



Council Meeting

Minutes

C#08-24

Wednesday, April 10, 2024, 9:30 a.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

A Council meeting of the Council of the City of Richmond Hill was held on Wednesday, April 10, 2024 at 9:30 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Regional and Local Councillor Chan
Regional and Local Councillor DiPaola
Councillor Davidson
Councillor Thompson
Councillor Cui
Councillor Cilevitz
Councillor Shiu

Council Member present via videoconference:

Councillor Liu

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner of Corporate and Financial Services
P. Masaro, Commissioner of Engineering and Infrastructure Services
G. Galanis, Acting Commissioner of Planning and Building Services
T. Steele, Commissioner of Community Services
T. Dimilta, City Solicitor
D. Giannetta, Director, Development Planning
G. Li, Director, Financial Services and Treasurer
S. DeMaria, Manager, Development Planning
S. Huycke, Director, Legislative Services/City Clerk
S. Dumont, Council/Committee Coordinator

C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

D. Guy, Director, Community Standards

D. Terzievski, Director, Infrastructure Planning and Development Engineering

K. Graham, Acting Manager, Development Planning

R. Rendon, Manager, Sustainability

L. Penner, Senior Planner – Development

F. Caparelli, Planner I - Development

S. Mowder, Planner II – Development

1. Call to Order

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

2. Land Acknowledgement

We are gathering on lands that have been home to First Nations Peoples from time immemorial. We acknowledge that what we now call Richmond Hill is on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Mississauga and Chippewa Nations of the Williams Treaty. We also recognize that we are on part of the traditional territories of the Haudenosaunee and the Huron Wendat.

We would also like to acknowledge all First Nation, Inuit and Métis peoples from across North America, also known as Turtle Island, who now reside in the City of Richmond Hill. We are committed to rebuilding constructive and cooperative relationships.

3. National Anthem

The National Anthem was played.

4. Public Forum (not exceeding fifteen minutes)

There were no members of the public who addressed Council during the Public Forum.

5. Council Announcements

Regional and Local Councillor Chan acknowledged April 8 to 12th as Canadian Public Health Week and recognized the importance and his appreciation of public health workers.

Councillor Cui recognized April as International Autism Month and advised that events are planned in the public and private sectors to promote awareness of autism programs within the community.

Mayor West acknowledged that yesterday was Eid ul Fitr which marked the end of Ramadan and shared his appreciation in being invited to a number of celebratory dinners.

Mayor West recognized that today was Pink Shirt Day and advised that the City of Richmond Hill was committed to standing up against bullying.

Mayor West acknowledged that today was National Siblings Day.

Mayor West recognized the many community groups and volunteers that helped organize the successful Maple Syrup Festival which was held on April 6th. He expressed his gratitude to staff and recognized Kim Wheatley, Elder and Grandmother, for opening the event and addressing the topic of reconciliation.

6. Introduction of Emergency/Time Sensitive Matters

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

7. Adoption of Agenda

Moved by: Councillor Shiu

Seconded by: Councillor Cilevitz

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

a) Derrick Andreychuk, Arkfield Developments, regarding the proposed Official Plan Amendment and Revised Zoning By-law Amendment Applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. - (Item 14.1).

b) Correspondence from Derrick Andreychuk, Arkfield Developments, dated April 9, 2024, regarding the proposed Official Plan Amendment and Revised Zoning By-law Amendment Applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. – (Item 15.4).

Carried Unanimously

8. 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*.

9. Adoption of Previous Council Minutes

9.1 Council Public Meeting C#06-24 held March 26, 2024

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

That the minutes of Council Public Meeting C#06-24 held March 26, 2024, be adopted.

Carried Unanimously

9.2 Council Meeting C#07-24 held March 27, 2024

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

That the minutes of Council Meeting C#07-24 held March 27, 2024, be adopted.

Carried Unanimously

10. Identification of Items Requiring Separate Discussion

Council consented to separate items 15.2 and 15.3 for discussion.

11. Adoption of the Remainder of Agenda Items

On a motion of Councillor Shiu, seconded by Councillor Cilevitz, Council adopted those items not identified for separate discussion.

12. Public Hearing(s)

There were no public hearings.

13. Presentation(s)

There were no presentations.

