



## **Committee of the Whole Meeting**

### **Minutes**

**CW#13-19**

**Wednesday, October 2, 2019, 9:30 a.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

Committee Members Present: Mayor Barrow  
Regional and Local Councillor DiPaola  
Regional and Local Councillor Perrelli  
Councillor Beros  
Councillor Muench  
Councillor Liu  
Councillor West  
Councillor Cilevitz  
Councillor Chan (Chair)

#### Staff Members Present:

N. Garbe, City Manager  
I. Brutto, Commissioner of Environment and Infrastructure Services  
D. Dexter, Acting Commissioner of Corporate and Financial Services  
I. Simanovskis, Commissioner of Community Services  
K. Kwan, Commissioner of Planning and Regulatory Services  
A. Dimilta, City Solicitor  
M. Gandhi, Director, Strategy, Innovation and Engagement  
P. Lee, Director, Policy Planning  
M. Makrigiorgos, Regional and Local Councillor Chief of Staff  
T. Steele, Director, By-Law and Licensing Enforcement  
R. Ban, Manager, Information Governance  
S. von Kursell, Manager, Policy  
M. Fartsalas, Supervisor, Administrative Monetary Penalty System  
R. Pham-Nguyen, Constituency Assistant to the Regional and Local Councillor  
J. Hypolite, IT Service Desk Technical Analyst  
L. Chan, Communications Advisor

S. Huycke, City Clerk

K. Hurley, Council/Committee Coordinator

**1. Call to Order**

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

**2. Council Announcements**

Councillor Muench advised of the success of the annual walk event held on September 28<sup>th</sup> in support of SickKids Hospital, acknowledged the teams who participated and the money raised, and thanked everyone who was involved with the event.

Regional and Local Councillor Perrelli thanked everyone who was in attendance at his 1<sup>st</sup> Annual City Fest held on September 21<sup>st</sup> that included a visit from Premier Ford and a demonstration of the new windrow snow removal equipment. Regional and Local Councillor Perrelli acknowledged and thanked all those who participated in Orange Shirt Day on September 30<sup>th</sup> in recognition of our Indigenous people, truth and reconciliation.

Councillor Muench acknowledged Councillor Beros' daughter who successfully raised approximately \$900 at the annual walk event in support of SickKids Hospital.

**3. Introduction of Emergency/Time Sensitive Matters**

Moved by: Regional and Local Councillor Perrelli

a) That the following matter be added to the agenda as a time sensitive or emergency matter:

Bocce Ball Court at Richmond Green - Item 13.1

Carried Unanimously

**4. Adoption of Agenda**

Moved by: Regional and Local Councillor DiPaola

a) Correspondence from Michelle Dada, on behalf of the owners of 12030 Yonge Street, dated September 27, 2019, regarding Authorization to Execute Servicing Agreement with Metropole Developments Inc. - Item 11.16

b) Bocce Ball Court at Richmond Green - Item 13.1

Carried Unanimously

**5. Disclosure 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 8.1, 11.9, 11.13 and 13.1 for discussion.

**7. Adoption of Remainder of Agenda Items**

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

**8. Public Hearing**

There were no members of the public who responded to the Chair's invitation to address Committee on this matter.

**8.1 SRCFS.19.042 - Tax Adjustments under Section 357 and 358 of the Municipal Act**

Moved by: Mayor Barrow

a) That having held a meeting in accordance with Section 357, and 358, of the *Municipal Act, 2001* in respect of the application made by the Treasurer and the owners listed in staff report SRCFS.19.042 at which the applicants may make representations to Committee of the Whole;

b) That taxes amounting to \$22,565.22 be written off pursuant to the provisions of Section 357 of the *Municipal Act, 2001*;

c) That taxes amounting to \$43,276.85 be written off pursuant to the provisions of Section 358 of the *Municipal Act, 2001*;

d) That applicable penalty and interest be adjusted accordingly; and

e) That the Treasurer be directed to adjust the accounts receivable accordingly.

Carried Unanimously

**9. Presentations**

There were no presentations.

**10. Delegations**

There were no delegations.

**11. Committee and Staff Reports**

**11.1 Minutes - Capital Sustainability Steering Committee meeting  
CSSC#03-19 held June 19, 2019**

Moved by: Councillor Liu

a) That the minutes of the Capital Sustainability Steering Committee meeting CSSC#03-19, held June 19, 2019 be adopted.

