



Special Council Meeting

Minutes

C#33-22

Tuesday, September 13, 2022, 1:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

An electronic hybrid Special 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 Tuesday, September 13, 2022 at 1:30 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Regional and Local Councillor DiPaola
Regional and Local Councillor Perrelli
Councillor Beros
Councillor Muench
Councillor Sheppard
Councillor Chan

Council Members present via videoconference:

Councillor Liu
Councillor Cilevitz

Staff Members present in Council Chambers:

D. Joslin, Interim City Manager
S. Huycke, Director of Legislative Services/City Clerk
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

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
D. Hearn, Director, Recreation and Culture
G. Li, Director of Financial Services/Treasurer
D. Terzievski, Director, Infrastructure Planning and Development Engineering
M. Dobbie, Manager, Park and Natural Heritage Planning

Gary Scandlan, Watson & Associates Economists Ltd., was also in attendance electronically.

Mayor West called the meeting to order at 1:30 p.m.

Statements from Richmond Hill Mayor David West

Mayor West recognized and reflected on the passing of Her Majesty Queen Elizabeth II on September 8th and requested that Members of Council and staff join him in observing a moment of silence.

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

Mayor West advised that a book of condolences for Her Majesty Queen Elizabeth II was available in the lobby of the Main Municipal Offices located at 225 East Beaver Creek Road for staff and members of the public to sign.

Mayor West advised of the sad situation that occurred yesterday in the City of Mississauga and on behalf of Council and the City of Richmond Hill, extended his deepest condolences to the family and friends of Toronto police officer Const. Andrew Hong. Mayor West requested that Members of Council and staff join him in observing a moment of silence.

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

1. Adoption of Agenda

Moved by: Councillor Chan
Seconded by: Councillor Cilevitz

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

a) Correspondence received regarding the Request for Approval, Parkland Dedication By-law (Proposed By-law 123-22) - (Item 3.2.1).

Carried

2. 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*.

3. Scheduled Business**3.1 Presentation by Gary Scandlan, Watson & Associates Economists Ltd., regarding the Parkland Dedication By-law**

Gary Scandlan, Watson & Associates Economists Ltd., made a presentation to Council regarding the City of Richmond Hill's 2022 Parkland Dedication By-law. He advised of the legislative deadline for municipalities to enact a new Parkland Dedication By-law, and reviewed the market analysis including per unit fees enacted elsewhere for medium and high-density units. He addressed the City-wide parkland needs, parkland needs versus potential funding, per unit fee analysis, as well as per unit fee recommendations. G. Scandlan concluded his presentation by providing an overview of Strata Parks and reviewing the recommendations contained in staff report SRPI.22.090.

Moved by: Councillor Cilevitz

Seconded by: Councillor Sheppard

a) That the presentation by Gary Scandlan, Watson & Associates Economists Ltd., regarding the Parkland Dedication By-law, be received.

Carried

3.2 SRPI.22.090 - Request for Approval - Parkland Dedication By-law - (Proposed By-law 123-22)

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPI.22.090, regarding the Parkland Dedication By-law, be received for information;

b) That the Parkland Dedication By-law 123-22, attached as Appendix A to staff report SRPI.22.090, be approved;

c) That staff monitor land values and possible alternative revenue sources to fund parkland needs over the next few years and report back to Council as needed.

An Amendment was:

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

That clause 'b' of the main motion be amended to read as follows:

b) That the Parkland Dedication By-law 123-22, attached as Appendix A to staff report SRPI.22.090, be approved with the following amendments:

General Requirement

4. As a condition of the development or redevelopment of land, the owner of the land shall convey to the City for park or other public recreational purposes:

- a. Two (2) percent of land proposed for development or redevelopment for Commercial or Industrial Uses; or
- b. In the case of land proposed for development or redevelopment for Residential Use, the greater of:
 - i. 5 per cent of the land proposed for development or redevelopment; or
 - ii. 1 hectare of land for each 500 Dwelling Units proposed for development or redevelopment.

Parkland Credits

9. A Strata Park that is conveyed to the City, which conveyance shall be to the sole and absolute discretion of Council, may be considered as contributing toward the parkland dedication requirements set out in sections 4 and 10 of this By-law. The value of the parkland credit given for a conveyed Strata Park shall be 100% of the value of the land required for parkland as this takes into account the inherent use limitations of Strata Parks. Nothing in this By-law shall obligate the City to accept conveyance of a Strata Park or to attribute any value for accessing the Strata Park over non City-owned lands.

A recorded vote was taken on Section 4 b) ii. of the Amendment:

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

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

Section 4 b) ii. of the Amendment Failed to Carry (3 to 6)

A recorded vote was taken on Section 9 of the Amendment, specific to the wording “sole and absolute discretion of Council”:

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

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

Section 9 of the Amendment, specific to the wording “sole and absolute discretion of Council” Failed to Carry (4 to 5)

A recorded vote was taken on Section 9 of the Amendment, specific to the wording “100% of the value of the land”:

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

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

Section 9 of the Amendment, specific to the wording “100% of the value of the land” Failed to Carry (4 to 5)

Main Motion:

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPI.22.090, regarding the Parkland Dedication By-law, be received for information;

b) That the Parkland Dedication By-law 123-22, attached as Appendix A to staff report SRPI.22.090, be approved;

c) That staff monitor land values and possible alternative revenue sources to fund parkland needs over the next few years and report back to Council as needed.

A recorded vote was taken on the Main Motion:

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

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

Main Motion Carried (6 to 3)

3.2.1 Correspondence received regarding the Request for Approval, Parkland Dedication By-law (Proposed By-law 123-22) - (refer to Item 3.2)

Moved by: Councillor Chan

Seconded by: Councillor Sheppard

That the following correspondence regarding the Request for Approval, Parkland Dedication By-law (Proposed By-law 123-22) be received:

1. Jeffrey E. Streisfield, LandLaw, dated September 8, 2022.
2. Victoria Mortelliti, Manager of Policy and Advocacy, BILD, dated September 12, 2022.

Carried

3.3 By-law 123-22 - A By-law to require the conveyance of land and payment of cash-in-lieu there of for park or other public recreational purposes as a condition of development or redevelopment and to repeal By-law 58-13, including all amendments thereto

Moved by: Councillor Sheppard

Seconded by: Councillor Cilevitz

a) That By-law 123-23, A By-law to require the conveyance of land and payment of cash-in-lieu there of for park or other public recreational purposes as a condition of development or redevelopment and to repeal By-law 58-13, including all amendments thereto, be adopted.

A recorded vote was taken:

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

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

Carried (6 to 3)

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

4.1 By-law 125-22

Moved by: Councillor Cilevitz

Seconded by: Councillor Sheppard

That By-law 125-22, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

5. Adjournment

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Sheppard

That the meeting be adjourned.

Carried

The meeting was adjourned at 4:04 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk