



Council Meeting

Minutes

C#23-22

Wednesday, May 25, 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 25, 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 Beres
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
T. Steele, Acting Commissioner of Community Services
A. Dimlta, City Solicitor
R. Ban, Deputy City Clerk
S. Dumont, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure
P. Masaro, Executive Director, Infrastructure and Engineering Services
G. Li, Director, Financial Services and Treasurer
P. Lee, Director, Policy Planning
D. Hearn, Director, Recreation and Culture
A. Ierullo, Director, Economic Development and Richmond Hill Center
D. Terzievski, Director, Infrastructure Planning and Development Engineering
S. von Kursell, Manager, Policy
J. Leung, Manager, Urban Design
M. Dobbie, Manager, Park and Natural Heritage Planning
D. Beaulieu, Manager, Development Subdivisions
L. Conde, Manager, Strategy and Government Relations
A. Liu, Manager, Revenue Services
J. Healey, Senior Planner – Development
A. Patsalides, Planning Technician

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

Mayor West announced that the Infrastructure Delivery division won two Project of the Year Awards from the Ontario Public Works Association for the Major Mackenzie Watermain Replacement Project and the pedestrian bridge as part of the Lennox Park Revitalization. He provided details on the projects, and congratulated staff on the awards.

Mayor West thanked staff who mobilized quickly to assess and prioritize the damage from the storm this past weekend, and for their efforts with the repairs and cleanup. He acknowledged that the cleanup will take some time, and recognized the significant damage suffered in Uxbridge and in other communities. The Mayor also reminded residents to visit Richmond Hill's social media channels for updates and information on cleanup efforts.

Mayor West extended sorrow and thoughts to the people of Uvalde, Texas for the incident that happened yesterday. He remarked that as municipal leaders

they could understand to some degree the impact the event would have on the community. Mayor West, on behalf of Council, advised that the community stood with the people of Texas.

Councillor Sheppard acknowledged the hard work of City staff, York Region Police, York Region Paramedics, and Richmond Hill Fire and Emergency Services for their efforts to ensure residents were safe after the storm, and acknowledged how the community came together to help and support each other. Councillor Sheppard advised that her Office was offering assistance to any Ward 4 seniors and residents with disabilities who were not able to arrange for post-storm yard cleanup, and to contact her directly should they know of anyone.

Councillor Sheppard advised that the Richmond Hill Community Food Bank was experiencing a food and supply shortage and that Ward 4 was organizing a multi-organizational food drive with the participation of the Richmond Hill Soccer Club, the Curtain Club, and the Richmond Hill Philharmonic Orchestra and encouraged everyone to participate.

Councillor Cilevitz, on behalf of Ward 5 residents, thanked everyone involved in the cleanup after the storm, including first responders, Operations staff and the Alectra crews. She also requested that staff take action to inform the public of how, when, and where they could dispose of storm-related waste, and if additional collection days would be added.

Councillor Muench shared appreciation for the communication he received from staff, and thanked the Operations crew, including Alectra, for their quick response. He noted that the community was hurting, and shared his opinion that people expected more and did not hear enough from their elected officials. Councillor Muench advised that more needed to be done at the time of crisis to give assurance and directives, and that they needed to work more effectively.

Councillor Chan echoed the remarks of the previous speakers in thanking staff and Alectra for the daily updates they received, and acknowledged the importance of being prepared for an emergency. He commented on how the cleanup had brought the community together, and thanked Operations staff and Fire Services who helped clear out fallen trees. Councillor Chan also noted the importance of multi-jurisdictional collaboration with respect to emergency preparedness.

