



Council Meeting

Minutes

C#20-22

Wednesday, May 11, 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, May 11, 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 Beros
Councillor Muench
Councillor Sheppard

Council Members present via videoconference:

Regional and Local Councillor Perrelli
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
M. Makrigiorgos, Local and Regional Councillor - Chief of Staff
G. Ekhtiari, Community Outreach Assistant
S. Huycke, City Clerk
R. Ban, Deputy City Clerk

K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

G. Galanis, Director, Development Planning
G. Li, Director, Financial Services and Treasurer
D. Terzievski, Director, Infrastructure Planning and Development Engineering
D. Beaulieu, Manager, Development - Subdivisions
S. DeMaria, Manager, Development - Zoning
D. Giannetta, Manager, Development Site Plans
J. Healey, Planner II - Development

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 Beros advised that today was McHappy Day and extended thanks to all of the residents that came out and greeted with him at the McDonald's Oak Ridges location and supported the Ronald McDonald House Charities (RMHC) either through a donation or by purchasing the Ronald McDonald socks. Councillor Beros thanked McDonald's for their work and acknowledged Peter Miller, owner of the Oak Ridges franchise, for his contributions to the community.

Councillor Muench extended congratulations to the Toronto Maple Leafs for their ongoing success, noting the excitement everyone was feeling with their latest playoff win last night.

Councillor Muench advised that he too participated in McHappy Day and encouraged everyone to go to McDonald's today to support the initiative highlighting that a percentage of all proceeds goes towards helping children through the Ronald McDonald House Charities (RMHC), and extended his thanks to McDonald's for being a great community leader.

Councillor Muench noted that the inaugural meeting of the Affordable Housing Strategy Implementation Committee was held yesterday and acknowledged the leadership in addressing the important issue of housing affordability within Richmond Hill.

Mayor West thanked the McDonald's franchise located at Leslie Street and 16th Avenue for inviting him to participate in McHappy Day earlier in the day, and acknowledged the great work that McDonald's does to support various organizations through the Ronald McDonald House Charities (RMHC). In addition, Mayor West gave a shout out to the employees at McDonald's and the work that they do behind the scenes.

Mayor West advised that last night he along with other Members of Council and staff attended the Police Appreciation Dinner at the Sheraton Parkway Toronto North Hotel where retired York Region Police Chief Jolliffe was acknowledged for his years of service, and highlighted ten other awards that were given out honouring acts of bravery, community actions, diversion, equity, and inclusion.

Councillor Chan extended his thanks to the volunteers and staff who participated in the Ward 6 Clean-Up Day that was held this past Sunday, May 1st noting the success of the event despite the rainy weather.

Councillor Chan echoed the comments made by Mayor West regarding last night's Police Appreciation Night.

Councillor Chan acknowledged and extended congratulations to all of the nominees for the Richmond Hill Board of Trade Business Achievement Awards that was held on May 5, 2022.

Councillor Chan advised that he too would be participating in McHappy Day later today at two locations in Richmond Hill, and noted that he always enjoyed participating in the annual event that helped so many children through the Ronald McDonald House Charities (RMHC).

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 DiPaola

Seconded by: Councillor Sheppard

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

a) Memorandum from Kelvin Kwan, Commissioner of Planning and Infrastructure, dated May 6, 2022, regarding Richmond Hill City Council Motion of April 27, 2022 regarding Staff Report SRPI.22.045 - (Item 13.4);

- b) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by the Richmond Hill Russian Jewish Centre - (Item 13.5);
- c) Delegation by Lui Di Matteo, 86 Stockdale Crescent, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by the Richmond Hill Russian Jewish Centre - withdrawn;
- d) Member Motion - Councillor Liu - Citywide "Slow Down" Signs Pilot Project - (Item 14.1) - withdrawn.

Carried

6. Disclosures of Pecuniary Interest and General Nature Thereof

Councillor Cilevitz declared a pecuniary interest under the *Municipal Conflict of Interest Act* in respect to Item 17.1 a) regarding a matter to be considered during the closed session portion of the meeting, as she was named in the matter. Councillor Cilevitz did not participate in the discussion or voting on that item.

7. Adoption of Previous Council Minutes

7.1 Special Council Meeting C#15-22 held April 20, 2022

Moved by: Councillor Cilevitz
Seconded by: Councillor Sheppard

That the minutes of Special Council Meeting C#15-22 held on April 20, 2022 be adopted.

Carried

7.2 Council Public Meeting C#16-22 held April 20, 2022

Moved by: Councillor Cilevitz
Seconded by: Councillor Sheppard

That the minutes of Council Public Meeting C#16-22 held on April 20, 2022 be adopted.

Carried

7.3 Council Meeting C#17-22 held April 27, 2022

Moved by: Councillor Cilevitz
Seconded by: Councillor Sheppard

That the minutes of Council Meeting C#17-22 held on April 27, 2022 be adopted.

Carried

7.4 Special Council Meeting C#18-22 held April 29, 2022

Moved by: Councillor Cilevitz
Seconded by: Councillor Sheppard

That the minutes of Special Council Meeting C#18-22 held on April 29, 2022 be adopted.

Carried

8. Identification of Items Requiring Separate Discussion

Council consented to separate Item 13.4 for discussion.

9. Adoption of Remainder of Agenda Items

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

10. Public Hearings

There were no public hearings.

11. Presentations

11.1 Presentation by Altaf Stationwala, President and CEO, Mackenzie Health, regarding an update on operations at Mackenzie Health

Altaf Stationwala, President and CEO, Mackenzie Health, made a presentation to Council regarding an update on operations at Mackenzie Health. He thanked Mayor West and Members of Council for their leadership and ongoing advocacy for the staff at Mackenzie Health, and extended his thanks to the residents for their support throughout the pandemic. He advised that a new Strategic Plan was developed by the Board of Directors and the community with a focus on Patient Care Excellence, People, Growth and Integration; discussed the shift in having the Cortellucci Vaughan Hospital open initially as a pandemic focused hospital before opening as a full service hospital and how that shift assisted the community; and highlighted the integrated approach to healthcare provided at the two Mackenzie Health locations. He addressed patient care at Mackenzie Health during the continued pandemic, including enhanced care provided through technology, and touched on how future growth would be addressed. Mr. Stationwala concluded his presentation by reviewing the proposed refresh and renovations for Mackenzie Richmond Hill Hospital and for the Vaughan Healthcare Centre

Precinct, and advised that they were nearing the end in The Ultimate Campaign and requested continued support to finish the Campaign.

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

a) That the presentation by Altaf Stationwala, President and CEO, Mackenzie Health, regarding an update on operations at Mackenzie Health, be received with thanks.

Carried

12. Delegations

12.1 **Lui Di Matteo, 86 Stockdale Crescent, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by the Richmond Hill Russian Jewish Centre - (refer to Item 13.2)**

The delegation by Lui Di Matteo, 86 Stockdale Crescent, was withdrawn.

12.2 **Joyce Yang, 9 Cashmere Crescent, Markham, regarding the Memorandum from Kelvin Kwan, Commissioner of Planning and Infrastructure, dated May 6, 2022, regarding Richmond Hill City Council Motion of April 27, 2022 regarding Staff Report SRPI.22.045 - (refer to Item 13.4)**

Joyce Yang, 9 Cashmere Crescent, Markham, addressed Council regarding the Memorandum from Kelvin Kwan, Commissioner of Planning and Infrastructure, dated May 6, 2022, regarding Richmond Hill City Council Motion of April 27, 2022 regarding Staff Report SRPI.22.045, being a Request for Denial of Official Plan Amendment and Zoning By-law Amendment applications submitted by Elgin House Properties Limited for 1000 Elgin Mills Road East. She expressed her concerns as a purchaser and first time home buyer of one of the units within the approved development of the impact and potential delay of occupancy because of the revised development proposal now requiring approval, and questioned the need for the requested increase in the permitted height from 10 storeys to 14 storeys for Building "B".

12.3 Billy Tung, KLM Planning Partners Inc., regarding the Memorandum from Kelvin Kwan, Commissioner of Planning and Infrastructure, dated May 6, 2022, regarding Richmond Hill City Council Motion of April 27, 2022 regarding Staff Report SRPI.22.045 - (refer to Item 13.4)

Billy Tung, KLM Planning Partners Inc., addressed Council regarding the Memorandum from Kelvin Kwan, Commissioner of Planning and Infrastructure, dated May 6, 2022, regarding Richmond Hill City Council Motion of April 27, 2022 regarding Staff Report SRPI.22.045, being a Request for Denial of Official Plan Amendment and Zoning By-law Amendment applications submitted by Elgin House Properties Limited for 1000 Elgin Mills Road East. He addressed comments made at the last meeting specific to the proposed angular plan and transition, and the sun shadow impact on the development to the west, noting that a sun shadow analysis demonstrated that there would be no additional shadows cast on the stacked townhouses to the west during the time of year with the longest shadows. B. Tung advised that he was available to answer any questions related to the proposed community benefit pursuant to Section 37 of the Planning Act; and related to the correspondence distributed to Council and staff before the meeting from the Canada Mortgage and Housing Corporation (CMHC) acknowledging the ongoing discussions related to a Rent-To-Own program, and advised that all technical matters had been addressed with the development proposal.

13. Committee and Staff Reports

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

Moved by: Councillor Sheppard
Seconded by: Councillor Chan

a) That the minutes of the Accessibility Advisory Committee meeting AAC#03-21 held October 7, 2021, be received.

Carried

13.2 SRPI.22.051 - Request for Approval - Official Plan and Zoning By-law Amendment Applications - Richmond Hill Russian Jewish Centre - 9699 Bathurst Street and 89 Stockdale Crescent - City Files D01-16001 and D02-16007 (Related File D06-16016)

Moved by: Councillor Sheppard
Seconded by: Councillor Chan

a) That the Official Plan and Zoning By-law Amendment applications submitted by Richmond Hill Russian Jewish Centre for lands known as Lot 86, Part of Lot 87, Registered Plan 2027 (municipal addresses: 9699 Bathurst Street and 89 Stockdale Crescent), City Files D01-16001 and D02-16007 be approved, subject to the following:

- i. that the Neighborhood designation applicable to the subject lands be amended to permit a place of worship as outlined in staff report SRPI.22.047 and Appendix B to this report;
- ii. that the Residential Second Density (R2) Zone under By-law 2523, as amended, applicable to the subject lands be amended to permit a day nursery, a clergy residence and site specific development standards as outlined in staff report SRPI.22.051 and Appendix C to this report;
- iii. that the amending Zoning By-law be brought forward to a future Council meeting for consideration and enactment; and,
- iv. that Council comments with respect to the applicant's Site Plan application, City File D06-16016, be referred back to staff.

Carried

13.3 SRCFS.22.013 - Status Update - Pending Items List

Moved by: Councillor Sheppard
Seconded by: Councillor Chan

a) That staff report SRCFS.22.013 regarding a status update on pending items from the 2010-2014, 2014-2018 and 2018-2022 Terms of Council be received for information.

Carried

13.4 Memorandum from Kelvin Kwan, Commissioner of Planning and Infrastructure, dated May 6, 2022, regarding Richmond Hill City Council Motion of April 27, 2022 regarding Staff Report SRPI.22.045

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

a) That the memorandum from Kelvin Kwan, Commissioner of Planning and Infrastructure, dated May 6, 2022, with respect to a Council Motion of April 27, 2022 in relation to staff report SRPI.22.045, being a Request for Denial of Official Plan Amendment and Zoning By-law Amendment applications submitted by Elgin House Properties Limited for lands known

as Part of Lots 26 and 27, Concession 2, E.Y.S. (Municipal Address: 1000 Elgin Mills Road East), City Files D01-21005 and D02-21008, be received for information purposes;

b) That the Official Plan Amendment and Zoning By-law Amendment applications submitted by Elgin House Properties Limited for lands known as Part of Lots 26 and 27, Concession 2, E.Y.S. (Municipal Address: 1000 Elgin Mills Road East), City Files D01-21005 and D02-21008, be approved, subject to the following:

- i. that an Official Plan Amendment and an amending Zoning By-law be prepared and forwarded to a future meeting of Council for adoption and enactment;
- ii. that a financial contribution of \$172,850 be secured as a community benefit pursuant to Section 37 of the Planning Act, to be directed towards the implementation of pickleball courts at Richmond Green Park in accordance with the recommendations of Staff Report SRPI.22.049;
- iii. that a Rent-to-Own Program be implemented and secured for a minimum of 20 apartment dwelling units on the subject lands;

c) That 107.12 persons equivalent of additional servicing allocation (52 apartment dwelling units) be assigned to the subject lands, to be released by the Commissioner of Planning and Infrastructure in accordance with the provisions of By-law 109-11, as amended;

d) That all comments concerning the applicant's related Site Plan Application (City File D06-21032) be referred back to staff; and,

e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

An Amendment was:

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

That Clause b) iii. of the motion be amended to read as follows:

“iii) that a Rent-to-Own Program be implemented and secured for all additional 52 apartment dwelling units in Building ‘B’ on the subject lands;

Motion to Refer:

Moved by: Councillor Sheppard
Seconded by: Councillor Chan

That the applications submitted by Elgin House Properties Limited for lands known as Part of Lots 26 and 27, Concession 2, E.Y.S. (Municipal Address: 1000 Elgin Mills Road East), City Files D01-21005 and D02-21008, be referred back to staff to engage in discussions with the applicant on increasing the number of units in Rent-to-Own Program, to a maximum of 52 units, and a report back to Council on May 25, 2022.