Carried Unanimously

**11.2 Minutes - Heritage Richmond Hill meeting HRH#04-19 held July 9,  
2019**

Moved by: Councillor Liu

a) That the minutes of Heritage Richmond Hill meeting HRH#04-19 held July 9, 2019, be adopted.

Carried Unanimously

**11.3 Extract - Heritage Richmond Hill meeting HRH#05-19 held September  
10, 2019**

**11.3.1 SRPRS.19.142 - Removal of 10014 Yonge Street from Heritage  
Register - City File D12-13003**

Moved by: Councillor Liu

a) That the property located at 10014 Yonge Street does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*; and

b) That 10014 Yonge Street be removed from the Municipal Heritage Register.

Carried Unanimously

**11.4 SRCS.19.25 - Canada Arts Presentation Fund**

Moved by: Councillor Liu

a) That the Theatre Manager be authorized to submit an application to the Canada Arts Presentation Fund for a total of \$100,000.00 to be used towards presenting the 2020/2021 and the 2021/2022 seasons at the Richmond Hill Centre for the Performing Arts;

b) That the Theatre Manager be authorized to act as the contact person for the Canada Arts Presentation Fund throughout the 2020/2021 and 2021/2022 application process;

c) That the Theatre Manager be authorized to sign all contracts and reports pertaining to the Canada Arts Presentation Fund grant for the 2020/2021 and 2021/2022 seasons.

Carried Unanimously

**11.5 SRCS.19.24 - Amendment to Schedule 'A' of Administrative Penalty By-law 69-16, as amended**

Moved by: Councillor Liu

a) That staff report SRCS.19.24 regarding an amendment to Schedule 'A' of Administrative Penalty By-law 69-19, as amended, be received;

b) That By-law 115-19, attached as Attachment '1' to staff report SRCS.19.24, be enacted to amend Schedule 'A' of the Administrative Penalty By-law 69-16, as amended, effective November 1, 2019.

Carried Unanimously

**11.6 SRPRS.19.151 - Request for Comments - Site Plan Application - Metroview Developments (Westwood) Inc. - 8888 Yonge Street - City File D06-12066 (Related Files D01-12006 and D02-12023)**

Moved by: Councillor Liu

a) That staff report SRPRS.19.151 with respect to the Site Plan application submitted by Metroview Developments (Westwood) Inc. for lands known as Part of Lot 38, Concession 1, W.Y.S. (municipal address: 8888 Yonge Street), City File D06-12066, be received for information purposes and that all comments be referred back to staff;

b) That Council approve the revised Official Plan Amendment in accordance with the draft amendment attached as Appendix 'A' to staff report SRPRS.19.151, and that appropriate City staff be directed to appear at the Local Planning Appeal Tribunal in support of Council's position on this matter.

Carried Unanimously

**11.7 SRPRS.19.122 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision Applications - King East Developments 19 Inc. and King East Developments 21 Inc. - 19 and 21 Poplar Drive - City Files D02-18025 and D03-18012**

Moved by: Councillor Liu

a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by King East Developments 19 Inc. and King East Developments 21 Inc. for lands known as Lot 42 and Part of Lots 40 and 41, Plan 202 (municipal addresses: 19 and 21 Poplar Drive), City Files D02-18025 and D03-18012, be approved, subject to the following:

i. that the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, and Single Detached Six (R6) Zone under By-law 313-96, as amended, to Single Detached Four (R4) Zone and Single Detached Six (R6) 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.19.122;

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

iii. that the future development block contained in draft approved Plan of Subdivision 19T-15010 and identified in Schedule A of Appendix "B" to Staff Report SRPRS.19.122 be rezoned from Semi-detached One (RD1) Zone to Single Detached Four (R4) Zone under By-law 313-96, as amended, to facilitate the construction of a single detached dwelling;

iv. that pursuant to Section 34(7) of the *Planning Act*, Council deem that no further notice be required with respect to recommendation (a)(iii) above;

v. that the Plan of Subdivision as depicted on Map 5 to staff report SRPRS.19.122 be draft approved, subject to the conditions as set out in Appendix 'C' hereto;

vi. 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;

b) That Council approve the Site Plan Control By-law as set out in Appendix 'D' to staff report SRPRS.19.122 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; and,

c) That the authority to assign 31.49 persons equivalent of additional servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Regulatory Services subject to the criteria in the City's Interim Growth

Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11.

Carried Unanimously

**11.8 SRPRS.19.123 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision Applications - King East Developments 428 Inc. - 428 King Road - City Files D02-18026 and D03-18013**

Moved by: Councillor Liu

a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by King East Developments 428 Inc. for lands known as Lot 57, Plan M-807 (municipal address: 428 King Road), City Files D02-18026 and D03-18013, be approved, subject to the following:

i. that the subject lands be rezoned from Residential Suburban A (RSA) Zone under By-law 1275, as amended, to Multiple Residential One (RM1) Zone and Single Detached Four (R4) 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.19.123;

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.19.123 be draft approved, subject to the conditions as set out in Appendix 'C' to staff report SRPRS.19.123;

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;

v. that the authority to assign 29.53 persons equivalent of additional servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Regulatory Services subject to the criteria in the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11.

Carried Unanimously

**11.9 SRPRS.19.147 - Tower Hill Road and Alpaca Drive Intersection Improvements**

Moved by: Regional and Local Councillor Perrelli

- a) That a full set of all-way stop control signs be implemented at the intersection of Tower Hill Road and Alpaca Drive;
- b) That Chapter 1128, Stop Sign - Erection - Authority, Schedule 'A', Stop Sign location, of the Municipal Code be amended by adding the following:  
Highway 1: Tower Hill Road  
Highway 2: Alpaca Drive  
Traffic Travelling: All directions
- c) That "Stop Ahead" warning signs be installed at the east and west approaches of Tower Hill Road;
- d) That painted pedestrian crosswalks be installed at all approaches of the Tower Hill Road and Alpaca Drive intersection.

Carried Unanimously

**11.10 SRPRS.19.146 - Lourakis Street Traffic Petition**

Moved by: Councillor Liu

- a) That the petition received from residents of Lourakis Street containing approximately 25 signatures, attached as Attachment '1' to staff report SRPRS.19.146, be received;
- b) That oversize STOP signs (75 cm x 75 cm) with ALL-WAY tab signs and appropriate pavement markings be installed on all approaches to the Lourakis Street and Jefferson Sideroad intersection;
- c) That STOP AHEAD warning signs be installed on the east and west approaches to the Jefferson Sideroad and Lourakis Street intersection.

Carried Unanimously

**11.11 SRPRS.19.160 - Establish Walkway Block 465 as Public Highway - Plan 65M-4547 - Corsica Development Inc. - City File D03-10001**

Moved by: Councillor Liu

- a) That Block 465, Plan 65M-4547 be established as a public highway to form part of Callisto Lane.

Carried Unanimously

**11.12 SRPRS.19.040 - Authorization to Execute Servicing Agreement with Metropole Developments Inc. - Maddalena Perone - City Files D06-14105 and D06-17039**

Moved by: Councillor Liu

a) That upon the written recommendation of the Commissioner of Planning and Regulatory Services, the Mayor and Clerk be authorized to execute a tri-party servicing agreement with Metropole Developments Inc. and Maddalena Perone, related to City Files D06-14105 and D06-17039, for the purpose of reconstructing approximately 200 meters of Harris Avenue (including the installation of all associated municipal services) from the east limit of Forest Hill Subdivision File 19T(R)-12008 to Yonge Street, and installing of sanitary sewers and watermain on Yonge Street from Harris Avenue to the north limit of 12050 Yonge Street;

b) That, upon receiving a decision from the Ontario Municipal Board for the 2016 Development Charges appeal (OMB Case No. DC160010) which confirms that the Harris Avenue Urbanization and the Urban Master Environmental Servicing Plan wastewater capital projects are included in the City-wide Engineering Development Charge, the Mayor and Council authorize a City contribution for these works from the City-wide Engineering Services Development Charges Reserve Fund.

Carried Unanimously

**11.13 SRPRS.19.145 - Snively Wetland Outlet Improvements - North Valley Developments Ltd. - City File D03-94022 Phase 1**

Moved by: Councillor Beros

a) That Council receive for their consideration, the letter from North Valley Developments Ltd., dated June 14, 2019;

b) That staff be directed to undertake the Snively Wetland Outlet works as a Capital Project and prioritize it within the City's 10-year Capital Program;

c) That an additional budget of \$166,100, be approved from the Water Quality Protection Reserve to complete these works; and

d) That upon receipt of a payment for \$20,000 from North Valley Developments Ltd., Staff be directed to proceed to close out Subdivision 19T-94022, and release all related securities in accordance with the assumption processes and end of maintenance period outlined in the subdivision agreement.

Carried Unanimously

**11.14 SRPRS.19.053 - Official Plan Update**

Moved by: Councillor Liu

- a) That staff report SRPRS.19.053 regarding an Official Plan update be received;
- b) That the Business Case provided in Attachment '1' to staff report SRPRS.19.053 for staffing and consulting resources to support the Official Plan update as identified in staff report SRPRS.19.053 be approved and funded from the General Government DC Reserve Fund (90%) and Cash to Capital Reserve Fund (10%);
- c) That the contract for the provision of consultation services throughout the Official Plan update process, including consultation related to the Yonge and Bernard Secondary Plan, be awarded non-competitively to LURA Consulting for a cost not exceeding \$200,000 (exclusive of taxes) pursuant to Appendix 'B' Part 2 (b) of the Procurement Policy By-law 113-16;
- d) That the Mayor and the Clerk be authorized to execute any necessary documentation to effect the contract with LURA Consulting upon the recommendation of the Commissioner of Planning and Regulatory Services.

Carried Unanimously

**11.15 SRPRS.19.153 - Community Improvement Plan - Façade Improvement, Landscaping, and Signage Grant Program Application - CIPG.19.014 (10067 Yonge Street, Richmond Hill, Ontario)**

Moved by: Councillor Liu

- a) That Council approve the Community Improvement Plan, Façade Improvement, Landscaping, and Signage Grant application submitted by Saeed Khakbaz Nejad (Union Impex Inc.) for façade and signage improvements of "BB Café", a restaurant located on 10067 Yonge Street, in an amount not exceeding \$47,970 as outlined in staff report SRPRS.19.153; subject to the issuance of a "Sign Permit" from the Building Division;
- b) That the Mayor and Clerk be authorized to sign the "CIP Grant Agreement" to provide the funding identified in Recommendation (a), upon

the recommendation of the Commissioner of Planning and Regulatory Services;

c) That the Commissioner of Planning and Regulatory Services be authorized to enter into and execute an assumption agreement to transfer the grant if property ownership changes;

d) That Council allow the Director of Financial Services and Treasurer to issue a cheque(s) to disburse the funding to the applicant after it is determined that the project has satisfied all the requirements.

Carried Unanimously

**11.16 Correspondence from Michelle Dada, on behalf of the owners of 12030 Yonge Street, dated September 27, 2019, regarding Authorization to Execute Servicing Agreement with Metropole Developments Inc. - (refer to Item 11.12)**

Moved by: Councillor Liu

a) That the correspondence from Michelle Dada, on behalf of the owners of 12030 Yonge Street, dated September 27, 2019, regarding Authorization to Execute Servicing Agreement with Metropole Developments Inc., be received.

Carried Unanimously

**12. Other Business**

There were no other business items.

**13. Emergency/Time Sensitive Matters**

**13.1 Bocce Ball Court at Richmond Green**

Moved by: Regional and Local Councillor Perrelli

a) That staff be directed to proceed with the surface replacement of the Bocce Ball Court at Richmond Green as verbally described by the Commissioner of Community Services;

b) That a capital budget in the amount \$26,000 plus applicable taxes, funded from the Infrastructure Repair and Replacement Reserve, for the surface replacement of the Bocce Ball Court at Richmond Green be approved;

c) That staff be directed to complete the surface replacement as soon as possible.

**Motion to Refer:**

Moved by: Councillor Muench

a) That consideration of the motion of Regional and Local Councillor Perrelli, regarding the Bocce Ball Court at Richmond Green, be referred to the Council meeting on October 16, 2019, to permit staff to review and consult with the Bocce Ball community on alternative solutions to replace the surface of Bocce Ball Court at Richmond Green and report back to Council on those options.

A recorded vote was taken:

In favour: (1): Councillor Muench

Opposed: (8): Regional and Local Councillor DiPaola, Councillor West, Councillor Beros, Regional and Local Councillor Perrelli, Mayor Barrow, Councillor Chan, Councillor Liu, Councillor Cilevitz

Motion to Refer Failed to Carry (1 to 8)

Moved by: Regional and Local Councillor Perrelli

a) That staff be directed to proceed with the surface replacement of the Bocce Ball Court at Richmond Green as verbally described by the Commissioner of Community Services;

b) That a capital budget in the amount \$26,000 plus applicable taxes, funded from the Infrastructure Repair and Replacement Reserve, for the surface replacement of the Bocce Ball Court at Richmond Green be approved;

c) That staff be directed to complete the surface replacement as soon as possible.

Carried Unanimously

**14. Closed Session**

There were no closed session items.

**15. Adjournment**

Moved by: Councillor Beros

That the meeting be adjourned.

Carried

The meeting was adjourned at 10:22 a.m.