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) Delegation from Alexander Ruggieri, 143 Arista Gate, regarding Memorandum from Kelvin Kwan, Commissioner of Planning and infrastructure, dated May 20, 2022, regarding Richmond Hill City Council Motion of May 11, 2022 – (Item 12.1).

b) Delegation from Billy Tung, KLM Planning Partners Inc., regarding Memorandum from Kelvin Kwan, Commissioner of Planning and infrastructure, dated May 20, 2022, regarding Richmond Hill City Council Motion of May 11, 2022 - (Item 12.2).

c) Delegation from Giulio Bianchi, Principal, Sequoia Grove Homes, regarding Memorandum from Kelvin Kwan, Commissioner of Planning and infrastructure, dated May 20, 2022, regarding Richmond Hill City Council Motion of May 11, 2022 - (Item 12.3).

d) Memorandum from Kelvin Kwan, Commissioner of Planning and infrastructure, dated May 20, 2022, regarding Richmond Hill City Council Motion of May 11, 2022 - Staff Report SRPI.22.045 – Request for Denial – Official Plan Amendment and Zoning By-law Amendment Applications – Elgin House Properties Limited – 1000 Elgin Mills Road East – City Files D01-21005 and D02-21008 (Related File D06-21032) – (Item 13.11).

e) Correspondence from Giulio Bianchi, Principal, Sequoia Grove Homes, dated May 24, 2022, regarding Memorandum from Kelvin Kwan, Commissioner of Planning and infrastructure, dated May 20, 2022, regarding Richmond Hill City Council Motion of May 11, 2022 – (Item 13.12).

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#19-22 held May 4, 2022

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

That the minutes of Council Public Meeting C#19-22 held on May 4, 2022 be adopted.

Carried

7.2 Council Meeting C#20-22 held May 11, 2022

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

That the minutes of Council Meeting C#20-22 held on May 11, 2022 be adopted.

Carried

8. Identification of Items Requiring Separate Discussion

Council consented to separate items 13.8, 13.9, 13.11 and 13.12 for discussion.

9. Adoption of Remainder of Agenda Items

On a motion of Regional and Local Councillor DiPaola, 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 from Michelle Hambly, Executive Director, and Andy Langer, Board Member, Hill House Hospice, regarding Hill House Hospice Expansion Plans

Michelle Hambly, Executive Director, Hill House Hospice, advised that they were in attendance to update Council on their expansion plans, and to request that they direct staff to work with them over the next few months to develop a feasibility report that would come to Council to facilitate their expansion. She shared a brief history of the Hospice, and outlined the services provided.

Andy Langer, Board Member, advised of the need to increase capacity at the Hospice due to the growing aging community, and noted the Auditor General's recommendation that Richmond Hill needed 11 hospice beds today. He advised that the Hospice currently had three beds, which was not meeting the needs of the community. He provided examples of actions

taken by other cities to support hospice, and clarified their ask for a long-term commitment to the site on 36 Wright Street. A. Langer outlined how the Hospice was funded, noting that everything not covered by the Ministry of Health was fundraised in the community in order to support their operations.

M. Hambly reviewed the campaign goal that would support their expansion plans, and highlighted their hope to continue operating at their current location. She listed their fundraising campaign critical success factors, and reiterated their recommendation that Council direct staff to work with them to create a feasibility report that could be brought forward to Council to facilitate their planned expansion.

Moved by: Councillor Sheppard

Seconded by: Regional and Local Councillor DiPaola

a) That the Presentation from Michelle Hambly, Executive Director, and Andy Langer, Board Member, Hill House Hospice, regarding Hill House Hospice Expansion Plans be received with thanks;

b) That Staff work with Hill House Hospice, concerning the Hospice's expansion plans in the following key areas:

(i) The provision of a long term lease on the City property currently utilized by Hill House Hospice, at 36 Wright Street, Richmond Hill, Ontario at a nominal rate; and

(ii) Identification of any zoning or development constraints and the process(es) needed to facilitate the expansion of the Hospice from 3 beds to 10 – 12 beds; and

c) That Staff report back to Council once a detailed review and analysis has been completed by the end of 2022.

A recorded vote was taken:

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

Opposed: (1): Councillor Muench

Carried (8 to 1)

11.2 Presentation from Joanne Leung, Manager, Heritage and Urban Design, regarding Municipal Streetscape Partnership Program - Yonge Street and Garden Avenue Gateway Lighting Feature - (Refer to Item 13.8)

Patrick Lee, Director, Policy Planning, provided introductory remarks regarding the Yonge Street and Garden Avenue Gateway Lighting Feature. He reviewed examples of iconic gateway images, listed the benefits of such a feature, explained why the timing was appropriate to move ahead with the project, and provided details on the location.

Joanne Leung, Manager, Heritage and Urban Design, provided background on Phase 1 of the project, noting that Phase 2 included a detailed design, manufacture and installation of the vertical multi-unit lighting elements at the median. She advised that they were before Council to seek endorsement of a public consultation regarding the design of the lighting feature, and approval of the application for the Regional Municipal Partnership Program to implement the project once the final design was confirmed. She provided a timeline of next steps with respect to the consultation, noting that they would report back to Council in September 2022. J. Leung described and provided illustrations of the three design ideas for the lighting gateway feature, and reviewed the financial implications of the project.

12. Delegations

12.1 Alexander Ruggieri, 143 Arista Gate, regarding Memorandum from Kelvin Kwan, Commissioner of Planning and infrastructure, dated May 20, 2022, regarding Richmond Hill City Council Motion of May 11, 2022 - (Refer to Item 13.11)

Alexander Ruggieri, 143 Arista Gate, expressed his opposition to the application submitted by Elgin House Properties Limited, on behalf of current and future purchasers of The Hill on Bayview. He shared his opinion that the change requested was not minor, that the four-storey increase would force residents to stare into a 14-storey tower, and that it was not desirable or ascetically pleasing. He advised that the proposal was not consistent with the overall planning vision for the North Leslie Secondary Plan or the Official Plan and expressed concerns with shadowing and the loss of sky views. A. Ruggieri advised that his decision to purchase was based on his satisfaction after reviewing the prevailing approvals that were in place for The Hills, the scale, density and

aesthetics of 1000 Elgin Mills Road East, and concluded by asking Council to refuse the application.

12.2 Billy Tung, KLM Planning Partners Inc., regarding Memorandum from Kelvin Kwan, Commissioner of Planning and infrastructure, dated May 20, 2022, regarding Richmond Hill City Council Motion of May 11, 2022 - (Refer to Item 13.11)

Billy Tung, KLM Planning Partners Inc., clarified that the current 10-storey approved building did not have any step backs or terracing, and that it was not a requirement within the policies of the Official Plan. He advised that a sensitivity analysis determined that the additional height of Building B would not cast additional shadows on the adjacent townhouses, even on the winter solstice day. B. Tung noted that the applicant was unable to commit to more than 20 Rent-to-Own (RTO) units due to a restriction from a construction lending perspective. He advised that Sequoia Grove Homes was willing to implement the RTO Program in-house, should the Canada Mortgage and Housing Corporation's (CMHC) program not come into fruition prior to the registration of the condominium.

12.3 Giulio Bianchi, Principal, Sequoia Grove Homes, regarding Memorandum from Kelvin Kwan, Commissioner of Planning and infrastructure, dated May 20, 2022, regarding Richmond Hill City Council Motion of May 11, 2022 - (Refer to Item 13.11)

Giulio Bianchi, Principal, Sequoia Grove Homes, thanked Council for their extended consideration of his application to bring an additional 52 units to the community of North Leslie, to which 20 units would be allocated to the Rent-to-Own Program. He advised that if the Federal rental program did not come to fruition in time, Sequoia Grove Homes would deliver the program in-house. G. Bianchi noted that the program would target first-time buyers who worked in Richmond Hill that struggled to obtain a home because of the current required deposit structures. He concluded by sharing their committed to bridge the gap together with the Affordable Housing Committee, and to do their part to address the affordability crisis.

13. Committee and Staff Reports

13.1 Minutes - Economic Development Committee meeting EDC#01-19 held June 12, 2019

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

a) That the minutes of the Economic Development Committee meeting EDC#01-19 held June 12, 2019, be adopted.

Carried

13.2 Minutes - Heritage Richmond Hill meeting HRH#02-22 held March 1, 2022

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Chan

a) That the minutes of the Heritage Richmond Hill meeting HRH#02-22 held March 1, 2022 be adopted.

