



Council Meeting

Minutes

C#42-21

Wednesday, October 27, 2021, 9:30 a.m.

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

An electronic hybrid 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, October 27, 2021 at 9:31 a.m. in Council Chambers via videoconference.

Council Members Present in Council Chambers:

Acting Mayor DiPaola
Regional and Local Councillor Perrelli
Councillor Beros
Councillor West

Council Members present via videoconference:

Councillor Muench
Councillor Liu
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 Infrastructure
A. Dimilta, City Solicitor
P. Masaro, Executive Director, Infrastructure and Engineering Services
D. Flaherty, Chief of Staff
D. Dexter, Director, Financial Services and Treasurer
G. Galanis, Director, Development Planning
B. Levesque, Director, Infrastructure Delivery
D. Terzievski, Director, Infrastructure Planning and Development Engineering
D. Beaulieu, Manager, Development Subdivisions
L. Conde, Manager, Strategy and Government Relations

D. Giannetta, Manager, Development Site Plan
A. Liu, Manager, Revenue Services
T. Myatt, Manager, HR Analytics and People Development
S. von Kursell, Manager, Policy
S. Mowder, Acting Planner II – Subdivisions
M. Abrol, Coordinator, Strategy and Government Relations

Staff Members present in Council Chambers:

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

1. Call to Order/National Anthem

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

Councillor Chan assumed the chair from 9:49 a.m. to 10:07 a.m. during consideration of Agenda Item 4.

Councillor Chan assumed the chair from 11:27 a.m. to 12:10 p.m. during consideration of Agenda Item 15.1.

2. Public Forum (not to exceed 15 minutes)

2.1 Maryann Colin, Richmond Hill resident

Maryann Colin, Richmond Hill resident, addressed Council to request an internal investigation to confirm whether the proper process was followed to involve the public with respect to the decision of Council at the October 13, 2021 Council meeting, to hold a By-election to fill the vacancy in the Office of the Mayor.

3. Council Announcements

Acting Mayor DiPaola announced that on October 22nd, the City of Richmond Hill had successfully negotiated a new Amazon delivery station that would be located in Ward 3. He acknowledged staff's efforts over the past year and noted the opportunities and new jobs it would bring to the City.

Acting Mayor DiPaola announced that on October 22nd, he delivered Richmond Hill's State of the City Address to local business leaders. He advised that he spoke about the City's successful initiatives, and noted that the City was setting

the foundation to become the centerpiece of York Region and one of the most prominent communities in the GTA by 2041.

4. Introduction of Emergency/Time Sensitive Matters

4.1 Member Motion - Councillor Muench - Economic Development Opportunity

Moved by: Councillor Muench
Seconded by: Acting Mayor DiPaola

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

a) Time Sensitive Member Motion - Councillor Muench - Economic Development Opportunity.

A recorded vote was taken:

In favour: (5): Acting Mayor DiPaola, Regional and Local Councillor Perrelli, Councillor Beros, Councillor Muench, and Councillor Chan

Opposed: (3): Councillor Liu, Councillor West, and Councillor Cilevitz

Carried (5 to 3)

5. Adoption of Agenda

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

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

a) Delegation - Matt Bergman, Indigenous Action Richmond Hill Committee, regarding Diversity, Equity and Inclusion (DEI) Initiative and Richmond Hill Land Acknowledgement Statement – (Agenda Item 12.2)

b) Correspondence from Paul Nolis, 49 Muirhead Crescent, dated October 21, 2021, regarding Muirhead Crescent and Stouffville Road Watermain and Sanitary Sewer Servicing - (Agenda Items 13.10 and 13.13)

c) Correspondence from Carol Davidson, 25 Green Meadow Crescent, relating to the Member Motion submitted by Regional and Local Councillor Perrelli regarding Honouring Former Mayor Dave Barrow - (Agenda Item 13.15)

d) Revised Member Motion - Regional and Local Councillor Perrelli - Honouring Former Mayor Dave Barrow – (Agenda Item 14.1)

e) Time Sensitive Member Motion – Councillor Muench – Economic Development Opportunity – (Agenda Item 15.1)

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#39-21 held October 6, 2021

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

That the minutes of Council Public Meeting C#39-21 held on October 6, 2021 be adopted.

