



## **Council Meeting**

### **Minutes**

**C#17-22**

**Wednesday, April 27, 2022, 9:30 a.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

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, April 27, 2022 at 9:30 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Regional and Local Councillor DiPaola  
Councillor Sheppard

Council Members present via videoconference:

Councillor Beros  
Regional and Local Councillor Perrelli  
Councillor Muench  
Councillor Liu  
Councillor Cilevitz  
Councillor Chan

Staff Members present in Council Chambers:

D. Joslin, Interim City Manager  
S. Adams, Commissioner of Corporate and Financial Services  
K. Kwan, Commissioner of Planning and Infrastructure  
T. Steele, Acting Commissioner of Community Services  
A. Dimilta, City Solicitor  
S. Huycke, City Clerk  
R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

P. Masaro, Executive Director, Infrastructure and Engineering Services

G. Galanis, Director, Development Planning

D. Hearn, Director, Recreation and Culture

P. Lee, Director, Policy Planning

G. Li, Director, Financial Services and Treasurer

D. Terziewski, Director, Infrastructure Planning and Development Engineering

D. Beaulieu, Manager, Development Subdivisions

D. Giannetta, Manager, Development Site Plans

J. Leung, Manager, Urban Design

S. von Kursell, Manager, Policy

J. Healey, Senior Planner Development

B. Afsana, Planner II - Policy

R. Nicoll, Project 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 announced that at sunset today, Yom Hashoah (Holocaust Remembrance Day) would begin and was observed as a day of commemoration and recollection for the six million Jews murdered in the Holocaust of the Second World War. Councillor Cilevitz extended kind words in remembrance of the victims of domestic violence, survivors and rescuers.

Mayor West acknowledged Councillor Cilevitz's announcement and advised that he would be joining this evening's Holocaust Remembrance Day event electronically.

Regional and Local Councillor DiPaola extended appreciation to all community groups and volunteers who participated in the successful community Clean Up events held this past weekend across the City. He also advised of his attendance at the successful community Clean Up event held by Councillor Sheppard and the BIA in the downtown core.

Councillor Sheppard advised of the successful Clean Up event held in the downtown core this past weekend and extended appreciation to Members of Council who attended, and to the BIA volunteers and City staff for participating and contributing to the success of the event.

Councillor Liu advised that last week was National Volunteer Week and extended appreciation to all volunteers who contributed their time to making the community better. He also advised of the Ward 3 Clean Up event held last weekend, noted that another two events were being held this coming weekend, and further extended appreciation to all volunteers and City staff to making this initiative a great success. Councillor Liu congratulated Regional and Local Councillor DiPaola and Councillor Sheppard on the success of their Clean Up events.

Councillor Chan congratulated his colleagues on the success of their Clean Up events and advised that he was hosting Clean Up Day in Ward 6 on Sunday, May 1<sup>st</sup> at 2 p.m. at Russell Farm Park. He advised that this was a great opportunity to beautify the community and extended an invitation to all to join the Ward 6 community Clean Up event.

Regional and Local Councillor Perrelli advised that as a follow up to the Enviro Day events, he was having an event for residents to exchange damaged Richmond Hill green bins and blue bins free of charge, and noted that volunteers would be assisting with home delivery for the exchange of bins. He asked Members of Council to share this news with residents and advised that he was working out details with staff in hopes that this program could be implemented in the future as an additional service to Richmond Hill residents.

#### **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 Sheppard  
Seconded by: Councillor Cilevitz

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

a) Memorandum from Commissioner Kwan, Planning and Infrastructure, dated April 21, 2022, regarding Richmond Hill City Council Motion of March 23, 2022 - SRPI.22.028 - Request for Direction - Official Plan and Zoning By-law Amendment Applications - Yonge Sixteenth LP - 9251 Yonge Street - City Files D01-19002 and D02-19012 (Related File D06-17009) – (Item 13.11);

b) Billy Tung, KLM Planning Partners Inc., on behalf of the applicant, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications - Elgin House Properties Limited - 1000 Elgin Mills Road East – (Item 12.1);

c) Joe Pietrangelo, Sequoia Grove Homes, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications - Elgin House Properties Limited - 1000 Elgin Mills Road East - (Item 12.2);

d) Chun Cheung Wong, 2 Cox Boulevard, Unit 7, Markham, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications - Elgin House Properties Limited - 1000 Elgin Mills Road East - (12.3).

Carried Unanimously

**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#14-22 held April 13, 2022**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

That the minutes of the Council meeting C#14-22 held April 13, 2022, be adopted.

Carried

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

Council consented to separate items 13.3, 13.7, 13.9, and 13.11 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 from Sybelle von Kursell, Manager of Policy, Planning and Infrastructure Department, regarding Richmond Hill Office Development and Village Local Centre Revitalization Community Improvement Plan Program Renewal - (Item 13.9)

Sybelle von Kursell, Manager of Policy, Planning and Infrastructure, made a presentation regarding Richmond Hill Office Development and Village Local Centre Revitalization Community Improvement Plan (CIP) Program Renewal, noting that the presentation corresponded with staff report SRPI.22.050, and that the staff report requested to renew and update the CIP and to set an annual Operating Budget for its implementation. She reviewed the purpose of the CIP, and displayed a map outlining the areas where the CIP applied. She further reviewed the three types of Grants, and highlighted the 2018 to 2021 CIP performance to-date with examples of approved project costs and before and after improvement photos. S. von Kursell summarized the current CIP Grant program maximums, and explained how the Building Renovation Grant required an increase to its cap, and a carryforward from the 2021 to the 2022 CIP Operating Budget to fund new projects. She advised of staff's recommendation to extend the project for five years (2023 to 2027) and to allocate an annual Operating Budget of \$250,000 to support a combination of Grant applications. S. von Kursell concluded the presentation by highlighting the promotional tools used for the CIP Grant Program to-date, and reviewed staff's recommendations as outlined in staff report SRPI.22.050.

Moved by: Councillor Sheppard  
Seconded by: Councillor Chan

a) That the presentation from Sybelle von Kursell, Manager of Policy, Planning and Infrastructure Department, regarding Richmond Hill Office Development and Village Local Centre Revitalization Community Improvement Plan Program Renewal, be received with thanks.

Carried

## 12. Delegations

### 12.1 Billy Tung, KLM Planning Partners Inc., on behalf of the applicant, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications - Elgin House Properties Limited - 1000 Elgin Mills Road East - (refer to Item 13.7)

Billy Tung, KLM Planning Partners Inc., on behalf of the applicant, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Elgin House Properties Limited for 1000 Elgin Mills Road East. He reviewed the site location and adjacent development of the subject lands, noting the proposed applications requested an increase in building height by four storeys to Tower B. B. Tung advised that staff had no objections to the technical review, and acknowledged staff's concerns with respect to urban design matters for the proposed applications. He advised of concerns with what he believed are inaccurate statements within the staff report and provided his opinion on matters related to angular plane and transition, floorplate size, shadow analysis, and building separation distance. B. Tung clarified that the building height for Building A would not increase to 14 storeys and indicated that his client was willing to provide community contribution to Section 37 Community Benefit, of the *Planning Act*.

**12.2 Joe Pietrangelo, Sequoia Grove Homes, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications - Elgin House Properties Limited - 1000 Elgin Mills Road East - (refer to Item 13.7)**

Joe Pietrangelo, Sequoia Grove Homes, developer and builder for the project, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Elgin House Properties Limited for 1000 Elgin Mills Road East. He advised of the public's interest to build affordable housing and their intent to develop a community that was safe, close to schools, local parks and with easy access to Richmond Green Park. He outlined the reasons the project was brought forward, noting the demand for affordable housing and the opportunity to better utilize a parking surplus that became evident during the project sales program, and highlighted how the additional four storeys to the proposed ten storey building was established. J. Pietrangelo advised of their commitment to bring a multi-family project within a masterplan community in Richmond Hill to completion, and requested Council address the current housing affordability crisis and support the proposed application.