A recorded vote was taken:

In favour: (5): Councillor Sheppard, Councillor Cilevitz, Regional and Local Councillor DiPaola, Councillor Chan, Mayor West

Opposed: (4): Regional and Local Councillor Perrelli, Councillor Muench, Councillor Liu, Councillor Beros

Motion to Refer Carried (5 to 4)

13.5 Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by the Richmond Hill Russian Jewish Centre - (refer to Item 13.2)

Moved by: Councillor Sheppard
Seconded by: Councillor Chan

That the following correspondence regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by the Richmond Hill Russian Jewish Centre for 9699 Bathurst Street and 89 Stockdale Crescent, be received:

a) Lui and Gabriella Di Matteo, 86 Stockdale Crescent, dated May 8, 2022.

b) Petition submitted by Lui Di Matteo, 86 Stockdale Crescent, dated May 7, 2022, signed by approximately 13 area residents opposed to the proposed Official Plan and Zoning By-law Amendment Applications submitted by the Richmond Hill Russian Jewish Centre for 9699 Bathurst Street and 89 Stockdale Crescent.

c) Katherine and Ron Mabilia, 83 Stockdale Crescent, dated May 9, 2022.

Carried

14. Other Business

14.1 Member Motion - Councillor Liu - Citywide "Slow Down" Signs Pilot Project

The Member Motion submitted by Councillor Liu regarding Citywide "Slow Down" Signs Pilot Project was withdrawn.

15. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

16. By-laws

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Chan

That the following By-law be approved:

By-law 55-22 - A By-law to Amend By-law 2325-68, as amended, of the former Township of Markham and By-law 55-15, as amended, of the Corporation of the City of Richmond Hill

Carried

17. Closed Session

17.1 Resolution to Move into Closed Session and General Nature Thereof:

Moved by: Councillor Sheppard

Seconded by: Regional and Local Councillor DiPaola

That Council move into closed session:

a) To consider matters related to the receiving of advice that is subject to: solicitor-client privilege, including communications necessary for that purpose; and related to litigation affecting the municipality before the Ontario Superior Court of Justice - Divisional Court, Court File Nos. 196/19 and 1230/20, The Corporation of the City of Richmond Hill et al. ats. Karen Cilevitz (Section 239(2)(e) and (f) of the *Municipal Act, 2001*, S.O. 2001, c. 25);

b) That the meeting be in recess until 1:45 p.m., and reconvene in closed session.

A recorded vote was taken:

In favour: (4): Mayor West, Councillor Sheppard, Councillor Chan, Regional and Local Councillor DiPaola

Opposed: (4): Councillor Liu, Councillor Muench, Regional and Local Councillor Perrelli, Councillor Beros

Councillor Cilevitz, having declared a pecuniary interest under the *Municipal Conflict of Interest Act* in respect to Item 17.1 a), did not vote on this motion.

Motion Failed to Carry on a Tie Vote (4 to 4)

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

That Council move into closed session:

a) To consider matters related to the receiving of advice that is subject to: solicitor-client privilege, including communications necessary for that purpose; and related to litigation affecting the municipality before the Ontario Superior Court of Justice - Divisional Court, Court File Nos. 196/19 and 1230/20, The Corporation of the City of Richmond Hill et al. ats. Karen Cilevitz (Section 239(2)(e) and (f) of the *Municipal Act, 2001*, S.O. 2001, c. 25).

A recorded vote was taken:

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

Opposed: (1): Regional and Local Councillor Perrelli

Councillor Cilevitz, having declared a pecuniary interest under the *Municipal Conflict of Interest Act* in respect to Item 17.1 a), did not vote on this motion.

Carried (7 to 1)

17.2 Resolution to Reconvene in Open Session

Council moved into closed and then returned to open session (12:51 p.m. to 2:29 p.m.).

17.3 Adoption of Recommendations Arising from the Closed Session Meeting

The City Clerk advised that there were no recommendations to be made in open session for Closed Session Item A.

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

18.1 By-law 77-22

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

That By-law 77-22, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

19. Adjournment

Moved by: Councillor Beros
Seconded by: Councillor Liu

That the meeting be adjourned.

Carried

The meeting was adjourned at 2:30 p.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk