Committee of the Whole Meeting

Minutes

CW#06-24
Wednesday, April 17, 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, April 17, 2024 at 9:30 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

Councillor Davidson (Chair)
Mayor West
Councillor Thompson
Councillor Liu
Councillor Cui
Councillor Cilevitz
Councillor Shiu

Council Members present via videoconference:

Regional and Local Councillor Chan
Regional and Local Councillor DiPaola

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner of Corporate and Financial Services
G. Galanis, Acting Commissioner, Planning and Building Services
P. Masaro, Commissioner of Infrastructure and Engineering Services
T. Steele, Commissioner of Community Services
A. Dimilta, City Solicitor
M. Flores, Director, Policy Planning
D. Giannetta, Acting Director, Development Planning
K. Chaudhry, Manager, Heritage and Urban Design
S. DeMaria, Manager, Development Site Plans
K. Graham, Acting Manager, Development Planning
R. Rendon, Manager, Sustainability
K. Bates, Sustainability Coordinator

G. La Moglie, Planner II - Development
L. Penner, Senior Planner
J. Smith, Urban Design/Heritage Planner
S. Huycke, City Clerk
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

C. Debi, Director, Strategic Communications
D. Guy, Director, Community Standards
G. Li, Director, Financial Services and Treasurer
D. Terzievski, Director Infrastructure Planning and Development Engineering
M. Dobbie, Manager, Park and Natural Heritage Planning
P. Vega, Urban Design/Heritage Planner

1. Call to Order

The Chair called the meeting to order at 9:30 a.m.

As the Vice-chair was participating electronically in the meeting, in accordance with the City's Procedure By-law 125-23, Committee consented to transfer the Chair to Mayor West between 11:02 a.m. and 11:09 a.m. during consideration of Item 12.1.

2. Council Announcements

Councillor Shiu shared that April was Earth Month and that he would be hosting a number of parks clean up events in Ward 6 over the next couple of weeks and invited everyone to come out to help clean up the City.

Councillor Cui advised that this weekend there were a number of clean up events taking place in Ward 4 and extended an invitation for everyone to join in on one of the dates.

Councillor Cilevitz noted there was also a clean up event taking place in Ward 5 this weekend organized by the Mayvern Area Residents Association and that she hoped to see many residents out to help.

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) Withdrawal of delegation by Franklin Dong, 54 Cartier Crescent, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications for 122, 124 and 126 Cartier Crescent - (Item 10.1);

b) Delegation by Kenneth Chan, 448 Balkan Road, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications for 122, 124 and 126 Cartier Crescent - (Item 10.2);

c) Delegation by David McKay, MHBC Planning, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications for 122, 124 and 126 Cartier Crescent - (Item 10.3);

d) Delegation by Ian Andres, Goodmans LLP, regarding the Revised Official Plan and Zoning By-law Amendment Applications for Major Mackenzie Drive West and Arnold Crescent - (Item 10.4);

e) Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi for 122, 124 and 126 Cartier Crescent, City Files D01-20008 and D02-20014 (Related File D06-21082) - (Item 11.8);

f) Additional Correspondence received regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation for 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent, City Files D01-20014 and D02-20028 - (Item 11.9).

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 11.3, 11.4, 11.5, 11.6 and 12.1 for discussion.

7. Adoption of the Remainder of Agenda Items

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

8. Public Hearing(s)

There were no public hearings.

9. Presentation(s)

There were no presentations.

10. Delegation(s)

10.1 Franklin Dong, 54 Cartier Crescent, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications for 122, 124 and 126 Cartier Crescent - (refer to Item 11.4)

Franklin Dong, 54 Cartier Crescent, withdrew his request to appear as a delegation to address Committee regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications for 122, 124 and 126 Cartier Crescent and was not in attendance at the meeting.

10.2 Kenneth Chan, 448 Balkan Road, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications for 122, 124 and 126 Cartier Crescent - (refer to Item 11.4)

Kenneth Chan, 448 Balkan Road, addressed Committee regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications for 122, 124 and 126 Cartier Crescent. He referenced a similar development proposal on Church Street and shared his concerns specific to the visitor parking and its proximity to his home, and the height and density of the proposed development that would result in shadows on his property. K. Chan noted that he had collected approximately 200 names on a petition of those who were also in opposition to the proposed development, expressed his concerns with the financial security of the project, and advised that the proposed development was out of character for the existing neighbourhood.

10.3 David McKay, MHBC Planning, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications for 122, 124 and 126 Cartier Crescent - (refer to Item 11.4)

David McKay, MHBC Planning, agent for the applicant, addressed Committee regarding the proposed Official Plan Amendment and Zoning

By-law Amendment Applications for 122, 124 and 126 Cartier Crescent. He advised that he had reviewed the staff report and was in support of the recommendations and noted that they had worked with staff over the last few years to address the comments and concerns raised by Members of Council and the public. D. McKay further advised that in their opinion, the proposed development was compatible with the existing neighbourhood; addressed the concerns raised by the previous delegate related to parking, height and density, shadowing, and the financial security of the project; and noted that he was in attendance to answer any questions.

10.4 Ian Andres, Goodmans LLP, regarding the Revised Official Plan and Zoning By-law Amendment Applications for Major Mackenzie Drive West and Arnold Crescent - (refer to Item 11.5)

Ian Andres, Goodmans LLP, on behalf of the owners and applicants, addressed Committee regarding the Revised Official Plan and Zoning By-law Amendment Applications for Major Mackenzie Drive West and Arnold Crescent. He advised that they were in support of the staff recommendations and provided background information related to the original development proposal, site location, and proximity to transit station areas and corridors. I. Andres acknowledged the comments and concerns that had been raised by Members of Council and the public through various meetings and working groups, advising that the comments and concerns had been taken into consideration with the revised development proposal, and commented on the correspondence that was received related to this item.

11. Committee and Staff Reports

11.1 Minutes - Heritage Richmond Hill meeting HRH#03-24 held March 7, 2024

Moved by: Councillor Cilevitz

a) That the minutes of Heritage Richmond Hill meeting HRH#03-24 held March 7, 2024, be adopted.

Carried Unanimously

11.2 Extracts - Heritage Richmond Hill meeting HRH#04-24 held April 4, 2024

11.2.1 SRPBS.24.030 - Heritage Permit for 530 Carrville Road (Guild Hall) - City File D12-07079 - (HRH Item 6.1)

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.030 regarding Heritage Permit for 530 Carrville Road (Guild Hall) be received;

b) That the Heritage Permit application for exterior work to Guild Hall located at 530 Carrville Road, as described in staff report SRPBS.24.030, be approved.

Carried Unanimously

11.2.2 SRPBS.24.031 - Heritage Permit for 10268 Yonge Street (Old Town Hall) - City File D12-07471 - (HRH Item 6.2)

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.031 regarding Heritage Permit for 10268 Yonge Street (Old Town Hall) be received;

b) That the Heritage Permit application for exterior work to the Old Town Hall located at 10268 Yonge Street, as described in staff report SRPBS.24.031, be approved.

Carried Unanimously

11.2.3 SRPBS.24.032 - Heritage Permit for 10184 Yonge Street (Old Post Office) - City File D12-07462 - (HRH Item 6.3)

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.032 regarding Heritage Permit for 10184 Yonge Street (Old Post Office) be received;

b) That the Heritage Permit application for exterior work to the Old Post Office located at 10184 Yonge Street, as described in staff report SRPBS.24.032, be approved.

Carried Unanimously

11.2.4 SRPBS.24.033 - Heritage Permit for 528 Carrville Road (Burr House) - City File D12-07078 - (HRH Item 6.4)

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.033 regarding Heritage Permit for 528 Carrville Road (Burr House) be received;

b) That the Heritage Permit Application for exterior restoration work to the Burr House located at 528 Carrville Road, as described in report staff SRPBS.24.033, be approved.

Carried Unanimously

11.2.5 SRPBS.24.046 - Heritage Permit for 10066 Yonge Street (Richmond Hill Presbyterian Cemetery Octagonal Vault) - City File D12-07438 - (HRH Item 6.5)

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.046 regarding Heritage Permit for 10066 Yonge Street (Richmond Hill Presbyterian Cemetery Octagonal Vault) be received;

b) That the Heritage Permit application for repairs to the Octagonal Vault located at 10066 Yonge Street, as described in staff report SRPBS.24.046, be approved.

Carried Unanimously

11.2.6 SRPBS.24.047 - Heritage Permit for 38 Bedford Park Avenue (Crosby Hall) - City File D12-07056 - (HRH Item 6.6)

Moved by: Councillor Cilevitz

a) That staff report SRPBS.24.047 regarding Heritage Permit for 38 Bedford Park Avenue (Crosby Hall) be received;

b) That the Heritage Permit application for repairs to the cupola located at 38 Bedford Park Avenue, as described in staff report SRPBS.24.047, be approved.

Carried Unanimously

11.2.7 SRPBS.24.040 - 2024 Heritage Grant Applications - 7 Properties - (HRH Item 6.7)

Moved by: Councillor Cilevitz

a) That a Heritage Grant in the amount of $5,000 be approved towards the cost of reconstructing the west verandah of the property located at 16 Bawden Drive (designated under Part IV of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

b) That a Heritage Grant in the amount of $5,000 be approved towards the cost of repairing the cupola of the property located at 38 Bedford Park Avenue (designated under Part IV of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

c) That a Heritage Grant in the amount of $3,800 be approved towards the cost of replacing seven windows of the property located at 146 Gormley Road West (designated under Part V of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

d) That a Heritage Grant in the amount of $5,000 be approved towards the cost of emergency structural repairs to the west foundation wall of the property located at 151 Gormley Road West (designated under Part V of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

e) That a Heritage Grant in the amount of $3,500 be approved towards the cost of replacing six windows of the property located at 188 Gormley Road West (designated under Part V of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

f) That a Heritage Grant in the amount of $1,600 be approved towards the cost of emergency roof repairs to the garage of the property located at 217 Gormley Road West (designated under Part V of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

g) That a Heritage Grant in the amount of $5,000 be approved towards the cost of repairing the Octagonal Vault of the property located at 10066 Yonge Street (designated under Part IV of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040.

Carried Unanimously

11.3 SRPBS.24.017 - 2023 Environment Strategy Progress Report

Moved by: Mayor West

a) That staff report SRPBS.24.017 regarding the 2023 Environment Strategy Progress Report, including the 2023 Environment Strategy Progress Tracker and 2023 Environment Strategy Highlight Sheet included as Attachments 1 and 2 to staff report SRPBS.24.017, be received for information.

Carried Unanimously

11.4 SRPBS.24.034 - Request for Approval - Official Plan Amendment and Zoning By-law Amendment Applications - 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi - 122, 124 and 126 Cartier Crescent

Moved by: Mayor West

a) That the Official Plan and Zoning By-law Amendment applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi for lands known as Lots 1, 2 ad 3, Plan 4644 and Part of Lots 9 and 10, Plan 4839 (municipal addresses: 122, 124 and 126 Cartier Crescent), City Files D01-20008 and D02-20014, 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.24.034;

ii. that the draft Official Plan Amendment 49, attached as Appendix "B" to staff report SRPBS.24.024, be brought forward to the April 24, 2024 Council meeting for consideration and adoption;

iii. that the subject lands be rezoned from Residential Second Density (R2) Zone under By-law 66-71, as amended, to Residential Multiple Sixth Density (RM6) Zone under By-law 66-71, as amended, with site-specific development standards to facilitate the development proposal as outlined in staff report SRPBS.24.034;

iv. that prior to the final amending Zoning By-law being brought forward to Council for consideration and enactment, the following take place:

    a. that the related Site Plan Application (City File D06-21082) be substantially completed to the satisfaction of the Commissioner of Planning and Building Services;

b. that the draft amending Zoning By-law, attached as Appendix "C" to SRPBS.24.034, be finalized and brought forward to a future meeting of Council for consideration and enactment to the satisfaction of the Commissioner of Planning and Building Services;

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;

c) That the authority to assign 261.32 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 Building Services 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.

A recorded vote was taken:

In favour: (5): Councillor Cilevitz, Regional and Local Councillor Chan, Councillor Davidson, Mayor West, Regional and Local Councillor DiPaola

Opposed: (4): Councillor Liu, Councillor Thompson, Councillor Cui, Councillor Shiu

Carried (5 to 4)

11.5 SRPBS.24.048 - Request for Approval - Revised Official Plan and Zoning By-law Amendment Applications - The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation

Moved by: Councillor Cui

a) That the revised Official Plan and Zoning By-law Amendment applications submitted by The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation for lands known as Part of Lot 46, Concession 1, W.Y.S. (municipal addresses: 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent), City Files D01-20014 and D02-20028, be approved, subject to the following:

i. that the Official Plan be amended to include site specific policies as outlined in staff report SRPBS.24.048;

ii. that the draft Official Plan Amendment, attached as Appendix “B” to SRPBS.24.048, be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought to a future Council meeting for consideration and adoption;

iii. that the draft Zoning By-law Amendment, attached as Appendix “C” to staff report SRPBS.24.048, be finalized to address the comments in staff report SRPBS.24.048 to the satisfaction of the Commissioner of Planning and Building Services and brought to a future Council meeting for consideration and enactment;

iv. 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;

v. that the authority to assign servicing allocation for the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Building Services subject to the criteria in the City’s Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with By-law 109-11, as amended.

Carried Unanimously

11.6 SRPBS.24.051 - Yonge/Garden Gateway Feature Project Update

Moved by: Councillor Shiu

a) That staff report SRPBS.24.051 regarding Yonge/Garden Gateway Feature Project Update be received, and that all comments be referred back to staff.

Carried Unanimously

11.7 Correspondence received subsequent to the Council Public Meeting held on March 24, 2021, regarding the Revised Official Plan and Zoning By-law Amendment Applications

Moved by: Councillor Cilevitz

That the correspondence received subsequent to the Council Public Meeting held on March 24, 2021, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation for 190, 210 and 230 Major Mackenzie Drive

West and 129, 133, 137, 141, 143 and 147 Arnold Crescent, City Files D01-20014 and D02-20028, be received as follows:

1. Tony Faccia, Village Core Residents Association, dated June 24, 2021.
2. Brian Chapnik, Chair, Village Core Residents Association, dated July 29, 2021.
3. Brian Chapnik, Chair, Village Core Residents Association, dated April 6, 2022.

Carried Unanimously

11.8 Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi for 122, 124 and 126 Cartier Crescent

Moved by: Councillor Cilevitz

That the correspondence regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi for 122, 124 and 126 Cartier Crescent, City Files D01-20008 and D02-20014 (Related File D06-21082), be received as follows:

1. Harry Leung, 81-9133 Bayview Avenue, dated April 10, 2024.
2. Yanfen Cao, 376 Taylor Mills Drive South, dated April 12, 2024.
3. Grant McCaffrey, 436 Crosby Avenue, dated April 13, 2024.
4. Steve and Brenda Macdonald, 75 Tormore Drive, dated April 15, 2024.
5. Elizabella Wan and King Chan, 448 Balkan Road, dated April 15, 2024.
6. Shuai Xie, 443 Balkan Road, dated April 15, 2024.
7. Franca Di Meo, 351 Blue Grass Boulevard, dated April 16, 2024.
8. Petition submitted by Elizabella Wan and King Chan, 448 Balkan Road, received April 16, 2024.
9. An Ning Zhao, 446 Balkan Road, dated April 16, 2024.

Carried Unanimously

11.9 Additional Correspondence received regarding the Revised Official Plan and Zoning By-law Amendment Applications

Moved by: Councillor Cilevitz

That the additional correspondence regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation for 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent, City Files D01-20014 and D02-20028, be received as follows:

1. Aram Rajabpour, 49 Carrington Drive, dated April 11, 2024.
2. Brian Chapnik, Chair, Village Core Residents Association, dated April 15, 2024.

Carried Unanimously

12. Other Business

12.1 Member Motion - Councillor Davidson - Recreational Opportunity for West Gormley

Moved by: Councillor Davidson

Whereas, Richmond Hill Council is committed to fiscally responsible policies that include exploring new ways to support residents and community programs; and

Whereas, the population of the West Gormley community is rapidly growing and residents deserve to enjoy sports and recreation in their neighbourhood the development of a local community centre is not imminent; and

Whereas, the Gormley GO Station has two large parking lots that are paid for by Ontario taxpayers; and

Whereas, the south parking lot at Gormley GO is not currently used as the north parking lot provides more than enough parking spaces for the limited number of trains travelling to Gormley Station Monday through Friday; and

Whereas, the Ontario Ministry of Transportation and Metrolinx provide opportunities for 3rd parties to rent or lease out GO Transit and UP Express properties, such as trains, stations, and parking lots/garages, subject to availability and type, space required, and duration of the event/request.

Now Therefore Be It Resolved:

1. The Council directs appropriate city staff to assess the feasibility and cost-effectiveness of the City entering into a long-term lease agreement for the south parking lot at Gormley GO Station for recreational purposes such as pickleball, tennis, and basketball and report back in time for consideration for funding in the 2025 Budget.

Carried Unanimously

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Adjournment

Moved by: Councillor Cilevitz

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 11:10 a.m.