



## Electronic Council Meeting

### Minutes

**C#35-20**

**Wednesday, September 9, 2020, 9:30 a.m.**

**(Electronic Meeting pursuant to Section 238(3.3) of the Municipal Act, 2001)**

An electronic 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 Wednesday, September 9, 2020 at 9:31 a.m. in Committee Room 1 via videoconference.

Council Member Present in Committee Room 1:

Mayor Barrow

Council Members Present via videoconference:

Regional and Local Councillor DiPaola

Regional and Local Councillor Perrelli

Councillor Beros

Councillor Muench

Councillor Liu

Councillor West

Councillor Cilevitz

Councillor Chan

Staff Members Present via videoconference:

M. Dempster, City Manager

S. Adams, Commissioner of Corporate and Financial Services

D. Joslin, Commissioner of Community Services

K. Kwan, Commissioner of Planning and Regulatory Services

P. Masaro, Acting Commissioner of Environment and Infrastructure Services

A. Dimilta, City Solicitor

S. Kraft, Fire Chief

G. Galanis, Director, Development Planning

T. Steele, Director, Community Standards

P. Lee, Director, Policy Planning

D. Beaulieu, Manager Development Subdivisions

S. Cham, Manager Development Zoning

D. Giannetta, Manager, Development Site Plans  
J. Leung, Manager, Urban Design  
A. Dunn, Planner II - Development  
K. Faria, Planner II – Development  
S. Mowder, Planner I - Development

Staff Members Present in Committee Room 1:

S. Huycke, City Clerk  
R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator

**1. Call to Order/National Anthem**

The Mayor called the meeting to order at 9:31 a.m.

**2. Public Forum (not to exceed 15 minutes)**

**2.1 Nadia Palozzi, 163 Dovetail Drive, regarding Parking Restrictions on Residential Streets**

Nadia Palozzi, 163 Dovetail Drive, addressed Council regarding parking restrictions on residential streets and requested that the on-street parking by-law be updated to better reflect the current dynamic of Richmond Hill, and that a solution be found that would address the current parking situation in residential neighbourhoods within the municipality.

**3. Council Announcements**

Regional and Local Councillor Perrelli welcomed everyone back following the summer recess and hoped everyone had a wonderful summer. Regional and Local Councillor Perrelli acknowledged his mother-in-law was celebrating a milestone birthday today and wished her a very happy 80<sup>th</sup> birthday.

Councillor Muench acknowledged that September was Cancer Awareness Month and advised that on September 20<sup>th</sup> the first ever virtual Terry Fox Run was being held and hoped everyone would donate. Councillor Muench extended belated birthday wishes to all those whose birthday had passed, including Regional and Local Councillor Perrelli.

Councillor Chan extended condolences to the family of Deborah Chute, Ward 6 resident and wife of Chungsen Leung, former Member of Parliament, who passed away September 1<sup>st</sup>. Councillor Chan acknowledged Deborah's

community involvement over the years and noted that the visitation would be held tomorrow at Chapel Ridge Funeral Home.

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

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

**5. Adoption of Agenda**

Moved by: Councillor Cilevitz

Seconded by: Councillor Chan

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

a) Correspondence from Gloria Marsh, York Region Environmental Alliance, dated September 7, 2020, regarding Boulevard Grass Cutting Exemption Application to By-law 31-19 - (Item 13.18)

b) SRCS.20.26 - Grass and Weeds By-law 31-19 – Exemption Request - (Item 13.19)

Carried

**6. 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*.

**7. Adoption of Previous Council Minutes**

**7.1 Council Meeting C#29-20 held July 8, 2020**

Moved by: Councillor Beros

Seconded by: Councillor Cilevitz

That the minutes of Council Meeting C#29-20 held on July 8, 2020, be adopted.

Carried

**7.2 Special Council Meeting C#30-20 held July 8, 2020**

Moved by: Councillor Beros

Seconded by: Councillor Cilevitz

That the minutes of Special Council Meeting C#30-20 held on July 8, 2020, be adopted.

Carried

**7.3 Special Council Meeting C#32-30 held July 23, 2020**

Moved by: Councillor Beros  
Seconded by: Councillor Cilevitz

That the minutes of Special Council Meeting C#32-20 held on July 23, 2020, be adopted.

Carried

**7.4 Special Council Meeting C#33-20 held July 31, 2020**

Moved by: Councillor Beros  
Seconded by: Councillor Cilevitz

That the minutes of Special Council Meeting C#33-20 held on July 31, 2020, be adopted.

Carried

**7.5 Special Council Meeting C#34-20 held August 17, 2020**

Moved by: Councillor Beros  
Seconded by: Councillor Cilevitz

That the minutes of Special Council Meeting C#34-20 held on August 17, 2020, be adopted.

Carried

**8. Identification of Items Requiring Separate Discussion**

Council consented to separate Items 13.9, 13.10, 13.16, 13.17, 13.19, and 14.1 for discussion.

**9. Adoption of Remainder of Agenda Items**

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

**10. Public Hearings**

There were no public hearings.

## 11. Presentations

### 11.1 Presentation by Mary-Anne Dempster, City Manager, regarding an update for the Resumption of City Services

Mary-Anne Dempster, City Manager, provided an update to Council on the City of Richmond Hill's resumption efforts. She acknowledged and extended compliments to staff for their efforts in keeping Richmond Hill neighbourhoods and public spaces safe while continuing the day-to-day operations.

M. Dempster reviewed the 5-phased approach to resumption, noting that priority was on public and staff safety, and highlighted service excellence demonstrated through Recover Richmond Hill and Access Richmond Hill. She reviewed the tax and water revenue and Planning and Regulatory Services processed to date; reviewed what was open in the municipality including parks, free drive-in concert series, Oak Ridges Community Centre fitness studio, Centennial Pool for leisure and lane swims; blue and green bin purchases; processing of marriage licence applications, the recommencement of the Administrative Monetary Penalty System hearing reviews; and highlighted services that would soon be made available to residents. She advised of the new pay parking service at Lake Wilcox, and noted project completions included the splash pad at David Hamilton Park, and the boardwalk at Lake Wilcox Park. M. Dempster concluded the presentation by summarizing the road ahead that included streamlined processes and digitization, planning for the future, and reviewed staff's recommendation for Council's consideration.

Moved by: Councillor Chan

Seconded by: Councillor West

a) That Council approve keeping municipal buildings closed to the public, with few exceptions as determined by the City Manager, until January 4, 2021 at the earliest.

An amendment was:

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

That the following clause b) be added to the motion:

b) That Council and Committee meetings be conducted as hybrid meetings in the Council Chamber beginning with first Council meeting in November 2020.

A recorded vote was taken:

In favour: (6): Councillor Beros, Regional and Local Councillor DiPaola, Councillor Chan, Councillor West, Regional and Local Councillor Perrelli, Councillor Liu

Opposed: (3): Mayor Barrow, Councillor Muench, Councillor Cilevitz

Motion to Amend Carried (6 to 3)

**Main motion as amended:**

Moved by: Councillor Chan

Seconded by: Councillor West

a) That Council approve keeping municipal buildings closed to the public, with few exceptions as determined by the City Manager, until January 4, 2021 at the earliest;

b) That Council and Committee meetings be conducted as hybrid meetings in the Council Chamber beginning with first Council meeting in November 2020.

A recorded vote was taken:

In favour: (9): Mayor Barrow, Regional and Local Councillor DiPaola, Councillor Liu, Councillor Cilevitz, Councillor Muench, Regional and Local Councillor Perrelli, Councillor West, Councillor Chan, Councillor Beros

Opposed: (0): None

Main Motion as Amended Carried Unanimously (9 to 0)

**12. Delegations**

**12.1 Jim Brancato, property owner for lands located at the westerly end of Montano Court, regarding request for driveway access - (refer to Item 13.16)**

Jim Brancato, property owner for lands located at the westerly end of Montano Court, addressed Council regarding a request for driveway access to his property. He provided contextual information since the purchase of the subject lands, and noted his discussions with

neighbouring landowners and City staff to obtain permission for private driveway access. He shared his willingness to pay the associated application costs and expenses for the road construction to extend Montano Court which had been unsuccessful. Mr. Brancato reviewed the sketches attached to his correspondence, included as Agenda Item 13.16, and noted properties in Richmond Hill that were comparable to his property. Mr. Brancato requested Council lift the 1-foot reserve at the terminus of Montano Court to allow private driveway access to his property to facilitate the construction of his future home.

**12.2 Justin Chen, 2 Debonair Street, regarding boulevard grass cutting exemption application to By-law 31-19 - (refer to Items 13.17 and 13.19)**

Justin Chen, 2 Debonair Street, addressed Council regarding a boulevard grass cutting exemption application to By-law 31-19. He shared concerns regarding the Grass and Weed By-law, noting that the properties at 1 and 2 Debonair Street were end units of a townhouse development that should be exempt. He advised that the sodded portion of the properties were smaller in size compared to the boulevard area and that, in his opinion, maintenance of the boulevard posed safety and liability concerns. Mr. Chen noted that the properties did not comply to the By-law as an “adjoining” boulevard, and provided examples of similar properties in Richmond Hill that were exempt. Mr. Chen requested Council to grant the properties at 1 and 2 Debonair Street an exemption to By-law 31-19.

**13. Committee and Staff Reports**

**13.1 Minutes - Heritage Richmond Hill meeting HRH#03-20 held June 9, 2020**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That the minutes of Heritage Richmond Hill meeting HRH#03-20 held June 9, 2020 be adopted.

Carried

**13.2 Extract - Heritage Richmond Hill meeting HRH#04-20 held July 7, 2020**

**13.2.1 SRPRS.20.107 - 2020 Heritage Grant Application - 26 Gormley Court**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That a Heritage Grant of \$3,517, to a potential maximum of \$5,000, be approved towards the cost of replacing windows in the *Ontario Heritage Act Part V* designated structure located at 26 Gormley Court, as outlined in staff report SRPRS.20.107.

Carried

**13.3 SRCM.20.20 - Delegation of Authority – Summer Recess Accounting – Reference By-law 86-20 Enacted by Council on June 24, 2020 (July 9 to September 8, 2020 Council Summer Recess)**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That staff report SRCM.20.20 regarding Delegation of Authority, Summer Recess Accounting, be received.

Carried

**13.4 SRPRS.20.110 – Request for Approval – Deeming By-law Applications – Anix Developments Inc. and Italo Magnifico - 38 and 40 Verdi Road - City Files D27-20001 and D27-20002 - (By-laws 97-20 and 98-20)**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That staff report SRPRS.20.110 be received and that the Deeming By-law Applications submitted by Anix Developments Inc. and Italo Magnifico for the lands known as Blocks 171 and 172, Plan 65M-3711 (Municipal Addresses: 38 and 40 Verdi Road), City Files D27-20001 and D27-20002 be approved, subject to the following:

- (i) That the Deeming By-laws be brought forward to a regular meeting of Council for consideration and enactment in the form of the by-laws attached as Appendix “A” and Appendix “B” to staff report SRPRS.20.110.

Carried

**13.5 SRPRS.20.113 - Request for Comments – Site Plan Amendment Application – North Toronto Chinese Alliance Church – 11221 Bayview Avenue - City File D06-16024**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That staff report SRPRS.20.087 with respect to a Site Plan Amendment application submitted by North Toronto Chinese Alliance Church for lands known as Part of Lot 29, Concession 2, E.Y.S. (Municipal Address: 11221 Bayview Avenue), City File D06-16024, be received and that all comments be referred back to staff.