Carried

13.3 Extract - Affordable Housing Strategy Implementation Committee meeting AHSIC#01-22 held May 10, 2022

13.3.1 Memorandum from Commissioner Kwan, Planning and Infrastructure, dated May 3, 2022 regarding the Proposed Prioritization of Action Plan for the Affordable Housing Strategy - (Item 6.1.2)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Chan

a) That the Memorandum from Commissioner Kwan, Planning and Infrastructure, dated May 3, 2022 regarding the Proposed Prioritization of Action Plan for the Affordable Housing Strategy, be received;

b) That the prioritization of action to implement the Affordable Housing Strategy, as outlined in the Memorandum from Commissioner Kwan, Planning and Infrastructure, dated May 3, 2022, and in Appendix A, be endorsed.

Carried

13.4 Extract - Economic Development Committee meeting EDC#01-22 held May 16, 2022

13.4.1 Memorandum from Anthony Ierullo, Director, Richmond Hill Centre and Economic Development, dated May 16, 2022, regarding City of Richmond Hill Investment Attraction Strategy - (Item 5.1.2)

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

a) That the memorandum from Anthony Ierullo, Director, Richmond Hill Centre and Economic Development, dated May 16, 2022, regarding the City of Richmond Hill Investment Attraction Strategy be received; and,

b) That the City of Richmond Hill Investment Attraction Strategy, attached as Appendix A to the memorandum from Anthony Ierullo, Director, Richmond Hill Centre and Economic Development, dated May 16, 2022, be endorsed.

Carried

13.5 Extracts - Heritage Richmond Hill meeting HRH#04-22 held May 17, 2022

13.5.1 SRPI.22.048 - Request to Amend Heritage Designating By-law 290-98 - 1000 Elgin Mills Road East - City File D12-07173 - (Item 6.2)

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

a) That the proposed amendments to Designating By-law 290-98 as provided in SRPI.22.048 be approved;

b) That the Clerk provide the owner of the designated property described in municipal By-law 290-98, written notice of the proposed amendment to correct the legal description and the description of the cultural heritage value or interest of the said property in accordance with section 30.1 of the *Ontario Heritage Act*;

b) That, pending no objection from the owner during the 30-day post-notification period, the Amending By-law substantially in the form as set out in Appendix B to Staff Report SRPI.22.048 be adopted by Council;

c) That the Clerk:

- i. provide a copy of the Amending By-law to the Ontario Heritage Trust;

- ii. cause the Amending By-law to be registered against the property; and,
- iii. update the Municipal Heritage Register, in accordance with the requirements of the *Ontario Heritage Act*.

Carried

13.5.2 SRPI.22.052 – Heritage Permit Application for 37 Chao Crescent – File D12-07233 - (Item 6.3)

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

a) That the Heritage Permit Application to install eavestroughs and downspouts on the building at 37 Chao Crescent, as described in Staff Report SRPI.22.052, be approved.

Carried

13.5.3 SRPI.22.056 - 2022 Heritage Grant Applications – Six Properties - (Item 6.4)

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

a) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing seven windows and two exterior doors for the *Ontario Heritage Act* Part V designated structure located at 11 Station Road, as outlined in SRPI.22.056;

b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing and repainting the fascia, frieze, and window frames for the *Ontario Heritage Act* Part IV designated structure located at 37 Chao Crescent, as outlined in SPRI.22.056;

c) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of reinforcing the structural support for the *Ontario Heritage Act* Part IV designated structure located at 16 Bawden Drive, as outlined in SRPI.22.056;

d) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing the front door in a period-appropriate style, two additional exterior doors and one window for the *Ontario Heritage Act* Part V designated structure located at 106 Gormley Road West, as outlined in SRPI.22.056;

e) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the foundation of the *Ontario Heritage Act* Part V designated structure located at 26 Gormley Court, as outlined in SRPI.22.056; and,

f) That a Heritage Grant in the amount of \$3,400 be approved towards the cost of tuckpointing and repairing the foundation of the *Ontario Heritage Act* Part V structure located at 49 Gormley Road East.

Carried

13.6 SRPI.22.058 - Stop Up and Closure of a portion of Palmer Avenue, Part 3 on Plan 65R-31305

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Chan

a) That the City Clerk be directed to undertake the process to stop up and close that portion of unimproved Palmer Avenue described as Part of Palmer Avenue and Part of One Foot Reserve, Plan 2383 and Part of Palmer Avenue, Plan 3801, designated as Part 3, Plan 65R-31305, and bring forward a by-law to City Council; and

b) That the Mayor and City Clerk be authorized to execute all documents required on behalf of the City for the purposes of granting necessary easements to various utility companies over the road allowance to be closed and that the City Solicitor be authorized to complete the transaction on behalf of the City.

Carried

13.7 SRPI.22.059 - Request for Approval - Zoning By-law Amendment Application - Elmway Developments Limited - 0 Lowther Avenue - City File D02-21021

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Chan

a) That the revised Zoning By-law Amendment application submitted by Elmway Developments Limited for lands known as Lot 1183, Plan 133 (Municipal Address: 0 Lowther Avenue), City File D02-21021, be approved, subject to the following:

- i. that the subject lands be rezoned to Single Detached Two (R2) Zone under By-law 313-96, as amended, with site specific provisions as set out in Appendix “B” to Staff Report SRPI.22.059;
- ii. that the amending Zoning By-law be brought forward to a future Council meeting for consideration and enactment;

b) That Council authorize the acceptance of a daylighting triangle to be conveyed to the City, free of all costs, objects, structures and encumbrances, to establish a standard daylighting triangle (4.5 metres by 4.5 metres) adjoining the subject lands at the intersection of the existing rights-of-way of Lowther Avenue and Merton Street; and,

c) That 3.51 persons equivalent of servicing allocation (1 single detached dwelling) be assigned to the subject lands, to be released by the Commissioner of Planning and Infrastructure in accordance with By-law 109-11, as amended.

Carried

13.8 SRPI.22.032 - Municipal Streetscape Partnership Program - Yonge Street and Garden Avenue Gateway Lighting Feature

Moved by: Councillor Cilevitz

Seconded by: Councillor Chan

a) That SRPI.22.032 be received, and that all comments be referred back to staff;

b) That Council endorse the public consultation process outlined in staff report SRPRS.22.032 to obtain feedback with regards to an ultimate design of the Yonge Street and Garden Avenue Gateway Lighting Feature;

c) That staff report back to Council in Q3 of 2022 with the results of the public consultation and recommendations to advance a final design of the Yonge Street and Garden Avenue Gateway Lighting Feature;

d) That Council direct staff to apply for the Region’s Municipal Streetscape Partnership Program to implement the Yonge Street and Garden Avenue Gateway Lighting Feature project once the final design has been confirmed;

e) That, should the Municipal Streetscape Partnership Program application be approved, the Commissioner of Planning and Infrastructure be authorized to execute an agreement with the Regional Municipality of

York regarding the maintenance of the Yonge Street and Garden Avenue Gateway Lighting Feature; and

f) That the cost of the detailed design of the Yonge Street and Garden Avenue Gateway Lighting Feature be considered as part of the 2023 capital budget process.

An Amendment was:

Moved by: Regional and Local Councillor Perrelli

Seconded by: Councillor Chan

That the following new clauses be added to the main motion:

g) That staff be directed to open a competition to Richmond Hill residents to design the Yonge Street and Garden Avenue Gateway Lighting Feature and for designs to be presented to Council at the September 14, 2022 Council meeting and that a nominal prize be provided to the selected designer.

h) That the parameters of the competition be cleared with the City's Legal Staff

Motion to Amend Carried Unanimously

Main Motion as Amended:

Moved by: Councillor Cilevitz

Seconded by: Councillor Chan

a) That SRPI.22.032 be received, and that all comments be referred back to staff;

b) That Council endorse the public consultation process outlined in staff report SRPRS.22.032 to obtain feedback with regards to an ultimate design of the Yonge Street and Garden Avenue Gateway Lighting Feature;

c) That staff report back to Council in Q3 of 2022 with the results of the public consultation and recommendations to advance a final design of the Yonge Street and Garden Avenue Gateway Lighting Feature;

d) That Council direct staff to apply for the Region's Municipal Streetscape Partnership Program to implement the Yonge Street and Garden Avenue Gateway Lighting Feature project once the final design has been confirmed;

- e) That, should the Municipal Streetscape Partnership Program application be approved, the Commissioner of Planning and Infrastructure be authorized to execute an agreement with the Regional Municipality of York regarding the maintenance of the Yonge Street and Garden Avenue Gateway Lighting Feature;
- f) That the cost of the detailed design of the Yonge Street and Garden Avenue Gateway Lighting Feature be considered as part of the 2023 capital budget process;
- g) That staff be directed to open a competition to Richmond Hill residents to design the Yonge Street and Garden Avenue Gateway Lighting Feature and for designs to be presented to Council at the September 14, 2022 Council meeting and that a nominal prize be provided to the selected designer;
- h) That the parameters of the competition be cleared with the City's Legal Staff.

Carried Unanimously

13.9 SRCM.22.03 - Age-Friendly Community Needs Assessment

Moved by: Councillor Chan
Seconded by: Councillor Cilevitz

- a) That the Richmond Hill Age-Friendly Community Needs Assessment, attached as Appendix A to SRCM.22.03, be received.
- b) That the terms of reference for the Age-Friendly Community Council be approved as outlined in Appendix B to SRCM.22.03 with the addition to include an additional Member of Council;
- c) That the Recreation and Culture Division be directed to recruit for the initial membership of the Age-Friendly Community Council to begin their term after the 2022 Municipal Election.

Carried

13.10 SRCFS.22.016 - Final Levy By-law and Tax Rates

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

- a) That By-law 73-22 be enacted in the form of the draft By-law attached to SRCFS.22.016 to establish and adopt tax rates for 2022 on the assessment in each property class, and

b) That the billing and collection of taxes, special assessments, defaulted fines and fees including the tax installment due dates for residential and non-residential properties be authorized.

Carried

13.11 Memorandum from Kelvin Kwan, Commissioner of Planning and infrastructure, dated May 20, 2022, regarding Richmond Hill City Council Motion of May 11, 2022 - Staff Report SRPI.22.045 – Request for Denial – Official Plan Amendment and Zoning By-law Amendment Applications – Elgin House Properties Limited – 1000 Elgin Mills Road East – City Files D01-21005 and D02-21008 (Related File D06-21032)

Moved by: Councillor Liu
Seconded by: Councillor Muench

a) That the Memorandum from the Commissioner of Planning and Infrastructure dated May 20, 2022 with respect to a Council Motion of May 11, 2022 in relation to 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; and,

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 units on the subject lands to the satisfaction of the Commissioner of Planning and Infrastructure;

c) That 107.12 persons equivalent of additional servicing allocation (20 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.

A recorded vote was taken:

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

Opposed: (3): Regional and Local Councillor DiPaola, Councillor Cilevitz, and Councillor Sheppard

Carried (6 to 3)

13.12 Correspondence from Giulio Bianchi, Principal, Sequoia Grove Homes, dated May 24, 2022, regarding Memorandum from Kelvin Kwan, Commissioner of Planning and infrastructure, dated May 20, 2022, regarding Richmond Hill City Council Motion of May 11, 2022

Moved by: Councillor Sheppard

Seconded by: Councillor Chan

a) That the correspondence from Giulio Bianchi, Principal, Sequoia Grove Homes, dated May 24, 2022, regarding Memorandum from Kelvin Kwan, Commissioner of Planning and infrastructure, dated May 20, 2022, regarding Richmond Hill City Council Motion of May 11, 2022, 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

That the following By-law be approved:

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Chan

By-law 73-22 - A By-law to provide for the levy and collection of the sums required by The Corporation of the City of Richmond Hill for 2022 and to provide for the mailing of notices demanding payment of taxes for 2022.

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 84-22

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

That By-law 84-22, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

19. Adjournment

Moved by: Councillor Sheppard

Seconded by: Councillor Chan

That the meeting be adjourned.

Carried

The meeting was adjourned at 12:18 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk