Amendment and Zoning By-law Amendment Applications – 4Q Commercial WP Inc. – 11160 and 11172 Yonge Street - City Files D01-20013 and D06-20025 – OLT Case Number OLT-22-003759

Moved by: Councillor Cui

a) That the Ontario Land Tribunal be advised that Council does not support the Official Plan Amendment and Zoning By-law Amendment applications submitted by 4Q Commercial WP Inc. for lands known as Lots 4, 6 and Block A, Registered Plan 1642 (Municipal Addresses: 11160 and 11172 Yonge Street), City Files D01-20013 and D02-20025, for the primary reasons outlined in Staff Report SRPI.23.023;

b) That appropriate City staff be directed to appear at the Ontario Land Tribunal in support of Council's position concerning the subject applications and appeals; and,

c) That City staff and the applicant continue discussions towards a resolution of the outstanding appeals and the submission of a revised development proposal that is supportable and represents good planning.

Carried Unanimously

11.3 Request for Flag Raising - Multiple Sclerosis (MS) Awareness Day - May 17, 2023

Moved by: Councillor Cilevitz

a) That the flag raising request for Multiple Sclerosis (MS) Awareness Day on May 17, 2023, be approved in the City of Richmond Hill.

Carried Unanimously

11.4 SRPI.23.022 – Request for Approval – Zoning By-law Amendment Application – Playlearn Preschool Inc. – 9741 Bayview Avenue - City File ZBLA-22-0021 (Related File D06-23002)

Moved by: Councillor Cilevitz

- a) That the Zoning By-law Amendment application submitted by Playlearn Preschool Inc. for the lands known as Part of Lot 4, Plan 3640 (Municipal Address: 9741 Bayview Avenue), City File ZBLA-22-0021, be approved;
- b) That the amending Zoning By-law as set out in Appendix “B” to Staff Report SRPI.23.022 be finalized to the satisfaction of the Commissioner of Planning and Infrastructure, and be brought forward to a regular meeting of Council for consideration and enactment; and,
- c) 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 of the subject lands.

Carried Unanimously

11.5 Correspondence received regarding the proposed Applications submitted by 4Q Commercial WP Inc. for 11160 and 11172 Yonge Street - City Files D01-20013 and D06-20025 – OLT Case Number OLT-22-003759 - (Item 11.2)

Moved by: Councillor Cilevitz

That the following correspondence regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 4Q Commercial WP Inc. for 11160 and 11172 Yonge Street, be received:

- a) Sherry Zhang, 234 Rothbury Road, dated February 24, 2023.

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 Davidson

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That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 11:18 a.m.