



## **Council Meeting**

### **Minutes**

**C#09-23**

**Wednesday, February 22, 2023, 9:30 a.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

A Council meeting of the Council of the City of Richmond Hill was held on Wednesday, February 22, 2023 at 9:30 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Councillor Davidson  
Councillor Thompson  
Councillor Liu  
Councillor Cui  
Councillor Cilevitz  
Councillor Shiu

Council Members present via videoconference:

Regional and Local Councillor Chan  
Regional and Local Councillor DiPaola

Staff Members present in Council Chambers:

D. Joslin, City Manager  
S. Adams, Commissioner of Corporate and Financial Services  
K. Kwan, Commissioner of Planning and Infrastructure  
T. Steele, Commissioner of Community Services  
A. Dimilta, City Solicitor  
G. Li, Director, Financial Services and Treasurer  
S. DeMaria, Manager, Development Site Plans  
T. Markandaier, Manager, Procurement and Chief Purchasing Officer

A. Li, Supervisor, Operating Budgets  
N. Sabet, Executive Assistant to Members of Council  
T. Ghobrial, Executive Assistant to Members of Council  
R. Ban, Deputy City Clerk  
S. Dumont, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

A. Iannucci, Chief Transformation Officer  
G. Galanis, Director, Development Planning  
R. Jones, Director, Information Technology/CIO  
D. Terzievski, Director, Infrastructure Planning and Development Engineering  
M. Flores, Director, Policy Planning  
M. Cobbold, Senior Planner – Policy  
K. Faria, Senior Planner – Development  
L. Penner, Senior Planner – 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**

Mayor West acknowledged that today was Pink Shirt Day and noted that it was an opportunity to take a stand and show support for the anti-bullying movement.

**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 Shiu  
Seconded by: Councillor Cui

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

- a) Delegation received regarding the proposed Site Plan Application submitted by Metroview Developments (Elmwood) Inc. for 9929, 9935 and 9939 Yonge Street and 186 and 188 Church Street South – (Item 12.1);
- b) SRCFS.23.013 - 2023 Operating Budget Update – (Item 13.9);
- c) Proclamation - International Women's Day - March 8, 2023 – (Item 13.10);
- d) Memorandum from Commissioner Kwan regarding SRPI.23.013 – Request for Direction – Official Plan and Zoning By-law Amendment Applications – Hillcrest Holdings Inc. and Montez Hillcrest Inc. – 9350 Yonge Street – City Files D01-20009 and D02-20018 (Related File D06-21055) – Revised Recommendations - (Item 13.11);
- e) By-law 23-23 - A By-law to Adopt the 2023 City Operating Budget – (Item 16.3);
- f) By-law 14-23 - A By-law to Amend By-law 181-81, as amended, of The Corporation of the City of Richmond Hill – (Item 16.4).

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 Special Council Education and Training Meeting C#05-23 held January 31, 2023**

Moved by: Councillor Cui  
Seconded by: Councillor Thompson

That the minutes of Special Council Education and Training Meeting C#05-23 held January 31, 2023 be adopted.

Carried Unanimously

**7.2 Council Public Meeting C#06-23 held February 1, 2023**

Moved by: Councillor Cui  
Seconded by: Councillor Thompson

That the minutes of Council Public Meeting C#06-23 held February 1, 2023 be adopted.

Carried Unanimously

**7.3 Council Meeting C#07-23 held February 8, 2023**

Moved by: Councillor Cui  
Seconded by: Councillor Thompson

That the minutes of Council Meeting C#07-23 held February 8, 2023 be adopted.

Carried Unanimously

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

Council consented to separate item 13.5 for discussion.

**9. Adoption of Remainder of Agenda Items**

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

**10. Public Hearings**

There were no public hearings.

**11. Presentations**

There were no presentations.

**12. Delegations**

**12.1 Delegation received regarding the proposed Site Plan Application submitted by Metroview Developments (Elmwood) Inc. for 9929, 9935 and 9939 Yonge Street and 186 and 188 Church Street South - (refer to Item 13.5)**

Geoff Green, 297 Church Street South, provided a brief history of the development proposal prior to its resubmission, which included an increase to the Floor Space Index (FSI). He provided examples of existing developments that in his opinion were dense, and compared their respective FSI's to that of the proposed development to illustrate that it was double the density. G. Green urged Council to enforce the Official Plan and to vigorously defend its opposition to the application all the way to the Ontario Land Tribunal if required.