**12.3 Chun Cheung Wong, 2 Cox Boulevard, Unit 7, Markham, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications - Elgin House Properties Limited - 1000 Elgin Mills Road East - (refer to Item 13.7)**

Chun Cheung Wong, 2 Cox Boulevard, Unit 7, Markham, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Elgin House Properties Limited for 1000 Elgin Mills Road East. He expressed concerns with the proposed building height, shadowing impacts, and inadequate parking. C. Wong requested Council support staff's recommendations and deny the proposed applications on the subject lands.

**13. Committee and Staff Reports**

**13.1 Minutes - David Dunlap Observatory Park Project Steering Committee meeting DDOP#01-21 held May 25, 2021**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That the minutes of the David Dunlap Observatory Park Project Steering Committee meeting DDOP#01-21 held May 25, 2021, be received.

Carried Unanimously

**13.2 Extract - David Dunlap Observatory Park Project Steering Committee meeting DDOP#01-22 held April 12, 2022**

**13.2.1 SRPI.22.017 - Richmond Hill David Dunlap Observatory Park Early Priorities Project Update - Presentation by Paolo Masaro, Executive Director, Infrastructure and Engineering Services - (Item 4.1)**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That Staff Report SRPI.22.017, regarding the David Dunlap Observatory Park Early Priorities Project update, be received;

b) That the David Dunlap Observatory Project Steering Committee recommend continued support of the David Dunlap Observatory Project;

c) That staff continue with the implementation of the early priorities projects.

Carried Unanimously

**13.3 SRCS.22.01 - Park Use By-law Enactment - (Proposed By-laws 19-22 and 20-22)**

Moved by: Councillor Liu  
Seconded by: Councillor Chan

- a) That staff report SRCS.22.01 regarding the enactment of a new Park Use By-law be received;
- b) That the existing Park Use By-law 16-83, as amended, be repealed and draft Park Use By-Law 19-22, attached as Attachment 1 to staff report SRCS.22.01, be enacted (and replace Chapter 942 of the City of Richmond Hill Municipal Code); and,
- c) That draft By-law 20-22 attached as Attachment 2 to staff report SRCS.22.01 be enacted to amend Schedule 'A' of the Administrative Penalties By-law 69-16, as amended, to include designated Park Use By-law offences.

**Motion to Refer:**

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

- a) That staff report SRCS.22.01, and draft By-laws 19-22 and 20-22, be referred back to staff for a further report addressing all the comments raised by Member of Council at its meeting on April 27, 2022.

A recorded vote was taken:

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

Opposed: (0): None

Absent: (1): Councillor Beros

Motion to Refer Carried Unanimously (8 to 0)

**13.4 SRCS.22.10 – 2022 Outdoor Special Occasion Permit Requests**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That staff report SRCS.22.10 regarding the 2022 Outdoor Special Occasion Permit Requests, be received.

b) That the 2022 Outdoor Special Occasion Permit Requests listed in Appendix A to staff report SRCS.22.10, be approved.

Carried Unanimously

**13.5 SRPI.22.004 - Establish Lands as Public Highway (Part 1 on Plan 65R-39767) Ridge Road - 13351 and 13359 Yonge Street - City File D06-19028**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That the 0.3 m reserve described as Part 1 on Plan 65R-39767 be established as public highway to form part of Ridge Road.

Carried Unanimously

**13.6 SRPI.22.037 - Establish Lands as Public Highway - City File D06-15079 and File 19T-03006**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

a) That the lands forming Part of Lot 27, Concession 2, described as Part 6 and 21 on Plan 65R-39018, be established as public highway to become part of Nannyberry Street;

b) That the lands forming Part of Lot 26, Concession 2, described as Parts 3, 4, 5 and 6 on Plan 65R-3902, be established as public highway to become part of Nannyberry Street;

c) That the lands forming Part of Lot 27, Concession 2, described as Parts 1, 2, 3, 22, 23, 43 and 44 on Plan 65R-39018, be established as public highway to become part of Saigon Drive; and

d) That the lands forming Part of Lot 27, Concession 2, described as Parts 5 and 23 on Plan 65R-39018 be established as public highway to become part of Prairie Willow Street.

Carried Unanimously

**13.7 SRPI.22.045 – Request for Denial – Official Plan Amendment and Zoning By-law Amendment - Elgin House Properties Limited - 1000 Elgin Mills Road East – City Files D01-21005 and D02-21008 - Related File D06-21032**

**Motion to Refer:**

Moved by: Councillor Liu  
Seconded by: Councillor Muench

a) That staff report SRPI. 22.045 be referred back to staff for the purpose of staff considering the issues raised by the delegations, and further that staff consult with the Applicant on various matters including Section 37 of the *Planning Act*, community benefits and rent-to-own, with a report back at the May 11, 2022 Council meeting.

Motion to Refer Carried

**13.8 SRPI.22.044 - 16th Avenue Crosswalk Enhancement**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

- a) That Council direct staff to apply for the Region of York’s Municipal Streetscape Partnership Program;
- b) At such time that Municipal Streetscape Partnership Program application is approved, Council, upon the recommendation of the Commissioner of Planning and Infrastructure, agree to enter into a Maintenance Agreement with the Region of York whereby the City agrees to provide required maintenance for the enhanced crosswalk;
- c) That Council direct that this project be considered as part of the 2023 Capital Budget process.

Carried Unanimously

**13.9 SRPI.22.050 - Richmond Hill Office Development and Village Local Centre Revitalization Community Improvement Plan Program Renewal**

Moved by: Councillor Sheppard  
Seconded by: Councillor Chan

- a) That Staff Report SRPI.22.050 regarding Richmond Hill Office Development and Village Local Centre Revitalization Community Improvement Plan Program Renewal, be received;
- b) That Council approve in principle the extension of the CIP Grant Program for another five years to 2027;
- c) That Council approve in principle an increase to the maximum grant threshold for the Building Renovations Grant from \$50,000 to \$100,000 to more reasonably represent the cost of such projects;
- d) That Council approve a budget carryforward of the unspent amount of \$142,000 from the 2021 Operating Budget to 2022;
- e) That Council approve an annual operating budget of \$250,000 for the CIP Grant Program, which shall be funded through the City's Tax Rate Stabilization Reserve; and
- f) That Council and Staff continue to promote the CIP program to the Richmond Hill business community.

Carried

**13.10 Proclamation - Longest Day of SMILES - June 19, 2022**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

- a) That June 19, 2022 be proclaimed as the Longest Day of SMILES in the City of Richmond Hill.

Carried Unanimously

**13.11 Memorandum from Commissioner Kwan, Planning and Infrastructure, dated April 21, 2022, regarding Richmond Hill City Council Motion of March 23, 2022 - SRPI.22.028 - Request for Direction - Official Plan and Zoning By-law Amendment Applications - Yonge Sixteenth LP - 9251 Yonge Street - City Files D01-19002 and D02-19012 (Related File D06-17009)**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

- a) That the Memorandum from Commissioner Kwan, Planning and Infrastructure, dated April 21, 2022, with respect to Richmond Hill City Council Motion of March 23, 2022, SRPI.22.028 regarding a Request for

Direction for the proposed Official Plan and Zoning By-law Amendment Applications submitted by Yonge Sixteenth LP for 9251 Yonge Street, be received for information purposes;

b) That Council does not support the revised Official Plan and Zoning By-law Amendment applications as outlined in Staff Report SRPI.22.028, for the following principle reasons:

- i. the height of two proposed buildings at 43 and 38 storeys are not aligned with the City's in-force Official Plan, the Council endorsed draft Yonge-16/Carrville Key Development Area Secondary Plan, and the previous Ontario Municipal Board (OMB) decision for the subject lands, and therefore would be unprecedented for the area;
- ii. the proposed density of 8.77 Floor Space Index greatly exceeds the density in the City's in-force Official Plan, the Council endorsed draft Yonge-16/Carrville Key Development Area Secondary Plan, and the previous OMB decision for the subject lands, and therefore would be unprecedented for the area;
- iii. 785 parking spaces as proposed is insufficient to accommodate the 962 housing units proposed by these applications, and
- iv. the proposed development in conjunction with existing approvals and pending applications in the area may have result in a negative cumulative effect; and,

c) That Council direct the City Solicitor to retain such external consultants as the City Solicitor considers necessary to support Council's position in any proceedings before the Ontario Land Tribunal (OLT) in relation to the applications and related appeals.

A recorded vote was taken on Clause b) iii.:

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

Opposed: (1): Regional and Local Councillor DiPaola

Absent: (2): Councillor Muench, Councillor Beros

Clause b) iii. Carried

A recorded vote was taken on Clauses a), b) i., b) ii., b) iv., and c):

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

Opposed: (0): None

Absent: (2): Councillor Muench, Councillor Beros

Clauses a), b) i., b) ii., b) iv., and c) Carried Unanimously

**The complete motion to read as follows:**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

- a) That the Memorandum from Commissioner Kwan, Planning and Infrastructure, dated April 21, 2022, with respect to Richmond Hill City Council Motion of March 23, 2022, SRPI.22.028 regarding a Request for Direction for the proposed Official Plan and Zoning By-law Amendment Applications submitted by Yonge Sixteenth LP for 9251 Yonge Street, be received for information purposes;
- b) That Council does not support the revised Official Plan and Zoning By-law Amendment applications as outlined in Staff Report SRPI.22.028, for the following principle reasons:
  - i. the height of two proposed buildings at 43 and 38 storeys are not aligned with the City's in-force Official Plan, the Council endorsed draft Yonge-16/Carrville Key Development Area Secondary Plan, and the previous Ontario Municipal Board (OMB) decision for the subject lands, and therefore would be unprecedented for the area;
  - ii. the proposed density of 8.77 Floor Space Index greatly exceeds the density in the City's in-force Official Plan, the Council endorsed draft Yonge-16/Carrville Key Development Area Secondary Plan, and the previous OMB decision for the subject lands, and therefore would be unprecedented for the area;
  - iii. 785 parking spaces as proposed is insufficient to accommodate the 962 housing units proposed by these applications, and
  - iv. the proposed development in conjunction with existing approvals and pending applications in the area may have result in a negative cumulative effect; and,

c) That Council direct the City Solicitor to retain such external consultants as the City Solicitor considers necessary to support Council's position in any proceedings before the Ontario Land Tribunal (OLT) in relation to the applications and related appeals.

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**

The proposed By-laws 19-22 and 20-22 associated with staff report SRCS.22.01 regarding Park Use By-law Enactment, were referred back to staff for a further report – (refer to Item 13.3).

16.1 By-law 19-22 - A By-law to Provide for the Use, Regulation, Protection, and Governance of Public Parks within the City of Richmond Hill

16.2 By-law 20-22 - A By-law to Amend By-law 69-16 of the City of Richmond Hill

That the following By-laws be approved:

Moved by: Councillor Sheppard

Seconded by: Councillor Cilevitz

16.3 By-law 45-22 - A By-law to Amend By-law 2523, as amended, of The Corporation of the former Township of Vaughan

16.4 By-law 60-22 - A By-law to Assign Names to Certain Private Roads

16.5 By-law 64-22 - 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 72-22**

Moved by: Councillor Chan  
Seconded by: Councillor Cilevitz

That By-law 72-22, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**19. Adjournment**

Moved by: Councillor Cilevitz  
Seconded by: Councillor Sheppard

That the meeting be adjourned.

Carried

The meeting was adjourned at 12:38 p.m.

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David West, Mayor

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Stephen M.A. Huycke, City Clerk