Carried

**13.6 SRPRS.20.115 – Request for Comments – Site Plan Application – Highyon Development No. 118 LP and Highyon GP No. 118 Corp. – 9113 and 9125 Bathurst Street – City File D06-19055**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That staff report SRPRS.20.115 with respect to a Site Plan application submitted by Highyon Development No. 118 LP and Highyon GP No. 118 Corp. for lands known as Part of Lots 11 and 12, Plan 1960 (Municipal Addresses: 9113 and 9125 Bathurst Street), City File D06-19055, be received and that all comments be referred back to staff;

b) That the authority to assign 55.67 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

**13.7 SRPRS.20.119 – Request to Terminate and Deregister a Site Plan Agreement – Dormer Bond Inc. – 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent - City File D06-20030**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

- a) That staff report SRPRS.20.119 be received and that the request made by Dormer Bond Inc. to deregister the Site Plan Agreement made between The Corporation of the City of Richmond Hill and Lina Lenuzza for lands known as Lots 68 to 71 and Part of Lots 72 and 73, Plan 136 (Municipal Addresses: 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent), City File D06-20030, be approved;
- b) That the Mayor and Clerk be authorized to execute a Termination Agreement with Dormer Bond Inc. upon the written recommendation of the Commissioner of Planning and Regulatory Services.

Carried

**13.8 SRPRS.20.120 – Request to Terminate and Deregister a Site Plan Agreement – Dormer Bond Inc. – 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent - City File D06-20031**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

- a) That staff report SRPRS.20.120 be received and that the request made by Dormer Bond Inc. to deregister the Site Plan Agreement made between The Corporation of the City of Richmond Hill and Lina Lenuzza for lands known as Lots 68 to 71 and Part of Lots 72 and 73, Plan 136 (Municipal Addresses: 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent), City File D06-20031, be approved;
- b) That the Mayor and Clerk be authorized to execute a Termination Agreement with Dormer Bond Inc. upon the written recommendation of the Commissioner of Planning and Regulatory Services.

Carried

**13.9 SRPRS.20.127 – Request for Approval – Draft Plan of Condominium – Fifth Avenue (King North) Inc. – 3, 5, 7 and 9 McCachen Street and 300 King Road - City File D05-19003**

Moved by: Regional and Local Councillor Perrelli  
Seconded by: Councillor Beros

- a) That the draft Plan of Condominium application submitted by Fifth Avenue (King North) Inc. for lands known as Part of Block 1, Plan 65M-

4651 (Municipal Addresses: 3, 5, 7 and 9 McCachen Street and 300 King Road), City File D05-19003, be draft approved, subject to the following:

- i. that draft approval be subject to the conditions as set out in Appendix “A” to staff report SRPRS.20.127;
- ii. 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;
- iii. that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to staff report SRPRS.20.127, if requested to do so.

Carried

**13.10 SRPRS.20.106 - Request for Comments – Site Plan Application – Urbacon Properties Limited - 10 Sofia Court - City File D06-19010**

Moved by: Councillor Liu  
Seconded by: Councillor Cilevitz

a) That staff report SRPRS.20.106 with respect to a Site Plan application submitted by Urbacon Properties Limited for lands known as Block 8 and Part of Block 6, Plan 65M-4114 (Municipal Address: 10 Sofia Court), City File D06-19010, be received and that all comments be referred back to staff;

b) That staff report back to Council for approval of the design of mural prior to granting final approval of the site plan application.

Carried Unanimously

**13.11 SRPRS.20.114 – Request for Approval – Zoning By-law Amendment Application – Vivian Risi – 2A Roosevelt Drive - City Files D02-19009**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That the Zoning By-law Amendment application submitted by Vivian Risi for lands known as Part of Lot 1, Plan 3403 (Municipal Address: 2A Roosevelt Drive), City File D02-19009 (related City File D06-19034), be approved, subject to the following:

- i. that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPRS.20.114; and,

- ii. that the amending Zoning By-law be brought forward to Council for consideration and enactment.

Carried

**13.12 SRPRS.20.068 – Request for Approval – Draft Plan of Condominium – Primont Homes (Bayview) Inc. – 0 19th Avenue and 5 Glen Meadow Lane - City File D05-15001**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That the proposed draft Plan of Condominium application submitted by Primont Homes (Bayview) Inc., for lands known as Block 1, Registered Plan 65M-4628 (Municipal Addresses: 0 19th Avenue and 5 Glen Meadow Lane), City File: D05-15001, be draft approved, subject to the following:

- i) that draft approval be subject to the conditions as set out in Appendix “A” to staff report SRPRS.20.068;
- ii) 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.

Carried

**13.13 SRPRS.20.116 - Request for Comments - Site Plan Application - L and W Properties Ltd. - 155 King Road - City File D06-17032**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That staff report SRPRS.20.116 regarding a Site Plan application submitted by L and W Properties Ltd. for lands known as Part of Lot 8, Plan 136, municipally known as 155 King Road, City File D06-17032, be received and that all comments be referred back to staff.

Carried

**13.14 Proclamation - Recognition for the Macedonian Community in the City of Richmond Hill - September 8, 2020**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That September 8, 2020 be proclaimed as a day of recognition for the Macedonian Community in the City of Richmond Hill.

Carried

**13.15 Proclamation - Rail Safety Week - September 21 to 27, 2020**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That September 21 to 27, 2020 be proclaimed as Rail Safety Week in the City of Richmond Hill.

Carried

**13.16 Correspondence from Jim Brancato, property owner for lands located at the westerly end of Montano Court, dated August 24, 2020, regarding a request for driveway access**

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

a) That the correspondence from Jim Brancato, property owner for lands located at the westerly end of Montano Court, dated August 24, 2020, regarding a request for driveway access, be received for information.

Carried Unanimously

**13.17 Correspondence from Justin Chen, 2 Debonair Street, and Roya Soltani, 1 Debonair Street, dated July 6, 2020, regarding boulevard grass cutting exemption application to By-law 31-19**

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

a) That the correspondence from Justin Chen, 2 Debonair Street, and Roya Soltani, 1 Debonair Street, dated July 6, 2020, regarding boulevard grass cutting exemption application to By-law 31-19, be received.

Carried Unanimously

**13.18 Correspondence from Gloria Marsh, York Region Environmental Alliance, dated September 7, 2020, regarding Boulevard Grass Cutting Exemption Application to By-law 31-19 - (refer to Items 13.17 and 13.19)**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That the correspondence from Gloria Marsh, York Region Environmental Alliance, dated September 7, 2020, regarding Boulevard Grass Cutting Exemption Application to By-law 31-19, be received.

Carried

**13.19 SRCS.20.26 - Grass and Weeds By-law 31-19 – Exemption Request**

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

a) That staff report SRCS.20.26 regarding the Grass and Weed By-law 31-19, Exemption Request, be received;

b) That the request for 1 and 2 Debonair Street to be exempted from the Grass and Weeds By-law requirement to maintain adjoining municipal boulevards, be denied;

c) That staff report back at the October 28, 2020 Council meeting on the options available for the City to replace the grass in the boulevard with some other type of low growing plant that does not need to be mowed as permitted pursuant to the City's Highway Obstruction By-law, as a pilot project that might be able to be applied to this location.

Carried Unanimously

**14. Other Business**

**14.1 Member Motion - Regional and Local Councillor Perrelli - Temporary Parking Solution for 255 Shaftsbury Avenue**

Moved by: Regional and Local Councillor Perrelli  
Seconded by: Councillor Beros

That the Member Motion submitted by Regional and Local Councillor Perrelli regarding a Temporary Parking Solution for 255 Shaftsbury Avenue be referred to staff for a report at the September 23, 2020 Council Meeting in respect to the request.

Carried

**15. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**16. By-laws**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

That the following By-laws be approved:

- 16.1 By-law 97-20 - A By-law of The Corporation of the City of Richmond Hill to designate a part of a Plan of Subdivision pursuant to Subsection 50(4) of the Planning Act
- 16.2 By-law 98-20 - A By-law of The Corporation of the City of Richmond Hill to designate a part of a Plan of Subdivision pursuant to Subsection 50(4) of the Planning Act

Carried

**17. Closed Session**

There were no closed session items.

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

**18.1 By-law 116-20**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

That By-law 116-20, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**19. Adjournment**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 11:32 a.m.

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Dave Barrow, Mayor

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Stephen M.A. Huycke, City Clerk