**13. Committee and Staff Reports**

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

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

a) That the minutes of the David Dunlap Observatory Park Project Steering Committee meeting DDOP#01-22 held April 12, 2022, be received.

Carried

**13.2 Extract - David Dunlap Observatory Park Project Steering Committee meeting DDOP#01-23 held February 6, 2023**

**13.2.1 SRPI.23.017 - Richmond Hill David Dunlap Observatory Park Project Update - Presentation by Bob Levesque, Director, Infrastructure Delivery - (Item 5.1)**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

a) That Staff Report SRPI.23.017 regarding Richmond Hill David Dunlap Observatory Park Project Update be received;

b) That staff proceed with the Pedestrian / Cyclist Bridge, and Pickleball Facility preferred options at a future Public Information Centre;

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

Carried

**13.3 Minutes - Budget Committee of the Whole meeting BCW#02-23 held February 7, 2023**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

That the minutes of Budget Committee of the Whole meeting BCW#02-23 held February 7, 2023 be adopted as circulated.

Carried

**13.3.1 SRCFS.23.009 – 2023 BIA Proposed Budget - (BCW Item 4.2)**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

a) That the 2023 gross operating budget of \$168,458 for the Village of Richmond Hill Business Improvement Area as provided within staff report SRCFS.23.009, be approved;

b) That \$100,000 be levied upon the rateable properties in the improvement areas.

Carried

**13.4 Minutes - Budget Committee of the Whole meeting BCW#03-23 held February 14, 2023**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

That the minutes of Budget Committee of the Whole meeting BCW#03-23 held February 14, 2023 be adopted as circulated.

Carried

**13.4.1 SRCFS.23.007 - 2023 Draft Operating Budget - (BCW Item 4.1)**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

a) That Staff Report SRCFS.23.007 regarding the 2023 Operating Budget be received.

Carried

**13.4.2 SRCFS.23.005 - Municipal Elections Campaign Contribution Rebate Program - (BCW Item 4.2)**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

a) That staff report SRCFS.23.005 regarding the Municipal Elections Campaign Contribution Rebate Program be received.

b) That the "Allocation of Election Campaign Surpluses and Other Contributions Policy", attached as Attachment "G" to staff report SRCFS.23.005, be approved.

c) That staff be directed to bring forward an appropriate By-law to a future Council Meeting to formally establish an Election Reserve that was created by previous Council's.

Carried

**13.4.3 SRCFS.23.010 - Reinstatement of Community Bulletin Board in the Liberal Newspaper - (BCW Item 4.3)**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

a) That staff report SRCFS.23.010 regarding reinstatement of community Bulletin Board in the Liberal Newspaper, be received for information;

Carried

**13.4.4 Member Motion - Regional and Local Councillor Chan - Public Consultation on Budget - (BCW Item 4.4)**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

WHEREAS Council is committed to open and transparent process in setting the annual Operating Budget to deliver quality programs and services to residents and businesses in the City of Richmond Hill;

WHEREAS it has been the practice to hold public meetings for budget consultations with the community, and the City has previously conducted budget consultations in public spaces (shopping mall and library) and online surveys to reach out to residents in the past which were not the most effective method to consult for the City's budget;

WHEREAS the City has used "Citizen Budget", an online interactive tool, for residents and businesses to provide input and contribute to the budgetary process at a time and place that is convenient to them;

WHEREAS there is an opportunity to further demonstrate Council's commitment to engage the public in the annual process for setting the Operating Budget for the City by providing renewed public information and participation options; and

WHEREAS it has been the practice of other municipalities to provide various levels of budget consultation and promotion as part of their respective annual process for Operating Budgets,

NOW THEREFORE BE IT RESOLVED:

That staff are requested to report back on a budget consultation plan for the 2024 Budget process, including the use of an online budget tool/survey before summer recess in 2023.

Carried

**13.5 SRPI.23.011 – Request for Comments – Site Plan Application – Metroview Developments (Elmwood) Inc. – 9929, 9935 and 9939 Yonge Street and 186 and 188 Church Street South - City File D06-18056 (Related Files D01-18004 and D02-18029)**

Moved by: Councillor Cilevitz  
Seconded by: Councillor Davidson

- a) That Staff Report SRPI.23.011 with respect to the Site Plan application submitted by Metroview Developments (Elmwood) Inc. for lands known as Lots 35 and 36 and Part of Lots 11 and 12, Registered Plan 2383 (Municipal Addresses: 9929, 9935 and 9939 Yonge Street and 186 and 188 Church Street South), City File D06-18056, be received for information purposes and that all comments be referred back to staff; and,
- b) That the authority to assign servicing allocation for the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the criteria in the City's Interim Growth Management Strategy.

Carried

**13.6 SRPI.23.025 Request for Approval – Richmond Hill Office Development and Village Revitalization Community Improvement Plan Update (CIP-22-002) - (By-law 26-23)**

Moved by: Councillor Cilevitz  
Seconded by: Councillor Liu

- a) That Staff Report SRPI.23.025 be received;
- b) That Council approve the extension of the CIP for another five years to 2027;
- c) That Council approve the amendments to the CIP as noted in Appendix A (Draft Amendment 1 to CIP), and
- d) That Council and Staff promote the updated CIP, to the Richmond Hill business community.

Carried



**13.7 SRPI.23.013 – Request for Direction – Official Plan and Zoning By-law Amendment Applications – Hillcrest Holdings Inc. and Montez Hillcrest Inc. – 9350 Yonge Street – City Files D01-20009 and D02-20018 (Related File D06-21055)**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

a) That Staff Report SRPI.23.013 be received for information purposes;

b) That the Ontario Land Tribunal be advised that Council supports the revised Official Plan and Zoning By-law Amendment applications submitted by Hillcrest Holdings Inc. and Montez Hillcrest Inc. for the lands known as Block N on Plan M-1436 (Municipal Address: 9350 Yonge Street), City Files D01-20009 and D02-20018 for the principle reasons outlined in SRPI.23.013, subject to the following:

(i) that the Official Plan Amendment be approved in principal in accordance with Appendix “B” to Staff Report SRPI.23.013; and,

(ii) that prior to final approval of the implementing Zoning By-law to rezone portions of the lands from “District Commercial (DC) Zone” to “Key Development Area Mixed Use One (KDA1) Zone” under Zoning By-law 39-71, as amended, as described in Staff Report SRPI.23.013, the applicant substantially complete the related Site Plan application (D06-21055) to the satisfaction of the Commissioner of Planning and Infrastructure.

c) That upon the recommendation of the Commissioner of Planning and Infrastructure, the Mayor and City Clerk be authorized to enter into Minutes of Settlement and any further agreements or documentation as necessary to implement the applicant’s revised development proposal; and,

d) That appropriate City staff be directed to appear at the Ontario Land Tribunal in support of Council’s position concerning the subject applications.

Carried

**13.8 SRCFS.23.006 - Semi Annual Report – Non-Competitive Acquisitions**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

a) That staff report SRCFS.23.006 regarding Non-Competitive Acquisitions be received for information purposes only.

Carried

**13.9 SRCFS.23.013 - 2023 Operating Budget Update - (By-laws 23-23 and 24-23)**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

a) That Staff Report SRCFS.23.013 regarding the 2023 Operating Budget be received;

b) That the 2023 City Operating Budget:

i. Summarized in Appendix 'A' to staff report SRCFS.23.013, with a recommended budget increase of \$4,529,100 and a total tax levy of \$126,146,000 (excluding supplementary taxes), be adopted which includes the following adjustments recommended by Budget Committee of the Whole:

i. Reduction in contracts and materials budget to remove funding associated with the Snow Windrow Opt-Out Program (\$126,000).

ii. Increase summer camp revenues due to preliminary registration estimates (\$50,000).

iii. Cost reductions in waste container purchases (\$20,000).

iv. Reinstatement of half page bi-weekly Community Bulletin Board advertising in the Liberal newspaper increasing budgeted costs by \$50,800.

ii. That the 2023 Senior Tax Assistance Grant increase to \$419 be approved;

iii. That the draft By-law No. 23-23, attached as Appendix "D", be enacted to adopt the 2023 City Operating Budget

c) That the Capital Asset Sustainability Fee 2023 budget increase of \$1,216,000 and total fee levy of \$8,984,500, be adopted;

d) That the draft By-law No. 24-23, attached as Appendix "E" be enacted to adopt the 2023 Water, Wastewater & Stormwater Budgets;

e) That the Financial Outlook (attached as Appendix “C”) be received for information; and

f) That, as required by Ontario Regulation 284/09, Municipal Act 2001, the compliance report attached as Appendix “G” for expenses that have been excluded from the 2023 Draft Operating Budget be approved.

Carried

### **13.10 Proclamation - International Women's Day - March 8, 2023**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

a) That March 8, 2023 be proclaimed as International Women's Day in the City of Richmond Hill.

Carried

### **13.11 Memorandum from Commissioner Kwan regarding SRPI.23.013 – Request for Direction – Official Plan and Zoning By-law Amendment Applications – Hillcrest Holdings Inc. and Montez Hillcrest Inc. – 9350 Yonge Street – City Files D01-20009 and D02-20018 (Related File D06-21055) – Revised Recommendations - (refer to Item 13.7)**

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

a) That Staff Report SRPI.23.013 be received for information purposes;

b) That the Ontario Land Tribunal (OLT) be advised as follows:

(i) That Council supports in principle the revised Official Plan and Zoning By-law Amendment applications submitted by Hillcrest Holdings Inc. and Montez Hillcrest Inc. for the lands known as Block N on Plan M-1436 (Municipal Address: 9350 Yonge Street), City Files D01-20009 and D02-20018 for the reasons outlined in Staff Report SRPI.23.013, subject to the following:

(a) that the OLT be requested to withhold the issuance of its Final Order with respect to the Official Plan Amendment application until such time as the City advises the Tribunal that the draft Official Plan Amendment as set out in Appendix “B” to Staff Report SRPI.23.013 has been finalized to the satisfaction of the Commissioner of Planning and Infrastructure;

(b) that the OLT be requested to withhold the issuance of its Final Order with respect to the Zoning By-law Amendment application until such time as the City advises the Tribunal:

(i) that the implementing Zoning By-law to rezone portions of the lands from “District Commercial (DC) Zone” to “Key Development Area Mixed Use One (KDA1) Zone” under Zoning By-law 39-71, as amended, as described in Staff Report SRPI.23.013, has been finalized to the satisfaction of the Commissioner of Planning and Infrastructure; and,

(ii) that the related Site Plan application (D06-21055) and all comments be finalized to the satisfaction of the Commissioner of Planning and Infrastructure;

c) That upon the recommendation of the Commissioner of Planning and Infrastructure, the Mayor and City Clerk be authorized to enter into Minutes of Settlement and execute any further agreements or documentation as necessary to implement the applicant’s revised development proposal; and,

d) That the authority to assign servicing allocation for the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the City’s Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with By-law 109-11, as amended; and,

e) That appropriate City staff be directed to appear at the Ontario Land Tribunal in support of Council’s position concerning the subject applications.

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**

Moved by: Councillor Liu

Seconded by: Councillor Davidson

That the following By-laws be approved:

By-law 24-23 - A By-law to Adopt the 2023 Water, Wastewater & Stormwater Budgets

By-law 26-23 - A By-law to Adopt Amendment 1 to the Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan

By-law 23-23 - A By-law to Adopt the 2023 City Operating Budget

By-law 14-23 - A By-law to Amend By-law 181-81, as amended, of The Corporation of the City of Richmond Hill

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 31-23**

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

That By-law 31-23, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**19. Adjournment**

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

That the meeting be adjourned.

Carried

The meeting was adjourned at 9:44 a.m.

---

David West, Mayor

---

Ryan Ban, Deputy City Clerk