14. Delegation(s)

14.1 Derrick Andreychuk, Arkfield Developments, regarding the proposed Official Plan Amendment and Revised Zoning By-law Amendment Applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. - (refer to Item 15.2)

Derrick Andreychuk, Arkfield Developments, addressed Council regarding the proposed Official Plan Amendment and Revised Zoning By-law Amendment Applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue. He acknowledged the discussions that occurred since Committee of the Whole last week, and

advised that they are seeking to explore the possibility of including three affordable housing units in the project, as outlined in their correspondence included as Agenda Item 15.4, and that they planned to reach out to York Region Housing and other players.

15. Committee and Staff Reports

15.1 Minutes - Committee of the Whole Meeting CW#05-24 held April 3, 2024

That the minutes of Committee of the Whole meeting CW#05-24 held April 3, 2024 be adopted as circulated and the following recommendations be approved:

15.1.1 Minutes - Capital Sustainability Steering Committee meeting CSSC#01-24 held January 30, 2024 - (CW Item 11.1)

Moved by: Councillor Shiu
Seconded by: Councillor Cilevitz

a) That the minutes of Capital Sustainability Steering Committee meeting CSSC#01-24 held January 30, 2024 be adopted.

Carried Unanimously

15.1.2 SRCM.24.03 - Housing Enabling Water Systems Fund - (CW Item 11.2)

Moved by: Councillor Shiu
Seconded by: Councillor Cilevitz

a) That the City's submission of an application to the Housing Enabling Water Systems Fund as outlined in SRCM.24.03 be endorsed; and

b) That should the City's Housing Enabling Water Systems Fund grant application be successful, Council approve:

- i. \$200,000 budget increase to the existing Arnold Crescent, Highland Court and Elizabeth Street Road Reconstruction Design project for additional wastewater and stormwater infrastructure, and intersection upgrades as outlined in this report, with approximately \$95,000 to be funded from the Provincial Housing Enabling Water Systems Fund, and the remaining City portion to be funded from appropriate funding sources as determined by the Treasurer, including

Development Charges, Transportation Network R&R, Sanitary Sewer R&R, and Watermain R&R reserve funds;

- ii. \$13.70M budget be established for the Arnold Crescent, Highland Court and Elizabeth Street Road Reconstruction Construction project, with approximately \$2.73M to be funded from the Provincial Housing Enabling Water Systems Fund, and the remaining City portion to be funded from appropriate funding sources as determined by the Treasurer, including Development Charges, Transportation Network R&R, Sanitary Sewer R&R, and Watermain R&R reserve funds.

Carried Unanimously

15.1.3 SRIES.24.012 - Non-Competitive Acquisition: Building Automation System Software for Sixteen (16) Municipal Facilities - (CW Item 11.3)

Moved by: Councillor Shiu
Seconded by: Councillor Cilevitz

- a) That the Manager of Procurement Services and the Commissioner of Infrastructure and Engineering Services be authorized to execute the non-competitive (Sole Source) contract between the City of Richmond Hill and Siemens Canada Ltd.;
- b) That the approval be committed to the approved 2024 Capital Budget (#520200- P/001159.01);
- c) That the Manager of Procurement Services be authorized to issue a purchase order between the City of Richmond Hill and Siemens Canada Ltd. for the amount of \$435,000.00 (exclusive of HST).

Carried Unanimously

15.1.4 SRPBS.24.028 – Request for Approval – Mill Pond Park Revitalization Master Plan - (CW Item 11.4)

Moved by: Councillor Shiu
Seconded by: Councillor Cilevitz

- a) That staff report SRPBS.24.028 regarding the Mill Pond Park Revitalization Master Plan be received; and

b) That the Mill Pond Park Revitalization Master Plan as outlined in Appendix A to staff report SRPBS.24.028, be approved.

Carried Unanimously

15.1.5 SRPBS.24.043 - Request for Approval – Private Street Naming Application - Leadbond Development Inc. - 159, 169, 177, 181 and 189 Carrville Road - City File AA-23-0065 - (CW Item 11.6)

Moved by: Councillor Shiu

Seconded by: Councillor Cilevitz

a) That Staff Report SRPBS.24.043 regarding a Private Street Naming Application submitted by Leadbond Development Inc. for the lands known as Lots 125,126,127, and 128, Plan 1960 (Municipal Addresses: 159, 169, 177, 181, and 189 Carrville Road) be approved subject to the following:

- i. That the proposed private streets Fairy Lane (P) and Harold Mills Lane (P), be approved in accordance with staff report SRPBS.24.043; and,
- ii. That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with staff report SRPBS.24.043.

Carried Unanimously

15.1.6 Correspondence received regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue - (CW Item 11.7)

Moved by: Councillor Shiu

Seconded by: Councillor Cilevitz

That the following correspondence regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue, be received:

1. Vito Spatafora, 35 Rosegarden Crescent, dated March 20, 2023.

Carried Unanimously

15.1.7 SRPBS.24.007 – Request for Direction – Official Plan and Zoning By-law Amendment Applications – Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566

Ontario Limited and Ledbrow Investments Ltd. - (CW Item 11.8)

– 9301, 9325 and 9335 Yonge Street - City Files D01-20015 and D02-20029 (Related File D06-22036)

Moved by: Councillor Shiu

Seconded by: Councillor Cilevitz

a) That Staff Report SRPBS.24.007 be received for information purposes;

b) That the Ontario Land Tribunal (OLT) be advised that Council supports the Settlement Offer dated March 26, 2024 submitted by Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd. for a portion of the lands known as Part of Lot 41, Concession 1, E.Y.S. (Municipal Addresses: 9301, 9325 and 9335 Yonge Street), City Files D01-20015 and D02-20029, for the primary reasons outlined in Staff Report SRPBS.24.007, subject to the following:

- i. that the OLT be requested to approve the Official Plan Amendment substantially in accordance with the document set out in Appendix “B” to Staff Report SRPBS.24.007;
- ii. that the OLT be requested to approve the Zoning By-law Amendment substantially in accordance with the document set out in Appendix “C” to Staff Report SRPBS.24.007;
- iii. that the OLT be requested to withhold the issuance of its Final Order with respect to the Official Plan Amendment and Zoning By-law Amendment until such time as the City advises the Tribunal that the Official Plan and Zoning By-law Amendments have, respectively, been finalized to the satisfaction of the Commissioner of Planning and Building Services;

c) That upon the recommendation of the Commissioner of Planning and Building Services, the Mayor and City Clerk be authorized to enter into Minutes of Settlement and execute any further agreements or documentation to implement the Settlement Offer dated March 26, 2024;

d) That the authority to assign municipal 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; and,

e) That appropriate City staff be directed to appear at the OLT as necessary in support of Council's position concerning the subject applications.

Carried Unanimously

15.1.8 Additional correspondence received regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue - (CW Item 11.9)

Moved by: Councillor Shiu

Seconded by: Councillor Cilevitz

That the following additional correspondence regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue, be received:

1. Steven Zhong and family, 37 Wolfson Crescent, dated March 30, 2023.

Carried Unanimously

15.1.9 Correspondence received regarding the proposed applications submitted by Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd. – 9301, 9325 and 9335 Yonge Street - (CW Item 11.10)

Moved by: Councillor Shiu

Seconded by: Councillor Cilevitz

That the following correspondence regarding the proposed applications submitted by Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd. for 9301, 9325 and 9335 Yonge Street, be received:

1. Mike Gurski, 159 Avenue Road, dated April 1, 2024.

Carried Unanimously

15.1.10 Member Motion - Councillor Cilevitz - Extension of the Deadline for Listed Non-Designated Heritage Properties - (CW Item 12.1)

Moved by: Councillor Shiu

Seconded by: Councillor Cilevitz

Whereas, subsection 27(16) of the *Ontario Heritage Act* stipulates that any non-designated heritage property listed on the municipal register of properties as of December 31, 2022 shall be removed from the municipal register on or before January 1, 2025, if the council of the municipality does not give a notice of intention to designate the property under subsection 29(1) of the *Ontario Heritage Act* on or before January 1, 2025; and

Whereas, since January 1, 2023, municipal staff and members of the municipal heritage committee in the City of Richmond Hill have been working to review the municipal heritage register, research the heritage value and interest of listed (non-designated) properties, review and research the heritage value and interest of non-designated properties, determine which properties should potentially be designated in accordance with the provisions of Section 29 of the *Ontario Heritage Act*, and take all required steps to designate such properties; and

Whereas, the above-noted work involving 235 listed properties in the City of Richmond Hill is extremely time-consuming and cannot be completed by December 31, 2024.

Now therefore be it resolved,

That Council for the City of Richmond Hill requests the Government of Ontario to amend Subsection 27(16) of the *Ontario Heritage Act* to extend the above-noted deadline for five years from January 1, 2025 to January 1, 2030; and

That the Clerk be directed to send a copy of this Resolution to the Honourable Doug Ford, Premier of the Province of Ontario; the Honourable Michael Ford, Minister of Citizenship and Multiculturalism; Richmond Hill MPP Daisy Wai; Aurora - Oak Ridges - Richmond Hill MPP Michael Parsa; AMO; and all Ontario municipalities.

Carried Unanimously

15.1.11 Member Motion - Councillor Thompson - Support for the Decision of the Ontario Energy Board to End the Gas Pipeline Subsidy - (CW Item 12.2)

Moved by: Councillor Shiu

Seconded by: Councillor Cilevitz

Whereas, residents are struggling with energy bill increases and need relief; and

Whereas, natural gas is no longer the cheapest way to heat homes because electric heat pumps are now much more efficient, can provide all heating needs even in the cold climates, and result in far lower energy bills over the long term compared to gas heating; and

Whereas, natural gas is methane gas, which is a fossil fuel that causes approximately one-third of Ontario's Greenhouse Gas ("GHG") emissions, and must be phased out because it is inconsistent with all climate targets, while heat pumps result in the lowest GHG emissions and are consistent with a zero-carbon future; and

Whereas, the Ontario Energy Board ("OEB") decided to end a subsidy for methane gas pipelines to be built in new residential developments, effective 2025, finding that this would lower energy bills for existing gas customers and improve affordability for new homebuyers, but this decision is at risk of being overturned by the provincial government; and

Whereas, the OEB decision will help lower energy bills and encourage heating and cooling systems that are consistent with climate targets and plans; and

Whereas, the construction of new methane gas pipelines, which have 60-year lifetimes, should not be subsidized because they will result in higher carbon emissions, higher energy bills, higher future decarbonization retrofit costs to get off fossil fuel heating, and a continued financial drain as dollars leave the province to pay for fossil fuels extracted in other jurisdictions; and

Whereas, the City is committed, through its Community Energy and Emissions Plan (CEEP), to achieving a target of net-zero GHG emissions by 2050; and

Whereas, the CEEP recognizes that one of the most significant opportunities to reduce GHGs is through homes and buildings transitioning away from fossil fuel use to electricity and improving their overall energy efficiency; and

Whereas, Richmond Hill initiated home energy retrofit programming in 2023 to encourage energy conservation, lower energy demand, and reduce GHG emissions – including free home energy retrofit webinars, a home energy improvement survey and free consultations with an energy expert, education on heat pumps and energy efficient technologies at the City's 2023 Earth Day event, and initiating a feasibility study for a home energy retrofit financing program; and

Whereas, the City is reviewing its current Sustainable City Building Policy and exploring net zero and net zero-ready requirements for the construction of new City buildings as directed by the Environment Strategy; and

Whereas, Richmond Hill continues to focus on reducing energy consumption and related GHG emissions from corporate buildings in accordance with its Corporate Energy Plan and the CEEP; and

Whereas, Richmond Hill's Sustainability Metrics Program (the City's Green Development Standards), initiated in 2014 and updated in 2023, strongly encourages the incorporation of energy efficiency, alternative and renewable energy, and GHG emissions reductions in private development.

Now Therefore Be It Resolved:

That the City of Richmond Hill expresses its support for the decision of the Ontario Energy Board to end the gas pipeline subsidy and requests that the Ontario Government allow the decision to stand; and

That the Clerk send this resolution to the Premier of Ontario; Todd Smith, Minister of Energy; Peter Bethlenfalvy, Minister of Finance; Andrea Khanjin, Minister of Environment, Conservation

and Parks; Michael Parsa, Minister of Children, Community and Social Services; MPP Daisy Wai; MP Majid Jowhari; MP Leah Taylor Roy; Colin Best, President of the Association of Municipalities of Ontario (AMO); the Region of York; and all local municipalities in York Region.

