



## **Council Meeting**

### **Minutes**

**C#05-21**

**Wednesday, February 10, 2021, 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, February 10, 2021 at 9:30 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 Cilevitz  
Councillor West  
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 Infrastructure  
P. Masaro, Executive Director, Engineering and Infrastructure Services  
D. Dexter, Director, Financial Services/Treasurer  
A. Dimilta, City Solicitor  
G. Galanis, Director, Development Planning  
D. Hearn, Director, Recreation and Culture  
N. Khan, Director, Building and Chief Building Official  
S. Kraft, Fire Chief  
P. Lee, Director, Policy Planning  
B. Levesque, Director, Infrastructure Delivery Services

T. Steele, Director, Community Standards  
G. Taylor, Director, Public Works Operations  
D. Terzievski, Director, Development Engineering  
D. Giannetta, Manager, Development - Site Plans  
G. Li, Manager, Fiscal Planning and Strategy  
C. Scott-Fisher, Manager, Procurement and Chief Purchasing Officer  
K. Faria, Senior Planner - Development  
J. Healey, Senior Planner - Development

Staff Members present in Committee Room 1:

K. Mortfield, Chief of Staff  
S. Huycke, City Clerk  
R. Ban, Deputy City Clerk  
K. Hurley, Council/Committee Coordinator

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

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

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

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

**3. Council Announcements**

Councillor Cilevitz paid tribute to Dr. Tom Bolton, world renowned astrophysicist and former Director of the David Dunlap Observatory, who passed away last week. She highlighted the impact Dr. Bolton had in astronomy, including being responsible for the discovery of the Cygnus X-1 as a black hole. Councillor Cilevitz extended deepest sympathies to Dr. Bolton's family and requested that a moment of silence be observed.

A moment of silence was observed by all those in attendance.

Councillor West echoed the comments made by Councillor Cilevitz and acknowledged the ongoing legacy of Dr. Bolton and the David Dunlap Observatory.

Councillor West thanked members of the Richmond Hill Winter Carnival (RHWC) Committee and the public for a successful virtual event held this past weekend, and hoped next year's Carnival could be celebrated together. Councillor West advised that limited edition commemorative RHWC buttons, designed for 2021 with mascot Ookpik wearing a mask, were available to purchase from the Carnival website.

Councillor Muench paid tribute to local resident John Doner who passed away last week who was a well-known and respected farmer in the Gormley area, his family having farmed on the property for over 200 years. Councillor Muench acknowledged Mr. Doner's contributions to Richmond Hill and the farming industry, and hoped to continue his legacy that included a love of his community, neighbours and land.

Councillor Chan echoed the comments made by Councillors Cilevitz and West by acknowledging Dr. Bolton and his work in astronomy, as well as his contributions to the David Dunlap Observatory, noting that his work and legacy would long be remembered.

Councillor Chan advised that Friday, February 12th marks the arrival of the Lunar New Year, symbolized by the Year of the Ox, and extended best wishes to all Richmond Hill residents of Chinese and Korean heritage for a healthy and happy Lunar New Year.

Regional and Local Councillor Perrelli also acknowledged the Lunar New Year and 2021 being the Year of the Ox. He noted that this was a special Year of the Golden Ox, and that having been born in the year of the Ox, wished all of his fellow Ox's a good year ahead.

Mayor Barrow extended Kung Hei Fat Choy to his fellow Members of Council and the residents of Richmond Hill celebrating Lunar New Year.

**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: Regional and Local Councillor Perrelli  
Seconded by: Councillor West

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

a) Correspondence from Marie Chow, 6 Belinda Court, dated February 9, 2021, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Metroview Developments (GARDEN) Inc. for 8700 and 8710 Yonge Street - (Item 13.7).

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 Public Meeting C#01-21 held January 20, 2021**

Moved by: Councillor West  
Seconded by: Councillor Beros

That the minutes of Council Public Meeting C#01-21 held on January 20, 2021 be adopted.

Carried

**7.2 Council Meeting C#03-21 held January 27, 2021**

Moved by: Councillor West  
Seconded by: Councillor Beros

That the minutes of Council Meeting C#03-21 held on January 27, 2021 be adopted.

Carried

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

Council consented to separate Items 13.3.3, 13.4 and 13.5 for discussion.

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

On a motion of Regional and Local Councillor Perrelli, seconded by Councillor Beros, Council adopted those items not identified for separate discussion.

**10. Public Hearings**

There were no public hearings.

**11. Presentations**

There were no presentations.

## **12. Delegations**

### **12.1 Ian Andres, Goodmans LLP, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Metroview Developments (GARDEN) Inc. for 8700 and 8710 Yonge Street - (refer to Item 13.4)**

Ian Andres, Goodmans LLP, legal counsel for the applicant, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Metroview Developments (GARDEN) Inc. for 8700 and 8710 Yonge Street. He provided an overview of the original proposal that was submitted in December 2018 within the context of the previous policy framework; reviewed the location of the subject site as a special location acting as a gateway to the Richmond Hill Centre within a major transit node; reviewed the revised development proposal that reflected changes to the height, density and design to permit a 54-storey building, and addressed the requirement for parkland identified within the staff report. Mr. Andres acknowledged the purpose of the staff report was to obtain direction regarding the applications for the Local Planning Appeal Tribunal (LPAT) hearing, but respectfully advised that they were in disagreement with the staff report recommendations and requested that Council support the proposed development.

### **12.2 Marie Chow, 6 Belinda Court, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Metroview Developments (GARDEN) Inc. for 8700 and 8710 Yonge Street - (refer to Item 13.4)**

Marie Chow, 6 Belinda Court, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Metroview Developments (GARDEN) Inc. for 8700 and 8710 Yonge Street. She advised that she was in strong support of affordable housing but was opposed to the proposed 54-storey building, and informed Council that an online petition had been signed by approximately 610 residents objecting to the over-intensification of Richmond Hill. She advised of her concerns with the proposed height and density of the building and addressed the proposed development as it related to the municipality's strategic priorities of balancing growth and green, fiscal responsibility, strong sense of belonging and getting around the city, noting that it does not support the City's strategic priorities or conform with the Official Plan, as further detailed in her correspondence distributed as Item 13.7.

**12.3 Geoff Green, 297 Church Street South, regarding the applications submitted by Metroview Developments (Elmwood) Inc. for 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South - (refer to Item 13.5)**

Geoff Green, 297 Church Street South, addressed Council regarding the applications submitted by Metroview Developments (Elmwood) Inc. for 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South. He expressed his concerns related to the calculated Floor Space Index (FSI) of the proposed development, and compared the proposed density to other developments in Richmond Hill. Mr. Green reflected on Council's vision for Richmond Hill and legacy while considering the proposed development, and requested that the appropriate money be invested for staff to defend Council's position at the Local Planning Appeal Tribunal (LPAT) hearing.

**12.4 Ian Andres, Goodmans LLP, regarding the applications submitted by Metroview Developments (Elmwood) Inc. for 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South - (refer to Item 13.5)**

Ian Andres, Goodmans LLP, legal counsel for the applicant addressed Council regarding the applications submitted by Metroview Developments (Elmwood) Inc. for 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South. He provided an overview of the original proposal that was submitted in November 2018 within the context of the previous policy framework, and advised of the direction given to staff for the subject lands at an April 2019 Council Public Meeting to work with the applicant towards a revised proposal that included greater height and density, as well as lower parking standards. He advised the applicant took that direction and revised their proposal and despite the appeal and limitations posed by the pandemic, they have continued to work through issues identified by staff to come to a supportable development. Mr. Andres reviewed the location of the subject lands and similar buildings of height and density in the area, noted they continued to work with staff regarding parkland requirements under Section 37 of the *Planning Act*, and advised that they were in support of the staff report recommendations.

**13. Committee and Staff Reports**

**13.1 Minutes - Accessibility Advisory Committee meeting AAC#01-20 held July 16, 2020**

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That the minutes of the Accessibility Advisory Committee meeting AAC#01-20 held July 16, 2020, be adopted.

Carried

**13.2 Minutes - Official Plan Update Committee meeting OPUC#02-20 held November 24, 2020**

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That the minutes of the Official Plan Update Committee meeting OPUC#02-20 held November 24, 2020 be adopted.

Carried

**13.3 Minutes - Budget Committee of the Whole meeting BCW#01-21 held January 26, 2021**

That the minutes of the Budget Committee of the Whole meeting BCW#01-21 held January 26, 2021 be adopted as circulated and the following recommendations be approved:

**13.3.1 SRCFS.21.004 - 2021 BIA Proposed Budget - (BCW Item 4.1)**

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That the 2021 gross operating budget of \$127,708 for the Village of Richmond Hill Business Improvement Area as provided within this report be approved; and

b) That the amount of \$100,000 be levied upon the rateable properties in the improvement areas.

Carried

**13.3.2 SRCFS.21.003 - 2020 Operating Forecast, COVID-19 Pressures and Updated Outlook - (BCW Item 4.2)**

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That Staff Report SRCFS.21.003 regarding the 2020 Operating Forecast, COVID-19 Pressures and Updated Outlook, be received for information purposes.

Carried

**13.3.3 SRCFS.21.001 - 2021 Draft Operating Budget - (BCW Item 4.3) - (By-law 7-21 and By-law 8-21)**

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Beros

a) That the 2021 City Operating Budget;

a. Summarized in Appendix “A” with a recommended budget increase of \$0 and a total tax levy of \$117,956,300 (excluding supplementary taxes), be adopted;

b. That the 2021 Seniors Tax Assistance Grant remain at \$404;

c. That the draft By-law 7-21, attached as Appendix “D”, be enacted to adopt the 2021 City Operating Budget.

d. That any financial impact, as a result of Covid-19, be funded by the Safe Restart Agreement funds and staff to provide periodic financial update reports on the operating impact of the Covid-19 pandemic.

b) That the Capital Asset Sustainability Fee budget increase of \$1,179,600 and total fee levy of \$6,571,700 for the 2021 taxation year, be adopted;

c) That the draft By-law 8-21, attached as Appendix “E” be enacted to adopt the 2021 Water, Wastewater & Stormwater Budgets;

d) That the Financial Outlook (attached as Appendix “C”) be received;

e) That, as required by Ontario Regulation 284/09, Municipal Act 2001, the compliance report attached as Appendix “G” be approved for expenses that have been excluded from the 2021 Draft Budget;



f) That Council support the review of the Theatre and Staff prepare options for Council consideration to reduce the tax support budget required;

g) That the costs for recycling at additional Super Mailboxes not be included in the 2021 City Operating Budget and that Staff report back on the implementation of recycling at Super Mailboxes with the deployment of staff and education for recycling at Super Mailboxes.

Carried Unanimously

**13.3.4 SRCFS.21.002 - Capital Project Financial Status Report - (BCW Item 4.4)**

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That all capital projects listed in Appendix “A”;

i. Be closed;

ii. Projects with unexpended funds be returned to source(s) as identified; and

iii. Projects with overspent funds be funded as identified.

b) That Budget and Funding Adjustments, as noted in Appendix “B”, be approved; and

c) That the Status of Capital Projects List in Appendix “E” be received.

Carried

**13.4 SRPI.21.005 - Request for Direction - Official Plan and Zoning By-law Amendment Applications - Metroview Developments (GARDEN) Inc. - 8700 and 8710 Yonge Street - City Files D01-18007 and D02-18033**

Moved by: Councillor Cilevitz

Seconded by: Councillor West

a) That the Local Planning Appeal Tribunal be advised that Council does not support the Official Plan and Zoning By-law Amendment applications submitted by Metroview Developments (GARDEN) Inc. for lands known as Part of Lots 1, 2, 3 and 4, Plan 1984 (municipal addresses: 8700 and 8710

Yonge Street), City Files D01-18007 and D02-18033 for the principle reasons outlined in staff report SRPI.21.005; and,

b) That appropriate City staff be directed to appear at the Local Planning Appeal Tribunal in support of Council's position concerning the subject applications.

A recorded vote was taken:

In favour: (8): Councillor Cilevitz, Councillor Liu, Mayor Barrow, Councillor Beros, Councillor Chan, Regional and Local Councillor Perrelli, Councillor Muench, Councillor West

Opposed: (1): Regional and Local Councillor DiPaola

Carried (8-1)

**13.5 SRPI.21.009 - Request for Direction - Official Plan Amendment and Zoning By-law Amendment Applications - Metroview Developments (Elmwood) Inc. - 9929, 9935, 9939 Yonge Street and 186 and 188 Church Street South - City Files D01-18004 and D02-18029**

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPI.21.009 be received for information purposes;

b) That the LPAT be advised as follows:

i. That Council supports the applicant's revised development proposal in principle as generally depicted on Maps 6 to 11 of staff report SRPI.21.009, and subject to the revisions as recommended in this report;

ii. that the LPAT be requested to withhold the issuance of its Final Order with respect to the Official Plan and Zoning By-law Amendments until such time as the City advises the Tribunal that a Site Plan application for the development has been finalized to the satisfaction of the Commissioner of Planning and Infrastructure;

c) That Council authorize the Commissioner of Planning and Infrastructure to negotiate a Section 37 Community Benefits package based on the revised development proposal as described in staff report SRPI.21.009, to be incorporated into the implementing Zoning By-law Amendment for the proposed development, to the satisfaction of the Commissioner of Planning and Infrastructure;

d) That upon the recommendation of the Commissioner of Planning and Infrastructure, the Mayor and City Clerk be authorized to enter into Minutes of Settlement and any further agreements or documentation as necessary to implement the applicant's revised development proposal and secure a Section 37 Community Benefits Package;

e) That appropriate City staff be directed to appear at the Local Planning Appeal Tribunal as necessary in support of Council's position concerning the subject application.

A recorded vote was taken:

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

Opposed: (2): Councillor Cilevitz, Councillor Muench

Carried (7-2)

### **13.6 SRCFS.21.005 - Semi Annual Report - Non Competitive Acquisitions**

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That staff report SRCFS.21.005, Semi Annual Report, Non Competitive Acquisitions, be received for information purposes only.

Carried

### **13.7 Correspondence from Marie Chow, 6 Belinda Court, dated February 9, 2021, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Metroview Developments (GARDEN) Inc. for 8700 and 8710 Yonge Street - (refer to Item 13.4)**

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That the correspondence from Marie Chow, 6 Belinda Court, dated February 9, 2021, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Metroview Developments (GARDEN) Inc. for 8700 and 8710 Yonge Street, be received.

Carried

## **14. Other Business**

There were no other business items.

**15. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**16. By-laws**

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

That the following By-laws be approved:

By-law 3-21 - A By-law to Amend By-law 183-82, as amended, of The Corporation of the City of Richmond Hill and By-law 2325-68, as amended, of the former Township of Markham

By-law 7-21 - A By-Law to Adopt the 2021 City Operating Budget

By-law 8-21 - A By-Law to Adopt the 2021 Water, Wastewater and Stormwater Budgets

By-law 15-21 - A By-law to Remove Certain Lands from Part Lot Control

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 24-21**

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

That By-law 24-21, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**19. Adjournment**

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

That the meeting be adjourned.

Carried

The meeting was adjourned at 11:54 a.m.

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Dave Barrow, Mayor

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Stephen M.A. Huycke, City Clerk