Carried Unanimously

7.2 Council Meeting C#40-21 held October 13, 2021

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

That the minutes of Council Meeting C#40-21 held on October 13, 2021 be adopted.

Carried Unanimously

8. Identification of Items Requiring Separate Discussion

Council consented to separate Items 13.8, 13.10, 14.1, 15.1 for discussion.

9. Adoption of Remainder of Agenda Items

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

10. Public Hearings

10.1 SRCFS.21.041 - Tax Adjustments under Section 357 and 358 of the Municipal Act

There were no applications submitted from the public to appear as an electronic delegation to address Council on this matter.

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

- a) That taxes amounting to \$21,333.21 be written off pursuant to the provisions of Section 357 of the Municipal Act, 2001;
- b) That taxes amounting to \$35,413.78 be written off pursuant to the provisions of Section 358 of the Municipal Act, 2001;
 - i) That applicable penalty and interest be adjusted accordingly;
and
 - ii) That the Treasurer be directed to adjust the accounts receivable accordingly.

Carried

11. Presentations

There were no presentations.

12. Delegations

12.1 Paul Nolis, 49 Muirhead Crescent, regarding Muirhead Crescent and Stouffville Road Watermain and Sanitary Sewer Servicing - (refer to Items 13.10, 13.13 and 13.14)

Paul Nolis, 49 Muirhead Crescent, on behalf of the Muirhead community, addressed Council regarding the Muirhead Crescent and Stouffville Road watermain and sanitary sewer servicing. Mr. Nolis reviewed information related to receiving budget approval to initiate the construction phase of the Muirhead project, and highlighted various communications to residents from City staff for the project, as further detailed in his written submissions included as Agenda Items 13.13 and 13.14.

12.2 Matt Bergman, Indigenous Action Richmond Hill Committee, regarding Diversity, Equity and Inclusion (DEI) Initiative and Richmond Hill Land Acknowledgement Statement - (refer to Item 13.8)

Matt Bergman, Indigenous Action Richmond Hill Committee, addressed Council regarding Diversity, Equity and Inclusion (DEI) Initiative and Richmond Hill Land Acknowledgement Statement. He shared his opinion with the lack of events and funding toward the indigenous community in Richmond Hill, and noted their Committee's aim was to create meaningful change for the Richmond Hill community with the support of the City. Mr. Bergman stated the importance of standing behind the indigenous community and to show support by seeking the community's involvement to create events, seminars, further outreach, and educational programs. Mr. Bergman requested the City's commitment and support to work together with the Committee to provide indigenous voices to issues in the community.

13. Committee and Staff Reports

13.1 Extract - Accessibility Advisory Committee AAC#03-21 held October 7, 2021

13.1.1 SRCFS.21.050 - 2020 Status Report on the 2018-2022 Multi-Year Accessibility Plan

Moved by: Councillor Liu
 Seconded by: Councillor West

a) That staff report SRCFS.21.050 regarding the 2020 Status Report on the Multi-Year Accessibility Plan be received, and;

b) That the 2020 Status Report on the Multi-Year Accessibility Plan be posted to the City's website in accordance with the *Accessibility for Ontarians with Disabilities Act, 2005*.

Carried

13.2 Extract - Heritage Richmond Hill Meeting HRH#07-21 held October 12, 2021

13.2.1 SRPI.21.093 - Heritage Permit Application for 10155-10157 Yonge Street; Hewison-Skeele House and Shop – File D12-07458

Moved by: Councillor Liu
 Seconded by: Councillor West

a) That the Heritage Permit application to modify the storefront façade of 10155-10157 Yonge Street, as described in Appendix A to Staff Report SRPI.21.093, be approved.

Carried

13.3 Minutes - Official Plan Update Committee meeting OPUC#01-21 held January 19, 2021

Moved by: Councillor Liu
Seconded by: Councillor West

a) That the minutes of the Official Plan Update Committee meeting OPUC#01-21 held January 19, 2021 be adopted.

Carried

13.4 Minutes - Accessibility Advisory Committee meeting AAC#02-21 held May 6, 2021

Moved by: Councillor Liu
Seconded by: Councillor West

a) That the minutes of Accessibility Advisory Committee meeting AAC#02-21 held May 6, 2021 be adopted.

Carried

13.5 Minutes - Heritage Richmond Hill meeting HRH#06-21 held September 14, 2021

Moved by: Councillor Liu
Seconded by: Councillor West

a) That the minutes of Heritage Richmond Hill meeting HRH#06-21 held September 14, 2021 be adopted.

Carried

13.6 Minutes - Budget Committee of the Whole meeting BCW#04-21 held October 19, 2021

That the minutes of the Budget Committee of the Whole meeting BCW#04-21 held October 19, 2021 be adopted as circulated and the following recommendations be approved:

13.6.1 SRCFS.31.051 - 2022 Draft Capital Budget and Forecast - (BCW Item 4.1) - (By-law 137-21)

Moved by: Councillor Liu
Seconded by: Councillor West

- a) That the 2022 Draft Capital Budget in the amount of \$77,423,800 identified in Appendix “A” to staff report SRCFS.21.051 be approved;
- b) That the 2022 Draft Capital Budget recommended funding sources identified in Appendix “D” to staff report SRCFS.21.051 be approved;
- c) That the projects identified in the Projects Contingent on Grant Funding List in Appendix “B” to staff report SRCFS.21.051 be approved and funding allocated if grant funding becomes available;
- d) That the Capital Forecast in the amount of \$516,488,500 attached as Appendix “F” and Appendix “G” to staff report SRCFS.21.051 be received for information;
- e) That draft By-Law 137-21, attached as Appendix “H” to staff report SRCFS.21.051, be referred to the October 27, 2021 Council meeting for adoption.

Carried

13.6.2 SRCFS.21.045 - 2021 Reserve and Reserve Fund Status - (BCW Item 4.2)

Moved by: Councillor Liu
Seconded by: Councillor West

- a) That staff report SRCFS.21.045 be received for information purposes;
- b) That for administration purposes, the following reserve funds realignment be approved, their existing by-laws be repealed, and their corresponding accounts be closed:
 - i. Roads Repair and Replacement and Sidewalk Reserve Fund merged with Transportation Network Repair and Replacement Reserve Fund as they provide funding for transportation related assets; and

- ii. Indoor Recreation Development Charges Reserve Fund merged with Outdoor Development Charges Reserve Fund as these eligible services are now combined into one umbrella - Parks and Recreation Development Charges Reserve Fund per the *Development Charges Act (DCA)*.

Carried

13.6.3 SRCFS.21.043 - 2021 Operating Forecast Q3 - (BCW Item 4.3)

Moved by: Councillor Liu
Seconded by: Councillor West

- a) That staff report SRCFS.21.043, 2021 Operating Forecast Q3, be received for information purposes.

Carried

13.7 SRCFS.21.053 - Treasurers Write Off, Municipal Act, 2001, Section 354

Moved by: Councillor Liu
Seconded by: Councillor West

- a) That taxes amounting to \$4,260.60 be written off pursuant to the provisions of Section 354 of the Municipal Act, 2001;
- b) That applicable penalty and interest be adjusted accordingly;
- c) That the Treasurer be directed to adjust the applicable property tall roll accordingly.

Carried

13.8 SRCM.21.10 - Diversity, Equity and Inclusion (DEI) Initiative and Richmond Hill Land Acknowledgement Statement

Moved by: Councillor West
Seconded by: Councillor Chan

- a) That Council approve the resolution attached as Appendix 1 to SRCM.21.10 to affirm membership in UNESCO's Coalition of Inclusive Municipalities, which reads as follows:

Given that:

1. The Canadian Commission for UNESCO (United Nations Educational, Scientific and Cultural Organization) is calling on municipalities to join a Coalition of Inclusive Municipalities and to be part of UNESCO's international Coalition launched in 2004; and
2. The Federation of Canadian Municipalities (FCM) endorses the Call for a Coalition of Inclusive Municipalities and encourages its members to join; and

Whereas:

3. Municipal governments in Canada, along with other levels of government, have responsibilities under Canada's *Charter of Rights and Freedoms* as well as federal, provincial and territorial human rights codes, and therefore have an important role to play in combating racism and discrimination and fostering equality and respect for all citizens;

Be it resolved that:

4. The City of Richmond Hill agrees to join the Coalition of Inclusive Municipalities and, in joining the Coalition, endorses the Common Commitments and agrees to develop or adapt its own unique Plan of Action accordingly.
5. These Common Commitments and the Municipality's unique Plan of Action will be an integral part of the Municipality's vision, strategies and policies.
6. In developing or adapting and implementing its own unique Plan of Action toward progressive realization of the Common Commitments, the Municipality will cooperate with other organizations and jurisdictions, including other levels of government, Indigenous peoples, public and private sector institutions, and civil society organizations, all of whom have responsibilities in the area of human rights.
7. The Municipality will set its priorities, actions and timelines and allocate resources according to its unique circumstances, and within its means and jurisdiction. The Municipality will exchange its expertise and share best practices with other municipalities involved in the Coalition and will report publicly

on an annual basis on actions undertaken toward the realization of these Common Commitments.

b) That the following land acknowledgement be approved for use at Richmond Hill City events, meetings and Council and Committee meetings:

“I/we would like to acknowledge that Richmond Hill is situated on lands covered by Treaty 13 and the Williams Treaties. Over several centuries, Richmond Hill has been traversed by many First Nations and is currently home to Indigenous peoples from across Turtle Island.”

c) That staff place a by-law on a future Council agenda to include the land acknowledgement as part of all Council and Committee meetings.

Motion to Refer:

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Beros

a) That staff report SRCM. 21.10 be referred back to staff for consultation with the Indigenous Action Richmond Hill Committee.

A recorded vote was taken:

In favour: (3): Regional and Local Councillor Perrelli, Councillor Beros, and Councillor Muench

Opposed: (5): Acting Mayor DiPaola, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Motion to Refer Failed to Carry (3 to 5)

A recorded vote was taken on Clause a):

In favour: (6): Acting Mayor DiPaola, Councillor Muench, Councillor Liu, Councillor West, Councillor Cilevitz, and Councillor Chan

Opposed: (0): None

Absent: (2): Regional and Local Councillor Perrelli, and Councillor Beros

Clause a) Carried Unanimously (6 to 0)

A recorded vote was taken on Clauses b) and c):

In favour: (5): Acting Mayor DiPaola, Councillor Muench, Councillor Liu, Councillor West, and Councillor Chan

Opposed: (0): None

Absent: (2): Regional and Local Councillor Perrelli, and Councillor Beros

Clauses b) and c) Carried Unanimously (5 to 0)

The complete motion to read as follows:

Moved by: Councillor West

Seconded by: Councillor Chan

a) That Council approve the resolution attached as Appendix 1 to SRCM.21.10 to affirm membership in UNESCO's Coalition of Inclusive Municipalities, which reads as follows:

Given that:

1. The Canadian Commission for UNESCO (United Nations Educational, Scientific and Cultural Organization) is calling on municipalities to join a Coalition of Inclusive Municipalities and to be part of UNESCO's international Coalition launched in 2004; and
2. The Federation of Canadian Municipalities (FCM) endorses the Call for a Coalition of Inclusive Municipalities and encourages its members to join; and

Whereas:

3. Municipal governments in Canada, along with other levels of government, have responsibilities under Canada's *Charter of Rights and Freedoms* as well as federal, provincial and territorial human rights codes, and therefore have an important role to play in combating racism and discrimination and fostering equality and respect for all citizens;

Be it resolved that:

4. The City of Richmond Hill agrees to join the Coalition of Inclusive Municipalities and, in joining the Coalition, endorses the Common Commitments and agrees to develop or adapt its own unique Plan of Action accordingly.

5. These Common Commitments and the Municipality’s unique Plan of Action will be an integral part of the Municipality’s vision, strategies and policies.
6. In developing or adapting and implementing its own unique Plan of Action toward progressive realization of the Common Commitments, the Municipality will cooperate with other organizations and jurisdictions, including other levels of government, Indigenous peoples, public and private sector institutions, and civil society organizations, all of whom have responsibilities in the area of human rights.
7. The Municipality will set its priorities, actions and timelines and allocate resources according to its unique circumstances, and within its means and jurisdiction. The Municipality will exchange its expertise and share best practices with other municipalities involved in the Coalition and will report publicly on an annual basis on actions undertaken toward the realization of these Common Commitments.

b) That the following land acknowledgement be approved for use at Richmond Hill City events, meetings and Council and Committee meetings:

“I/we would like to acknowledge that Richmond Hill is situated on lands covered by Treaty 13 and the Williams Treaties. Over several centuries, Richmond Hill has been traversed by many First Nations and is currently home to Indigenous peoples from across Turtle Island.”

c) That staff place a by-law on a future Council agenda to include the land acknowledgement as part of all Council and Committee meetings.

Carried Unanimously

13.9 SRPI.21.086 - Ward 1 - Traffic Calming Review in Response to Resident Petition on Olde Bayview Avenue - (By-laws 131-21 and 141-21)

Moved by: Councillor Liu
 Seconded by: Councillor West

a) That Staff Report SRPI.21.086, entitled “Ward 1 – Traffic Calming Review in Response to Resident Petition on Olde Bayview Avenue”, be received;

- b) That the request to make improvements to parking regulations, to make a change to the City's speed regulation (reducing to 40 km/h), and install to signage and pavement markings on Olde Bayview Avenue, south of North Lake Road, as described in Staff Report SRPI.21.086, be approved;
- c) That By-law 131-21, Attachment 3 to Staff Report SRPI.21.086, be enacted to amend Schedule "A" and Schedule "B" of Municipal Code Chapter 1116 in order to amend parking regulations;
- d) That By-law 141-21, Attachment 4 to Staff Report SRPI.21.086, be enacted to amend Schedule "A" of Municipal Code Chapter 1126 in order to reduce the speed limit on Olde Bayview Avenue from North Lake Road to the south end of the cul-de-sac to 40 km/hour.

Carried

13.10 SRPI.21.098 - Muirhead Crescent and Stouffville Road Watermain and Sanitary Sewer Servicing

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

- a) That staff report SRPI.21.098 regarding Muirhead Crescent and Stouffville Road Watermain and Sanitary Sewer Servicing, be received for information.

Carried

13.11 SRPI.21.099 – Request for Approval – Zoning By-law Amendment Application – Hillcrest Holdings Inc. and Montez Hillcrest Inc. – 9350 Yonge Street - (Related File D06-20055) - File D02-20026 – (By-law 135-21)

Moved by: Councillor Liu
Seconded by: Councillor West

- a) That Staff Report SRPI.21.099 with respect to the Zoning By-law Amendment application submitted by Hillcrest Holdings Inc. and Montez Hillcrest Inc. for the lands known as Block N, Plan M-1436 (Municipal Address: 9350 Yonge Street), City File D02-20026, be approved;
- b) That the amending Zoning By-law be brought forward to the October 27, 2021 Council Meeting for consideration and enactment;

c) That all comments concerning the applicant's related Site Plan application (City File D06-20055) be referred back to staff.

Carried

13.12 SRPI.21.100 – Request for Approval – Zoning By-law Amendment Application – Shahla Siavash Pour – 112 Hunt Avenue - City File D02-18035 (Related Files D06-18069 and D06-18070)

Moved by: Councillor Liu
Seconded by: Councillor West

a) That the revised Zoning By-law Amendment application submitted by Shahla Siavash Pour for lands known as Part of Lot 25, Plan 2300 (Municipal Address: 112 Hunt Avenue), City File D02-18035, be approved, subject to the following:

- (i) that the subject lands be rezoned from Residential Second Density (R2) Zone to Residential Third Density (R3) Zone under By-law 66-71, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPI.21.100;
- (ii) that the amending Zoning By-law be brought forward to a future Council meeting for consideration and enactment.

Carried

13.13 Correspondence from Paul Nolis, 49 Muirhead Crescent, dated October 20, 2021, regarding Muirhead Crescent and Stouffville Road Watermain and Sanitary Sewer Servicing - (refer to Item 13.10)

Moved by: Councillor Liu
Seconded by: Councillor West

a) That the correspondence from Paul Nolis, 49 Muirhead Crescent, dated October 20, 2021, regarding Muirhead Crescent and Stouffville Road Watermain and Sanitary Sewer Servicing, be received.

Carried

13.14 Correspondence from Paul Nolis, 49 Muirhead Crescent, dated October 21, 2021, regarding Muirhead Crescent and Stouffville Road Watermain and Sanitary Sewer Servicing - (refer to Items 13.10 and 13.13)

Moved by: Councillor Liu
Seconded by: Councillor West

a) That the correspondence from Paul Nolis, 49 Muirhead Crescent, dated October 21, 2021, regarding Muirhead Crescent and Stouffville Road Watermain and Sanitary Sewer Servicing, be received.

Carried

13.15 Correspondence from Carol Davidson, 25 Green Meadow Crescent, relating to the Member Motion submitted by Regional and Local Councillor Perrelli regarding Honouring Former Mayor Dave Barrow - (Item 14.1)

Moved by: Councillor Liu
Seconded by: Councillor West

a) That the correspondence from Carol Davidson, 25 Green Meadow Crescent, dated October 24, 2021, relating to the Member Motion submitted by Regional and Local Councillor Perrelli, regarding Honouring Former Mayor Dave Barrow, be received.

Carried

14. Other Business

14.1 Member Motion - Regional and Local Councillor Perrelli - Honouring Former Mayor Dave Barrow

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

Whereas the City of Toronto have named their square Nathan Phillips Square and the former North York have named their square Mel Lastman Square after their distinguished Mayors; and

Whereas Dave Barrow has served Richmond Hill with honour for most of his adult life starting in 1978; and

Whereas Dave has served the residents in multiple portfolios including as a member of, Richmond Hill Council, York Regional Council, Chair of York Regional Police, Board of Governors of Mackenzie Health, Toronto Regional Conservation Authority, Planning Committee Chair, as well as, Richmond Hill Winter Carnival and Terry Fox Run for cancer; and

Whereas Dave was heavily involved in delivering major projects such as the Richmond Hill Centre for the Performing Arts, the Richmond Hill Sports Centre, the Beaver Creek Business Park and the revitalization of the Downtown Business District, all of which helped shape the future of Richmond Hill; and

Whereas Dave helped guide Richmond Hill from a population of approximately 25,000 in 1978 to a thriving City of over 200,000 today; and

Whereas Dave was born in Richmond Hill and worked for the betterment of his home town all of his life; and

Whereas Dave has attained the highest form of recognition from the residents when they elected him as Mayor on multiple occasions; and

Whereas Mayors of distinction have been recognized by other municipalities through having their squares named after them;

Therefore be it resolved that the City of Richmond Hill name our City Square (Civic Precinct), the Dave Barrow Square from this day forward.

Carried Unanimously

15. Emergency/Time Sensitive Matters

15.1 Member Motion - Councillor Muench - Economic Development Opportunity

Moved by: Councillor Muench

Seconded by: Acting Mayor DiPaola

Whereas Baif Developments Ltd. owns a 9.42 ha property in the northeast quadrant of the Headford Business Park ("**Headford**") as depicted on Schedule "A" attached hereto (the "**Baif Lands**");

Whereas the Baif Lands are located immediately south of the lands known municipally as 1577-1621 Major Mackenzie Drive East, also depicted on Schedule "A" attached hereto (the "**Treasure Hill Lands**")

Whereas the Baif Lands and Treasure Hill Lands comprise an isolated pocket of Headford, bounded by Highway 404 to the east, the Rouge Valley to the west and southwest, and Major Mackenzie Drive East to the north, which are physically separated from the balance of the Headford employment lands by significant highways and a large natural heritage feature;

Whereas the Baif Lands will remain landlocked unless and until Vogell Road is built within the Treasure Hill Lands to provide road access to Major Mackenzie Drive East and/or a new vehicular bridge is constructed across the Rouge Valley to establish a connection with Vogell Road to the south;

Whereas these important road connections are unlikely to be constructed without a viable development opportunity on the Baif Lands;

Whereas the Baif Lands have been designated for employment uses for decades without any viable development opportunity having materialized;

Whereas it has been recognized and acknowledged through numerous planning applications and Ontario Municipal Board hearings that the Baif Lands and the Treasure Hill Lands have distinct characteristics from the balance of Headford and are integrally linked from a land use planning and infrastructure perspective;

Whereas the Headford Master Servicing Plan, which was established decades ago and remains sound, contemplates a shared municipal water and wastewater servicing scheme for the Baif Lands and Treasure Hill Lands, with a single connection to the existing YDSS trunk sewer and a single stormwater outlet to the Rouge Valley;

Whereas the Baif Lands were identified as Provincially Significant Employment Lands when the Provincial Growth Plan was issued in 2019, notwithstanding that the Treasure Hill Lands were not so identified;

Whereas the City of Richmond Hill Council at its meeting on February 26, 2020 recommended to the Region of York its support of an employment lands conversion for the Treasure Hill Lands, while deciding at the same meeting to not recommend a conversion for the Baif Lands;

Whereas the Region of York Council at its meeting of October 22, 2020 approved an employment land conversion to permit residential uses on the Treasure Hill Lands, with such conversion to be implemented through the ongoing municipal comprehensive review and forthcoming Region and City official plan amendments, while deciding at the same meeting to refuse a conversion for the Baif Lands;

Whereas the City of Richmond Hill Council at its meeting of October 28, 2020 approved a concept plan and draft Minister's Zoning Order submitted by Treasure Hill Homes to permit the development of a new long-term

care facility and residential community on the Treasure Hill Lands (the **“Treasure Hill Development”**)

Whereas the Minister of Municipal Affairs and Housing issued a Zoning Order on December 2, 2020 pursuant to Ontario Regulation 698/20 to permit the Treasure Hill Development (the **“Treasure Hill MZO”**);

Whereas site plan and subdivision applications were subsequently filed with the City to obtain additional planning approvals required for the Treasure Hill Development;

Whereas the Treasure Hill MZO has irreversibly changed the planned function of the northeast portion of Headford and the development prospects of the Baif Lands;

Whereas Baif has raised serious and valid concerns with the City in respect of the incompatible land uses and proposed residential lots and grading on the Treasure Hill Lands along the shared property line, including the potential for heavy industrial uses to be constructed on the Baif Lands immediately adjacent to the proposed long-term care facility and single family homes proposed on the Treasure Hill Lands;

Whereas the Provincial Land Use Compatibility Guidelines do not permit sensitive land uses to be located in close proximity to certain industrial uses;

Whereas a future employment development on the Baif Lands could produce significant negative noise, odour and air quality impacts for the Treasure Hill Development;

Whereas the truck traffic, loading and servicing for a future employment development on the Baif Lands would be required to traverse the Treasure Hill Lands, through the proposed residential community, in order to access the Highway 404 interchange at Major Mackenzie Drive East, which is not an acceptable or appropriate traffic outcome;

Whereas Baif has submitted a new concept plan prepared by Bousfields Inc. dated October 25, 2020, attached hereto as Schedule “B”, showing a proposed mixed-use community on the Baif Lands (the **“Baif Development”**) which would eliminate the land use compatibility problems with the Treasure Hill Lands and enable the Baif Lands to finally develop with appropriate and complementary uses;

Whereas Baif has also submitted a draft Minister's Zoning Order to permit the proposed Baif Development, attached hereto as Schedule "C" (the "**Draft Baif MZO**");

Whereas new seniors housing, long-term care facilities and associated medical and wellness services are needed in the Region of York and City of Richmond Hill;

Whereas the proposed Baif Development includes 1.2 ha reserved for seniors housing and a community wellness hub, with the possibility of providing an additional long-term care facility should it be desired by the City and Region and supported by the market;

Whereas the proposed Baif Development, like the Treasure Hill Development, will fulfill important City objectives including delivery of critical road and servicing infrastructure;

Whereas the economy of the City and Region has suffered as a result of the global pandemic, and the Province has encourage municipalities to plan for the economic recovery including getting projects shovel ready; and

Whereas the proposed Baif Development will generate significant short term and permanent jobs for the City and Region, as well as significant development charge and long-term property tax revenue

Now Therefore Be It Resolved:

That the Council of the City of Richmond Hill has considered the Draft Baif MZO and the concept plan illustrating the proposed Baif Development, with further details to be considered and approved through the processing of future site plan and subdivision applications for the Baif Lands; and

That the City formally request the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order, substantially in the form attached hereto as Schedule "C", to implement the proposed Baif Development, and if necessary to amend the Provincially Significant Employment Area mapping to remove the Baif Lands; and

That the City formally request the Region of York to reconsider Baif's request for an employment land conversion of the Baif Lands, for the reasons set out herein, and to confirm that the City supports the conversion and redesignation of the Baif Lands through the ongoing municipal comprehensive review and forthcoming Region and City official

plan amendments to permit residential and community uses on the Baif Lands as set out in the Draft Baif MZO; and

That the City Clerk be directed to, forthwith, forward a copy of this resolution to the Minister of Municipal Affairs and Housing as a statement of Council's request; and

That the City Clerk be directed to forward a copy of this resolution to the Region of York for its information and as a statement of Council's request.

Motion to Defer:

Moved by: Councillor Beros

Seconded by: Regional and Local Councillor Perrelli

That consideration of the Time Sensitive Member Motion submitted by Councillor Muench regarding Economic Development Opportunity, be deferred to a Special Council Meeting on Friday, October 29, 2021 at 1:00 p.m.

Motion to Defer Carried Unanimously

16. By-laws

Moved by: Councillor Chan

Seconded by: Councillor West

That the following By-laws be approved:

- 16.1 By-law 131-21 - A By-law to amend Chapter 1116 of the City of Richmond Hill Municipal Code, being By-law 402-89, as amended, relating to parking regulation
- 16.2 By-law 135-21 - A By-law to Amend By-law 39-71, as amended, of The Corporation of the City of Richmond Hill
- 16.3 By-law 137-21 - A By-Law to adopt the 2022 Capital Budget
- 16.4 By-law 141-21 - A By-law to amend Schedule "A", as amended, being Chapter 1126 of the City of Richmond Hill Municipal Code, relating to the Speed of Motor Vehicles

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 150-21

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Cilevitz

That By-law 150-21, 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: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 12:21 p.m.

Joe DiPaola, Acting Mayor

Stephen M.A. Huycke, City Clerk