Carried Unanimously

15.2 SRPBS.24.042 – Request for Approval – Official Plan Amendment and Revised Zoning By-law Amendment Applications - 2747883 Ontario Inc. and 2753502 Ontario Inc. – 13572 and 13586 Bayview Avenue - City Files OPA-23-0009 and D02-20009 - (CW Item 11.5) - (By-law 40-24)

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

a) The Official Plan and revised Zoning By-law Amendment applications submitted by 2747883 Ontario Inc. and 275302 Ontario Inc. for lands known as Part of Lot 1, Registered Plan 200 (Municipal Addresses: 13572 and 13586 Bayview Avenue), City Files D01-20003 and D02-20009, be approved, subject to the following:

- (i) that the City's Official Plan be amended to include the site specific policies as outlined in Staff Report SRPBS.24.042;
- (ii) that draft Official Plan Amendment 48 attached hereto as Appendix "C" be brought forward to the April 10, 2024 Council meeting for consideration and adoption;
- (iii) that the subject lands be rezoned from Agricultural (A) Zone under By-law 1703, as amended, to Multiple Residential One (RM1) Zone and Environmental Protection Two (EPA2) Zone under By-law 313-96, as amended, with site specific development standards to facilitate the development proposal as outlined in Staff Report SRPBS.24.042;
- (iv) that the draft amending Zoning By-law as set out in Appendix "D" be finalized and brought forward to a regular meeting of Council for consideration and enactment when the related Site Plan application (City File D06-22047) be substantially completed to the satisfaction of the Commissioner of Planning and Building Services; and,

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; and,

c) That the authority to assign 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 the assigned municipal servicing allocation be released in accordance with the provisions of By-law 109-11.

A recorded vote was taken:

In favour: (6): Councillor Shiu, Mayor West, Councillor Cilevitz, Regional and Local Councillor DiPaola, Councillor Liu, Regional and Local Councillor Chan

Opposed: (3): Councillor Thompson, Councillor Cui, Councillor Davidson

Carried (6 to 3)

15.3 SRCFS.24.012 – 2024 York Region District School Board (Wards 1, 2 and 4) Trustee By-election

Moved by: Regional and Local Councillor Chan

Seconded by: Councillor Cilevitz

a) That Staff Report SRCFS.24.012, regarding the 2024 York Region District School Board (Wards 1, 2 and 4) Trustee By-election (the "2024 YRDSB By-election"), be received;

b) That, notwithstanding anything to the contrary in the Procedure By-law 125-23, as amended, the City Clerk be authorized to amend the 2024 Council/Committee Meeting calendar, by moving, adding or cancelling any previously scheduled meetings in May, June and July 2024 to accommodate the 2024 YRDSB By-election

c) That the definition of "Recess Period" referred to in Subsection 1(1) of By-law 86-20, a By-law to delegate certain powers and duties during a recess of Council of the Corporation of the City of Richmond Hill, as amended, be deemed to include the period of time beginning on June 24, 2024 and ending on August 30, 2024; and

d) That, notwithstanding anything in the Procurement By-law No. 113-16, as amended, and the Financial Control By-law No. 114-16, as amended, to the contrary, the City Clerk be authorized to acquire any goods or

services, and to enter into and execute any contracts which the City Clerk deems necessary for the purpose of conducting the 2024 YRDSB By-election.

Carried Unanimously

15.4 Correspondence from Derrick Andreychuk, Arkfield Developments, dated April 9, 2024, regarding the proposed Official Plan Amendment and Revised Zoning By-law Amendment Applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc.

Moved by: Councillor Shiu

Seconded by: Councillor Cilevitz

a) That the correspondence from Derrick Andreychuk, Arkfield Developments, dated April 9, 2024, regarding the proposed Official Plan Amendment and Revised Zoning By-law Amendment Applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc., be received.

Carried Unanimously

16. Other Business

There were no other business items.

17. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

18. By-laws

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

That the following By-law be approved:

By-law 40-24 - A By-law to Adopt Amendment 48 to the Richmond Hill Official Plan

Carried Unanimously

19. Closed Session

There were no closed session items.

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

20.1 By-law 45-24

Moved by: Councillor Davidson

Seconded by: Councillor Thompson

That By-law 45-24, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

21. Adjournment

Moved by: Regional and Local Councillor Chan

Seconded by: Councillor Cui

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 10:14 a.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk