



Special Council Meeting

Minutes

C#28-22

Monday, June 27, 2022, 10:00 a.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

An electronic hybrid Special Council meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Monday, June 27, 2022 at 10:00 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Regional and Local Councillor DiPaola
Councillor Muench
Councillor Sheppard
Councillor Chan

Council Members present via videoconference:

Councillor Beros
Councillor Liu
Councillor Cilevitz

Council Member Regrets:

Regional and Local Councillor Perrelli

Staff Members present in Council Chambers:

K. Kwan, Commissioner of Planning and Infrastructure
G. Ekhtiari, Community Outreach Assistant
S. Huycke, City Clerk
R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

- D. Joslin, Interim City Manager
- S. Adams, Commissioner of Corporate and Financial Services
- T. Steele, Acting Commissioner of Community Services
- C. Thorne, Assistant City Solicitor
- P. Lee, Director, Policy Planning
- D. Terziewski, Director, Infrastructure Planning and Development Engineering
- S. DeMaria, Manager, Development Zoning
- M. Dobbie, Manager, Park and Natural Heritage Planning
- M. Flores, Manager, Sustainability
- D. Giannetta, Manager, Development Richmond Hill Centre
- J. Leung, Manager, Urban Design
- H. Ng, Manager, Transportation and Traffic
- S. von Kursell, Manager, Policy
- D. Lau, Project Manager Climate Change and Sustainable Development
- C. Chu, Senior Planning - Policy
- B. DeFreitas, Senior Planner - Policy
- F. Toniolo, Senior Planner - Development
- A. Crawford, Planner I - Policy
- A. Patel, Planner II - Parks
- K. Bates, Sustainability Coordinator

1. Adoption of Agenda

Moved by: Councillor Sheppard
Seconded by: Councillor Cilevitz

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

- a) Delegations regarding the Official Plan (OPA) 18.3 Vision and City Structure - (Item 3.1.1);
- b) Correspondence regarding the Official Plan (OPA) 18.3 Vision and City Structure - Item 3.1.2);
- c) Delegations regarding the Official Plan (OPA) 18.4 Neighbourhoods - (Item 3.2.1);
- d) Correspondence regarding the Official Plan (OPA) 18.4 Neighbourhoods - (Item 3.2.2).

Carried

2. Disclosures of Pecuniary Interest and General Nature Thereof

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

3. Scheduled Business

3.1 SRPI.22.075 – Request for Approval – Official Plan Amendment (OPA) 18.3 Vision and City Structure - City File D01-22003 - (By-law 81-22)

Moved by: Councillor Cilevitz
Seconded by: Councillor Sheppard

- a. That staff report SRPI.22.075 regarding the Official Plan Amendment (OPA) 18.3, Vision and City Structure, be received;
- b. That Council adopt Official Plan Amendment 18.3 (attached to staff report SRPI.22.075 as Appendix 1), and that the City's Official Plan be amended in accordance with the policy changes and modifications set out in OPA 18.3; and
- c. That following adoption of Official Plan Amendment 18.3 by City Council, a copy of the amendment be forwarded to York Region as the approval authority for consideration and approval.

A recorded vote was taken:

In favour: (7): Councillor Cilevitz, Councillor Chan, Mayor West, Councillor Sheppard, Councillor Beros, Councillor Liu, Regional and Local Councillor DiPaola

Opposed: (1): Councillor Muench

Absent: (1): Regional and Local Councillor Perrelli

Carried (7 to 1)

3.1.1 Delegations received regarding the Official Plan Amendment 18.3 Vision and City Structure

Lauren Capilongo, Malone Given Parsons Ltd., representing Parkway Hotels and Convention Centre Inc. ("Sheraton"), owners of land located at the northeast corner of Highway 7 and Leslie Street ("Sheraton Lands"), addressed Council regarding the Draft Official Plan Amendment 18.3 Vision and City Structure. She advised of her previous deputations and written submissions regarding

concerns with the urban structure, and reviewed City staff's response, noting their disagreement with staffs approach. L. Capilongo reiterated their request for the Sheraton Lands to be identified as a Key Development Area rather than a Local Centre, and reviewed the Sheraton's long-term vision to redevelop the quadrant, as detailed in her correspondence distributed as part of Item 3.1.2.

Peter Maleganovski, Gatzios Planning, representing the owners at 8825 Bathurst Street, addressed Council regarding the Draft Official Plan Amendment 18.3 Vision and City Structure. He advised that their main concern related to how the Bathurst Local Centre was being conceptually illustrated on Figure 1 as part of the OPA 18.3. He noted that the circle identifying the Local Centre was not representative of the study area previously identified by City staff or the Major Transit Station Areas boundary identified by the Region's Official Plan. P. Maleganovski requested that Figure 1 be more accurately illustrated in the Local Centre Area in order to allow his clients' property to be included in the processes.

3.1.2 Correspondence received regarding the Official Plan Amendment 18.3 Vision and City Structure

Moved by: Councillor Sheppard

Seconded by: Councillor Liu

That the following correspondence regarding the Official Plan Amendment 18.3 Vision and City Structure, be received:

1. Lincoln Lo, Malone Given Parsons, dated May 18, 2022;
2. Howard Friedman, HBR Planning Centre, dated June 23, 2022;
3. Brian Chapnik, Chair, Village Core Residents Association, dated June 23, 2022;
4. Lauren Capilongo, Malone Given Parsons, dated June 24, 2022;
5. Adam Layton and Joanna Fast, Evans Planning, dated June 24, 2022;
6. Billy Tung, KLM Planning Partners, dated June 24, 2022;
7. Carla Worden, 1393 Bethesda Sideroad, dated June 24, 2022.

Carried

3.2 SRPI.22.076 – Request for Approval – Official Plan Amendment (OPA) 18.4 Neighbourhoods - City File D01-22003 - (Proposed By-law 82-22)

Moved by: Councillor Cilevitz
Seconded by: Councillor Sheppard

- a. That staff report SRPI.22.076 regarding the Official Plan Amendment (OPA) 18.4 Neighbourhoods, be received;
- b. That Council adopt Official Plan Amendment 18.4 (attached to staff report SRPI.22.076 as Appendix 1), and that the City's Official Plan be amended in accordance with the modifications set out in OPA 18.4; and
- c. That following adoption of Official Plan Amendment 18.4 by City Council, a copy of the amendment be forwarded to York Region as the approval authority for consideration and approval.

An Amendment was:

Moved by: Councillor Muench
Seconded by: Councillor Chan

That the following Clause d) be added to the Main Motion:

- d) That Council direct staff:
 - i. to do all that is possible to ensure that the laneway referred to by the delegations of Harry Harakh and Pamela Harakh not be impacted by any policy going forward; and
 - ii. report back on how staff are meeting this direction in Clause d) i) as part of the Bach 2 of the Official Plan Amendments.

Motion to Refer:

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Cilevitz

That staff report SRPI.22.076 regarding the Official Plan Amendment (OPA) 18.4 Neighbourhoods - City File D01-22003; and Proposed By-law 82-22, be referred back to staff for a further report back at the July 6, 2022

Council meeting addressing all comments and concerns with respect to "Multi-tached Housing" and "Cottage Laneway".

A recorded vote was taken:

In favour: (7): Councillor Chan, Councillor Cilevitz, Councillor Muench, Regional and Local Councillor DiPaola, Mayor West, Councillor Liu, Councillor Sheppard

Opposed: (0): None

Absent: (2): Regional and Local Councillor Perrelli, Councillor Beros

Motion to Refer Carried Unanimously (7 to 0)

3.2.1 Delegations received regarding the Official Plan Amendment 18.4 Neighbourhoods

Harry Harakh, 66 Major Mackenzie Drive West, addressed Council regarding the Draft Official Plan Amendment 18.4 Neighbourhoods. He advised of his past deputations to Council, and reviewed his requested changes to the content of the current Key Directions Report. He shared his opinions with respect to the Local Planning Appeal Tribunal (LPAT), formerly OMB, decision held in 2018, noting that the LPAT decision would prevail over the Official Plan process, and outlined the significant impacts and uncertainties to his property and to the residents of Cottage Lane.

Pamela Harakh, 66 Major Mackenzie Drive West, addressed Council regarding the Draft Official Plan Amendment 18.4 Neighbourhoods. She advised that she and her husband had enjoyed living in Cottage Lane for the past 36 years, expressed disappointment on how the neighbourhood had become unrecognizable in the past few years, and explained how they felt displaced. She advised that they provided input on the importance of including Cottage Lane within the Major Transit Station Areas as a means to maximize density and improve growth and other opportunities, and described how their property no longer had value. P. Harakh requested Council assistance on what they can do to make their home sellable.

3.2.2 Correspondence received regarding the Official Plan Amendment 18.4 Neighbourhoods

Moved by: Councillor Chan
Seconded by: Councillor Cilevitz

That the following correspondence regarding the Official Plan Amendment 18.4 Neighbourhoods, be received:

1. Lincoln Lo, Malone Given Parsons, dated May 18, 2022;
2. Howard Friedman, HBR Planning Centre, dated June 23, 2022;
3. Martin Abramian, 76 Major Mackenzie Drive West, dated June 23, 2022;
4. Brian Chapnik, Chair, Village Core Residents Association, dated June 23, 2022;
5. Adam Layton and Joanna Fast, Evans Planning, dated June 24, 2022;
6. Billy Tung, KLM Planning Partners, dated June 24, 2022;
7. Carla Worden, 1393 Bethesda Sideroad, dated June 24, 2022.

Carried

3.3 By-law 81-22 - A By-law to Adopt Amendment 18.3 to the Richmond Hill Official Plan

Moved by: Councillor Cilevitz
Seconded by: Councillor Sheppard

That By-law 81-22 - A By-law to Adopt Amendment 18.3 to the Richmond Hill Official Plan, be approved.

Carried

3.4 By-law 82-22 - A By-law to Adopt Amendment 18.4 to the Richmond Hill Official Plan

By-law 82-22 was referred to the July 6, 2022 Council meeting with the related staff report SRPI.22.076 - (refer to Item 3.2).

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

4.1 By-law 106-22

Moved by: Councillor Chan
Seconded by: Regional and Local Councillor DiPaola

That By-law 106-22, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

5. Adjournment

Moved by: Councillor Chan

Seconded by: Councillor Sheppard

That the meeting be adjourned.

Carried

The meeting was adjourned at 12:46 p.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk