



Council Meeting

Minutes

C#25-23

Wednesday, July 12, 2023, 10:00 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, July 12, 2023 at 10:00 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
M. Flores, Director, Policy Planning
D. Olding, Senior Manager, Richmond Hill Centre Subway
L. Chen, Manager, Fiscal Planning and Strategy
S. DeMaria, Manager, Development Site Plans

M. Dobbie, Manager, Park and Natural Heritage Planning
F. Toniolo, Senior Planner – Development
A. Daneshvar, Executive Assistant to Members of Council
N. Sabet, Executive Assistant to Members of Council
T. Falvo, Executive Assistant to Members of Council
A. Zhu, Administrative Assistant to Members of Council
W. Ince, Administrative Assistant to Members of Council
K. Davey, Communications Coordinator, Council
S. Huycke, City Clerk
R. Ban, Deputy City Clerk
S. Dumont, 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
N. Khan, Director, Building Division and Chief Building Official
D. Terzievski, Director, Infrastructure Planning and Development Engineering
D. Giannetta, Manager, Development Subdivisions
C. Greco, Manager, Real Estate
H. Ng, Manager, Transportation and Traffic
L. Penner, Senior Planner - Development
S. Fiore, Senior Planner - Development
G. La Moglie, Planner II – Development
F. Caparrelli, Planning Technician

1. Call to Order

The Mayor called the meeting to order at 10:00 a.m.

Council consented to recess between:

- 1:04 p.m. and 2:05 p.m.;
- 2:45 p.m. and 2:55 p.m.;
- 3:36 p.m. and 3:42 p.m.

2. Land Acknowledgement

We are gathering on lands that have been home to First Nations Peoples from time immemorial. We acknowledge that what we now call Richmond Hill is on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Mississauga and Chippewa Nations of the Williams Treaty. We also recognize

that we are on part of the traditional territories of the Haudenosaunee and the Huron Wendat.

We would also like to acknowledge all First Nation, Inuit and Métis peoples from across North America, also known as Turtle Island, who now reside in the City of Richmond Hill. We are committed to rebuilding constructive and cooperative relationships.

3. National Anthem

The National Anthem was played.

4. Public Forum (not to exceed 15 minutes)

4.1 Matthew Piazza, 105 Leyburn Avenue, regarding traffic calming measures in the Westbrook community

Matthew Piazza, 105 Leyburn Avenue, requested that the City install flexi signs in his neighbourhood to discourage speeding and improve safety.

5. Council Announcements

Councillor Cilevitz thanked everyone involved in making the Ward 5 Music Festival that past Sunday a success, and extended gratitude to the performers, members of Council, and the dignitaries who attended.

Councillor Shiu advised that he was hosting a seminar on the Yonge North Subway Extension and the Richmond Hill Secondary Plan tonight in Committee Room 2 at the East Beaver Creek Office, and invited residents and those in his Ward to participate in the seminar.

Mayor West congratulated Councillor Cilevitz on her successful event and for showcasing the talent within Richmond Hill.

Mayor West remarked on Councillor Shiu's seminar tonight, noting that both the Yonge North Subway Extension and the Richmond Hill Secondary Plan were important to the City.

6. Introduction of Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters raised by Members of Council.

7. Adoption of Agenda

Moved by: Councillor Cilevitz
Seconded by: Councillor Cui

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

- a) Delegations received regarding the Request for Direction: Community Pickleball Hub Planning - (Item 14.1).
- b) Delegations received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Sabella Ridge Estates Inc. for 10684 and 10692 Yonge Street - (Item 14.2).
- c) Additional correspondence received regarding the Request for Direction: Community Pickleball Hub Planning - (Item 15.5).
- d) Additional correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Sabella Ridge Estates Inc. for 10684 and 10692 Yonge Street – (Item 15.6).
- e) By-law 76-23 - A By-law to establish a Site Plan Control Area, to define classes of development that may be undertaken without the approval of plans and drawings and to delegate authority in relation to approvals pursuant to the Planning Act – (Item 18.5).
- f) By-law 77-23 - A By-Law to Amend By-Law 83-22 being a By-Law to authorize Fees or Charges for Certain Services (Tariff of Fee By-Law) – (Item 18.6).
- g) Additional Delegation – Robert Livingston – (Item 14.2).

Carried Unanimously

8. 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*.

9. Adoption of Previous Council Minutes

9.1 Council Public Meeting C#23-23 held June 20, 2023

Moved by: Councillor Davidson

Seconded by: Councillor Liu

That the minutes of Council Public Meeting C#23-23 held on June 20, 2023 be adopted.

Carried

9.2 Council Meeting C#24-23 held June 28, 2023

Moved by: Councillor Davidson
Seconded by: Councillor Liu

That the minutes of Council Meeting C#24-23 held on June 28, 2023 be adopted.

Carried

10. Identification of Items Requiring Separate Discussion

Council consented to separate items 12, 15.2.3, 15.2.6, 16.1 and 16.2 for discussion.

11. Adoption of Remainder of Agenda Items

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

12. Public Hearings

12.1 Complaint under the Development Charges Act, 1997 - Terra Hill Ambulatory Surgical and Medical Centre - 9355 Leslie Street - File D06-21076

12.1.1 Correspondence from Valdemar Nickel, NORR Architects & Engineers Limited, dated June 12, 2023, regarding development charges levied on Site Plan Application #D06-21076

Moved by: Councillor Davidson
Seconded by: Councillor Cilevitz

a) That the correspondence from Valdemar Nickel, NORR Architects & Engineers Limited, dated June 12, 2023, regarding development charges levied on Site Plan Application #D06-21076 be received.

Carried Unanimously

12.1.2 SRCFS.23.037 – Section 20 Development Charges Act, 1997 - Complaint by Terra Hill Ambulatory Surgical and Medical Centre - 9355 Leslie Street - File D06-21076 and D06-22057

Moved by: Councillor Davidson
Seconded by: Councillor Cilevitz

a) That the correspondence from Valdemar Nickel, NORR Architects & Engineers Limited, dated June 12, 2023, regarding

development charges levied on Site Plan Application #D06-21076 be received.

b) That Council dismisses the Development Charge Complaint lodged by Terra Hill Ambulatory Surgical and Medical Centre on the basis that there was no error in the determination of the development charges payable.

Carried Unanimously

12.1.3 Delegations received regarding the Development Charges Complaint

Michael McConnell, property owner, 9355 Leslie Street, provided a brief history of the medical centre, noted the size of the property, and shared their plan to be the first orthopedic charitable organization operating without a public hospital license. He noted the number of employees that the building would hold at capacity, and shared his belief that it would generate significant economic development for the City.

Valdemar Nickel, NORR Architects & Engineers Limited, advised that the medical centre was a unique building and occupancy type that he believed the development charges by-law had never contemplated. He highlighted the non-occupied gross floor area (GFA) that needed to be constructed and used exclusively for mechanical support, noting that mechanical spaces were excluded from development charges (DCs) in the City of Toronto. He advised that the foundation of their complaint was that DCs were being levied on non-occupied GFA and that they were requesting an exemption for DCs already paid, and future DCs for the next few building permits that included pedestrian linkages to the parking garage that was being increased, and other areas being built for additional circulation.

13. Presentations

There were no presentations.

14. Delegations

14.1 Delegations received regarding the Request for Direction: Community Pickleball Hub Planning - (Item 15.2.3)

Michael Bowcott, 435 Easy Street, President of the Richmond Hill Pickleball Club and creator of the Richmond Hill Pickleball Network, advised of the growing popularity of the sport, the lack of indoor programming, the existing outdoor courts, the need for more dedicated pickleball courts, and shared his belief that the City should build a large multi-court facility due to growing demand. He acknowledged that outdoor courts needed to be suitably located, easily converted to an indoor facility, and noted that he understood why the City was pausing and asked that the pickleball community be involved with the process. M. Bowcott invited members of Council to Picklefest to experience the game and speak to residents who had been positively impacted by the game.

Nara Oeur, 3903-898 Portage Parkway, withdrew her application to appear as a delegation regarding Community Pickleball Hub Planning.

Norm Larrett, 708-9201 Yonge Street, withdrew his application to appear as a delegation regarding Community Pickleball Hub Planning.

Justin Lin, 16 Shallmar Gardens, shared the positive benefits of pickleball on mental health, noting that it was a good way to meet new people, reduced anxiety levels due to the nature of the sport and encouraged young adults to spend more time outdoors. He shared his belief that the sport was easily accessible for all athletic levels and ages, and was easy to play. J. Lin advised that a dedicated pickleball court facility was needed in the city and asked that the pause on pickleball courts be reevaluated.

14.2 Delegations received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Sabella Ridge Estates Inc. for 10684 and 10692 Yonge Street - (refer to Item 15.2.6)

Howard Doughty, 10 Cheval Court, shared his projection of the future of politics, noted the problems caused by Bill 23, and shared his belief that Council was concerned with the repercussions of turning down the development application. He shared his recommendation that Council set minimum standards that developers must meet and urge them to prioritize the environment first. He recommended that elected officials, staff, and the public work together to establish a workable plan for growth that would fit within the Provincial government's plans.

Alex Wong, 35 Leno Mills Avenue, shared concerns with traffic, dangerous driving in the area, traffic infiltration into the neighbourhoods, impact on quality of life of residents, and the precedent that would be set if the development was approved. He encouraged Council not to believe their

hands were tied by the Province, and asked the City to dis-incentivize high rise development and implement planning guidelines that approached development through the eyes of residents and not developers.

Max Haroon, 53 Arten Avenue, made recommendations to improve traffic problems, and suggested that the emergency access be relocated to the south side of the site, and that the adjacent land be purchased to facilitate it. He shared his belief that the City focus on encouraging commercial and employment development due to the abundance of residential projects. M. Haroon also shared his opinion that the location was not suitable for high density, failed to consider the environment and traffic constraints, and urged Council to prioritize the protection of the neighbourhood over the interests of the developer.

Wafaa Gurses, 5 Creekview Avenue, advised that he was against the development, and shared concerns regarding noise, traffic, location of the emergency access, and requested that an environmental and traffic study be conducted before the application was considered for approval.

Guanghua Chen, 16 Vonamo Road, displayed a video of a past Council meeting to share comments that were made at that time regarding the proposed development to further demonstrate his concerns with respect to the application.

Danny Pollak, 87 Arten Avenue, remarked on the investment he made on his property, and expressed disappointment with the location of the proposed development, emergency access on to Arten Avenue and speeding on his street.

David Jiang, 17 Creekview Avenue, shared his concern that the proposed development would lead to further congestion on Yonge Street, work against the public transit system, and that the emergency exit would facilitate infiltration into the neighbourhood causing traffic concerns. He shared his opinion that the proper due diligence was not done, and requested a flood and traffic study and fresh water system protection.

Mark Wang, 81 Arten Avenue, advised of the number of individuals opposed to the development proposal in response to a social media petition. He shared his opinion that the public was sending a clear message in opposition of the development proposal and questioned if Council was representing the community.

Tom Muench, 259 Taylor Mills Drive South, shared concerns regarding flooding, the removal of the buffer zone and precedent that would be set if

approved, and traffic infiltration into the neighbourhood. He questioned the absence of a traffic study, whether the development met transit-oriented community standards, and shared his opinion that the development be transit-oriented, parking be reduced, that housing affordability be the focus and that a parking study be conducted.

Sharon Yuan, 17 Creekview Avenue, questioned why members of Council were in support of the development application, and requested that more notice be provided for Council meetings. She advised that residents wanted the City to conduct traffic, flood zone and foundation settlement studies, and have protection set up for their drinking water and sewage system. She questioned why commercial space was being converted to residential lands when employment opportunities were required, and requested that there be no exits into residential streets.

John Li, 206 Brookside Road, presented what he believed were comments made in opposition to the subject application at a Council Public meeting in 2020. He also questioned why members of Council were in support of the development.

Christina Tao, 47 Arten Avenue, displayed statistics to demonstrate the opposition from the community toward the development proposal, and shared her opinion that Richmond Hill had approved enough residential projects, with development proposals still pending, to accommodate the projected population growth of the City over the next 20 years. She proposed that the City build additional low rise commercial buildings to create more employment opportunities, and shared concerns regarding traffic, flooding, and with the height and density of the proposed development. C. Tao asked Council to postpone their decision and listen to the community.

Firouzeh Samari, 55 Arten Avenue, withdrew his application to appear as a delegation regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Sabella Ridge Estates Inc. for 10684 and 10692 Yonge Street.

Robert Livingstone, 98 Arten Avenue, shared his opinion that there was a lack of meaningful public consultation regarding the proposed development within the last several years, and that the information provided since notice of the Council meeting was ambiguous. He shared his opinion that Council listen to the facts and represent the community and not be fearful of the threat of being sued. R. Livingstone asked Council to defer consideration of the application to allow for more

meaningful engagement that would lead to a project that everyone could live with.

15. Committee and Staff Reports

15.1 Minutes - Budget Committee of the Whole meeting BCW#04-23 held June 27, 2023

That the minutes of Budget Committee of the Whole meeting BCW#04-23 held June 27, 2023 be adopted as circulated and the following recommendations be approved:

15.1.1 SRCFS.23.029 - Year-End Operating Results as of December 31, 2022 - (BCW Item 4.1)

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

- a) That the 2022 Operating Results overview be received for information purposes;
- b) That the 2022 Operating Budget carryforward items of \$212,700 listed in Appendix “B” be approved and carried over to the 2023 Operating Budget;
- c) That the 2022 Operating Fund Covid-related deficit of \$3,045,400 be fully funded from the Safe Restart Agreement funds; and
- d) That the surplus allocation as detailed in Appendix “C”, be approved:
 - i. 2022 Operating Fund surplus of \$1,059,800 be transferred to the Tax Rate Stabilization Reserve;
 - ii. 2022 Water & Wastewater Fund surplus of \$536,000 be transferred to the Water Rate Stabilization Reserve;
 - iii. 2022 Stormwater Management Fund deficit of \$1,936,400 be funded from the Water Quality Protection Reserve Fund.

Carried Unanimously

15.1.2 SRCFS.23.030 – 2022 Investment Portfolio Results - (BCW Item 4.2)

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

- a) That staff report SRCFS.23.030 regarding the 2022 Investment Portfolio Results be received for information purposes.

Carried Unanimously

15.1.3 SRCFS.23.032 - 2022 Reserve and Reserve Fund Status - (BCW Item 4.3)

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

- a) That staff report SRCFS.23.032 regarding the 2022 Reserve and Reserve Fund Status, be received for information purposes;

- b) That for administration purposes, the following reserve fund realignments be approved:

i) Performance for International Events Reserve Fund be merged with Theatre Repair and Replacement Reserve Fund;

ii) New Civic Building Reserve Fund be merged with 225 EBC Stabilization Reserve;

iii) Crosby Entrance Reserve be closed; and

iv) The respective by-laws be repealed and their corresponding accounts be closed.

Carried Unanimously

15.1.4 SRCFS.23.035 - 2022 Development Charges, Cash in Lieu of Parkland and Community Benefits Charge Reserve Funds Statement - (BCW Item 4.4)

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

- a) That staff report SRCFS.23.035 regarding the 2022 Development Charges, Cash in Lieu of Parkland and Community Benefits Charge Reserve Funds Statement, be received for information purposes; and

- b) That the 2022 Development Charges, Cash in Lieu of Parkland and Community Benefits Charge Reserve Funds Statement be made available to the public on the City of Richmond Hill website as outlined in staff report SRCFS.23.035.

Carried Unanimously

15.1.5 SRCFS.23.034 – 2024 Capital and Operating Budget Strategy - (BCW Item 4.5)

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

a) That staff report SRCFS.23.034, regarding the 2024 Capital and Operating Budget Strategy, be received;

b) That staff present a 2024 Draft Capital Budget that:

- i. Continues to manage the City's capital program reflective of corporate priorities;
- ii. Maximizes all funding from external sources, development charges and reserve funding;
- iii. Proposes funding not to exceed:
 - a. \$31 million from Tax Supported Reserve Funds
 - b. \$23 million from Development Charges Reserve Funds
 - c. \$9 million from Cash-in-Lieu of Parkland Reserve Fund

c) That staff present a 2024 Draft Operating Budget that:

- i. Supports Council priorities;
- ii. Utilizes the budget considerations outlined in staff report SRCFS.23.034 as a guideline;
- iii. Proposes a tax rate increase target of up to 3%, excluding the Capital Asset Sustainability Levy;
- iv. Staff identify service level changes to meet the guideline;
- v. Proposes a Capital Asset Sustainability Levy in the operating budget equivalent to 1.5% tax rate increase.

d) That staff present a 2024 Draft Water & Wastewater Budget that reflects the wholesale rate increase from Region of York and approved factors from the Water/Wastewater Financial Plan;

e) That staff present a 2024 Draft Stormwater Management Budget that reflects the new stormwater management funding and rate structure;

f) That staff be directed to proceed with the 2024 Budget process in accordance with the timetable outlined in Appendix “A” and guidelines described in staff report SRCFS.23.034.

Carried Unanimously

15.2 Minutes - Committee of the Whole CW#08-23 held July 5, 2023

That the minutes of Committee of the Whole meeting CW#08-23 held July 5, 2023, be adopted as circulated and the following recommendations be approved:

15.2.1 SRPI.23.019 - 2023/2024 Pole-Mounted Radar Message Board Program Locations - (CW Item 11.1)

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

a) That the following 18 locations be approved for the installation of pole-mounted speed radar board signs as part of the Radar Message Board program for 2023/2024:

- i. Worthington Avenue, from Bloomington Road to Pagean Drive
- ii. Red Cardinal Trail, from Bloomington Road to Jocada Court
- iii. Milos Road from Amaranth Court to Phillips View Crescent [S]
- iv. Oldhill Street from Mandel Crescent [N] to Forestside Court
- v. Newkirk Road from Centre Street East to Major Mackenzie Drive East
- vi. Yorkland Street from Bernard Avenue to Justus Drive
- vii. Boake Trail from Delevan Court to Frank Court
- viii. Redstone Road from Frank Endean Road to Jaguar Gate
- ix. Toporowski Avenue from Leslie Street to Maraca Drive
- x. Brookside Road from Cedar Springs Drive to Chantilly Crescent
- xi. Mill Street from Ellery Drive/Neighbourly Lane to Pine Trees Court

- xii. Tower Hill Road from Brass Drive to Edelweiss Avenue
- xiii. Springhead Gardens from Denava Gate to Lillooet Crescent
[W]
- xiv. Garden Avenue from Cambridge Crescent to Hunters
Point Drive
- xv. Stockdale Crescent from Bathurst Street to Georgian Bay
Street/Hart Street
- xvi. Bantry Avenue from Red Maple Road to Yonge Street
- xvii. High Tech Road from Red Maple Road to Yonge Street
- xviii. Valleysmede Drive from Briggs Avenue to Strathearn
Avenue

Carried Unanimously

**15.2.2 SRPI.23.059 - Request for Approval - Implementation of Bills
109, 23 and 97 - Revised Development Application Review and
Approval Process - (CW Item 11.2) - (By-law 76-23 and 77-23)**

Moved by: Councillor Cilevitz
Seconded by: Councillor Cui

- a) That staff report SRPI.23.059 regarding Request for Approval - Implementation of Bill 109, Bill 23 and Bill 97 - Revised Development Application Review and Approval Process, be received;
- b) That the City's revised development application review process - Collaborative Application Process (CAP) in response to the changes imposed through the Province's approval of Bills 109, 23 and 97 be endorsed;
- c) That the funding and staff resource request to be drawn from the Tax Rate Stabilization Reserve, as outlined in staff report SRPI.23.059, be approved;
- d) That the Amendment to the Tariff of Fees By-law, attached as Appendix 'H' to staff report SRPI.23.059, be approved;
- e) That Site Plan Control By-law 76-23, attached as Appendix 'I' to staff report SRPI.23.059, be approved;

f) That staff be directed to bring forward an amended Delegation By-law, delegating approval authority of municipal servicing allocation, Site Plan review for proposals on Regional roads, Municipal Street Naming, Removal of Holding ('H') symbols and Minor Heritage Alterations to the Commissioner of Planning and Infrastructure as outlined in staff report SRPI.23.059;

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

Carried Unanimously

15.2.3 SRPI.23.063 - Request for Direction: Community Pickleball Hub Planning - (CW Item 11.3)

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

a) That staff report SRPI.23.063 regarding Community Pickleball Hub Planning be received;

b) That staff be directed to prepare a 2025 Capital Budget request to initiate the Tennis and Pickleball Strategy;

c) That \$280,200 from the Cash-in-Lieu of Parkland Reserve Fund be allocated to a capital account to facilitate seasonal operation of the ten (10) pickleball courts at Richmond Green and pickleball planning to 2026;

d) That the Richmond Hill David Dunlap Observatory Park community pickleball hub be paused to allow time to monitor the impact of the outdoor pickleball facility improvements being made between 2022 and 2024, and to facilitate further detailed analysis of the City's combined tennis and pickleball needs through the preparation of the Tennis and Pickleball Strategy directed by the 2022 Parks Plan.

Motion to Refer:

Moved by: Councillor Liu

Seconded by: Councillor Shiu

That clause d) of the motion of Councillor Cilevitz, seconded by Councillor Davidson, be referred to the David Dunlap Observatory Park Project Steering Committee for further consideration and comments.

A recorded vote was taken:

In favour: (4): Councillor Davidson, Councillor Liu, Councillor Cui, Councillor Shiu

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

Motion to Refer Failed to Carry (4 to 5)

Main Motion

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

a) That staff report SRPI.23.063 regarding Community Pickleball Hub Planning be received;

b) That staff be directed to prepare a 2025 Capital Budget request to initiate the Tennis and Pickleball Strategy;

c) That \$280,200 from the Cash-in-Lieu of Parkland Reserve Fund be allocated to a capital account to facilitate seasonal operation of the ten (10) pickleball courts at Richmond Green and pickleball planning to 2026;

d) That the Richmond Hill David Dunlap Observatory Park community pickleball hub be paused to allow time to monitor the impact of the outdoor pickleball facility improvements being made between 2022 and 2024, and to facilitate further detailed analysis of the City's combined tennis and pickleball needs through the preparation of the Tennis and Pickleball Strategy directed by the 2022 Parks Plan.

A recorded vote was taken on Clause a), b) and c):

In favour: (9): Mayor West, Regional and Local Councillor Chan, Regional and Local Councillor DiPaola, Councillor Davidson, Councillor Thompson, Councillor Liu, Councillor Cui, Councillor Cilevitz, Councillor Shiu

Opposed: (0): None

Clause a), b) and c) Carried Unanimously (9 to 0)

A recorded vote was taken on Clause d):

In favour: (7): Mayor West, Regional and Local Councillor Chan, Regional and Local Councillor DiPaola, Councillor Davidson, Councillor Thompson, Councillor Cui, Councillor Cilevitz

Opposed: (2): Councillor Liu, Councillor Shiu

Clause d) Carried (7 to 2)

The complete motion to read as follows:

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

- a) That staff report SRPI.23.063 regarding Community Pickleball Hub Planning be received;
- b) That staff be directed to prepare a 2025 Capital Budget request to initiate the Tennis and Pickleball Strategy;
- c) That \$280,200 from the Cash-in-Lieu of Parkland Reserve Fund be allocated to a capital account to facilitate seasonal operation of the ten (10) pickleball courts at Richmond Green and pickleball planning to 2026;
- d) That the Richmond Hill David Dunlap Observatory Park community pickleball hub be paused to allow time to monitor the impact of the outdoor pickleball facility improvements being made between 2022 and 2024, and to facilitate further detailed analysis of the City's combined tennis and pickleball needs through the preparation of the Tennis and Pickleball Strategy directed by the 2022 Parks Plan.

Carried

**15.2.4 SRPI.23.071 - Request for Approval - Zoning By-law
Amendment Application - King South-East Developments 295
Inc. - 295 King Road - City File D02-21013 - (CW Item 11.4) -
(By-law 75-23)**

Moved by: Councillor Cilevitz
Seconded by: Councillor Cui

- a) That the Zoning By-law Amendment application submitted by King South-East Developments 295 Inc. for the lands known as Lot 3, Plan M-38 (municipal address: 295 King Road), City File D02-21013, be approved, subject to the following:
 - i. That the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, to Multiple Residential One (RM1) Zone under By-law 313-96, as

amended, and that the amending Zoning By-law establish site specific development standards as set out in Appendix 'B' to staff report SRPI.23.071; and,

- ii. That the amending Zoning By-law be brought forward to the July 12, 2023 Council Meeting for enactment.

Carried Unanimously

15.2.5 SRPI.23.072 - Request to Terminate and Deregister a Site Plan Agreement - 2493862 Ontario Inc. - 141 Wildwood Avenue - City File SP-23-0012 - (CW Item 11.5)

Moved by: Councillor Cilevitz
Seconded by: Councillor Cui

a) That staff report SRPI.23.072 be received and that the request made by 2493862 Ontario Inc. to deregister the Site Plan Agreement made between The Corporation of the City of Richmond Hill and 2493862 Ontario Inc. for lands known as Part of Lot 16, Plan 288 (municipal address: 141 Wildwood Avenue), City File SP-23-0012, be approved;

b) That the Mayor and Clerk be authorized to execute a Termination Agreement with 2493862 Ontario Inc. upon written recommendation of the Commissioner of Planning and Infrastructure.

Carried Unanimously

15.2.6 SRPI.23.073 - Request for Approval - Official Plan and Zoning By-law Amendment Applications - Sabella Ridge Estates Inc. - 10684 and 10692 Yonge Street - City Files D01-20004 and D02-20010 - (CW Item 11.6) - (By-law 79-23)

Moved by: Councillor Cui
Seconded by: Councillor Davidson

a) That the revised Official Plan and Zoning By-law Amendment applications submitted by Sabella Ridge Estates Inc. for lands known as Part of Lots 53 and 54, Registered Plan 1931 (municipal addresses: 10684 and 10692 Yonge Street), City Files D01-20004 and D02-20010, be approved, subject to the following:

- i. That the City's Official Plan be amended to include site specific policies as outlined in staff report SRPI.23.073;

- ii. That the draft Official Plan Amendment, attached as Appendix 'B' to staff report SRPI.23.073, be finalized and brought to the July 12, 2023 Council meeting for consideration and adoption;
- iii. That the subject lands be rezoned from General Commercial One (GC1) Zone and Third Density Residential (R3) Zone to Multiple Residential Six Density (RM6) Zone under By-law 2523, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPI.23.073;
- iv. That prior to the amending Zoning By-law being finalized and brought forward to a Council meeting for consideration and enactment, the applicant submit and receive approval of a Site Plan application to the satisfaction of the Commissioner of Planning and Infrastructure;
- v. That pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands; and
- vi. That the authority to assign municipal servicing allocation to 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 municipal servicing allocation be released in accordance with the provisions of By-law 109-11.

Motion to Defer:

Moved by: Councillor Cui
Seconded by: Councillor Liu

That Staff Report SRPI.23.073, be deferred to the Committee of the Whole meeting on September 6, 2023, to permit the Ward 4 Councillor to facilitate further public consultation on the development applications.

A recorded vote was taken:

In favour: (4): Regional and Local Councillor Chan, Councillor Liu, Councillor Cui, Councillor Shiu

Opposed: (5): Mayor West, Regional and Local Councillor DiPaola, Councillor Davidson, Councillor Thompson, Councillor Cilevitz

Motion to Defer Failed to Carry (4 to 5)

Main Motion:

Moved by: Councillor Cui

Seconded by: Councillor Davidson

a) That the revised Official Plan and Zoning By-law Amendment applications submitted by Sabella Ridge Estates Inc. for lands known as Part of Lots 53 and 54, Registered Plan 1931 (municipal addresses: 10684 and 10692 Yonge Street), City Files D01-20004 and D02-20010, be approved, subject to the following:

- i. That the City's Official Plan be amended to include site specific policies as outlined in staff report SRPI.23.073;
- ii. That the draft Official Plan Amendment, attached as Appendix 'B' to staff report SRPI.23.073, be finalized and brought to the July 12, 2023 Council meeting for consideration and adoption;
- iii. That the subject lands be rezoned from General Commercial One (GC1) Zone and Third Density Residential (R3) Zone to Multiple Residential Six Density (RM6) Zone under By-law 2523, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPI.23.073;
- iv. That prior to the amending Zoning By-law being finalized and brought forward to a Council meeting for consideration and enactment, the applicant submit and receive approval of a Site Plan application to the satisfaction of the Commissioner of Planning and Infrastructure;
- v. That pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-

law to implement the proposed development on the subject lands; and

- vi. That the authority to assign municipal servicing allocation to 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 municipal servicing allocation be released in accordance with the provisions of By-law 109-11.

A recorded vote was taken:

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

Opposed: (3): Councillor Liu, Councillor Cui, Councillor Shiu

Carried (6 to 3)

15.2.7 SRCFS.23.025 - Collection of Water Arrears from Multi-Residential Bulk Accounts - (CW Item 11.7) - (By-law 56-23)

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

- a) That staff report SRCFS.23.025 regarding the Collection of Water Arrears from Multi-residential Bulk Accounts be received;
- b) That By-law 94-11 Section 29 (5) be repealed and amended to:
 - i. If water is supplied to more than one party through a single Meter, the account for the water and wastewater supply shall be paid by the Owner(s) of the property. In the case of non-payment, the water charges may be transferred to the individual property tax roll, based on a pro-rata share for each unit that reflects the unit owner's share of the common elements and expenses, as set out in the condominium declaration. The City Treasurer or designate may exempt units, in whole or in part, from their proportionate share of Water arrears where such units are directly supplied with metered Water.
 - ii. Prior to transferring, a past due notice at least fourteen (14) days following the due date be issued to property

management, condo board, or condo management representatives;

- iii. If the charges remain unpaid after thirty-five (35) days subsequent to the due date, the City shall provide a notice to all individual property owners prior to the transfer;
- iv. If the charges remain unpaid after fifty-six (56) days subsequent to the due date, the City may transfer the arrears to individual property owners and charge an administration fee on the bulk account as specified in the Tariff of Fees By-Law;

c) That draft By-law 56-23, attached as Appendix 'A' to staff report SRCFS.23.025, be enacted to amend By-Law 94-11 Section 29 (5), Appendix B, to adopt the Collection of Water Arrears from Multi-residential accounts.

Carried Unanimously

15.2.8 Correspondence from Babak Reihanypour, Shier Media, dated June 18, 2023, regarding a Request to Deem an Event Municipally Significant - Persian Food Festival - (CW Item 11.8)

Moved by: Councillor Cilevitz
Seconded by: Councillor Cui

- a) That the correspondence from Babak Reihanypour, Shier Media, dated June 18, 2023, regarding a Request to Deem an Event Municipally Significant - Persian Food Festival, be received;
- b) That the Persian Food Festival, scheduled to be held on August 5-7, 2023, be deemed an event of Municipal Significance in order for the Persian Food Festival to obtain a Special Occasion Permit from the Alcohol and Gaming Commission of Ontario (AGCO) to be utilized at the Persian Food Festival.

Carried Unanimously

15.2.9 Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Sabella Ridge Estates Inc. for 10684 and 10692 Yonge Street - (CW Item 11.9)

Moved by: Councillor Cilevitz
Seconded by: Councillor Cui

That the following correspondence regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Sabella Ridge Estates Inc. for 10684 and 10692 Yonge Street be received:

1. Dan Pollak and Alina Blufshtein, 115 Arten Avenue, dated June 28, 2023.
2. Max Haroon, Coordinator, Arten and Creekview Neighbourhood, dated June 30, 2023.
3. Huiju Gao (Lucy), 49 Arten Avenue, dated July 1, 2023.
4. Betty and Richard Sarantopoulos, 8 Creekview Avenue, dated July 2, 2023.
5. Hai Xiang Wang and Min Sun, 16 Creekview Avenue, dated July 2, 2023.
6. XiuQin Xue, 80 Arten Avenue, dated July 3, 2023.
7. Christina Tao, 47 Arten Avenue, dated July 3, 2023.
8. Robert Livingstone, 98 Arten Avenue, dated July 4, 2023.
9. Bruno Colozza, 101 Arten Avenue, dated July 4, 2023.

Carried Unanimously

15.2.10 Correspondence regarding the Implementation of Bills 109, 23 and 97, Revised Development Application Review and Approval Process - (CW Item 11.10)

Moved by: Councillor Cilevitz
 Seconded by: Councillor Cui

That the following correspondence regarding the Implementation of Bills 109, 23 and 97, Revised Development Application Review and Approval Process, be received:

1. Victoria Mortelliti, BILD, dated July 4, 2023.

Carried Unanimously

15.2.11 Correspondence regarding the Request for Direction: Community Pickleball Hub Planning - (CW Item 11.11)

Moved by: Councillor Cilevitz
 Seconded by: Councillor Cui

That the following correspondence regarding the Request for Direction: Community Pickleball Hub Planning, be received:

1. Gloria Boxen, Richmond Hill resident, dated July 4, 2023.

Carried Unanimously

15.3 SRS.23.05 - Conveyance of Easements located on Bethesda Sideroad from Metrolinx

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

a) That the Mayor and Clerk be authorized to execute any and all documents as may be required to implement the conveyance of easements as shown on draft Reference Plan prepared by J.D. Barnes Limited (Reference No. 22-21-873-00) dated December 7, 2022 from Metrolinx upon the written recommendation of the City Manager.

Carried Unanimously

15.4 SRPI.23.076 – Request for Approval – Deeming By-law Application – Eugene and Marie Sturino – 83 Elm Grove Avenue - City File DEEM-23-0001 - (By-law 80-23)

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

a) That Staff Report SRPI.23.076 be received and that the Deeming By-law Application submitted by Eugene and Marie Sturino for the lands known as Lot 5, Plan M-1563 (Municipal Address: 83 Elm Grove Avenue), City File DEEM-23-0001, be approved; and,

b) That staff be directed to bring forward a Deeming By-law to the July 12, 2023 Council meeting for consideration and enactment.

Carried Unanimously

15.5 Additional correspondence received regarding the Request for Direction: Community Pickleball Hub Planning - (refer to Item 15.2.3)

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

That the following correspondence regarding the Request for Direction: Community Pickleball Hub Planning, be received:

1. Chuck Allen, 3 Caliber Court, Nobleton, dated July 5, 2023 and July 10, 2023.
2. Guy Man, 11 Millhouse Court, Maple, dated July 5, 2023.
3. Dan Cho, 20 Lanebrooke Crescent, dated July 9, 2023.
4. Harry He, 52 Summitcrest Drive, dated July 10, 2023.
5. Larry James, 812-75 Weldrick Road East, dated July 10, 2023.
6. Irv and Patricia Klajman, 34 Mayan Avenue, dated July 10, 2023.
7. Karen Ashton, 174 Mill Pond Court, dated July 10, 2023.
8. Randee Sorbo, 25 Moodie Drive, dated July 10, 2023.
9. Annette Hinrichs Pymm, 118 Palmer Avenue, dated July 11, 2023.
10. Mindy Berchansky, 117 Novella Road, Concord, dated July 11, 2023.
11. Arlene Potashner, 65 Millhouse Court, dated July 11, 2023.
12. Dr. Mark Potashner, 65 Millhouse Court, dated July 11, 2023.
13. Sarah Shulman, 135 Sanibel Crescent, Vaughan, dated July 11, 2023.
14. Melvyn Strang, 11 Townsgate Drive, Thornhill, dated July 11, 2023.
15. Steve Anker, 75 Belvedere Crescent, dated July 11, 2023.
16. Xiaoying Piao, 253 Selwyn Road, dated July 11, 2023.
17. Vivian Chunhui Li, 54 Ridgestone Drive, dated July 11, 2023.
18. Ilene Thai le Hoang, 11 Earl Goodyear Road, dated July 11, 2023.
19. Abraham Wong, 76 Nahanni Drive, dated July 11, 2023.
20. Terence Chun, 589 North Lake Road, dated July 11, 2023.

Carried Unanimously

15.6 Additional correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Sabella Ridge Estates Inc. for 10684 and 10692 Yonge Street - (Item 15.2.6)

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

That the following correspondence regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Sabella Ridge Estates Inc. for 10684 and 10692 Yonge Street be received:

1. Ya Hong Xue, 106 Arten Avenue, dated July 4, 2023.

Carried Unanimously

16. Other Business

16.1 Member Motion - Councillor Thompson - Member of Council Expense Policy Analysis

Moved by: Councillor Thompson

Seconded by: Councillor Davidson

Whereas the Member of Council Expense Policy guides the expenditures that support Members of Council in performing their diverse roles and in representing their constituents; and

Whereas Members of Council are provided with the flexibility to allocate resources in the most efficient way to meet their own particular requirements; and

Whereas the responsibility for determining the appropriateness of expenses rests with the individual Elected Official; and

Whereas Members of Council are accountable to the public; and

Whereas the Member of Council Expense Policy makes clear the responsibility of each Member of Council to submit eligible expenses, ensure compliance with other City policies, submit all receipts and information, and to not exceed their annual budget; and

Whereas the Members of Council Expense Policy was last revised in February 2020; and

Whereas it appears there are limited mechanisms for the City to recuperate expenses that may be deemed ineligible or exceeding budget; and

Whereas Council has the obligation to protect the interests of City of Richmond Hill tax payers to ensure fairness, accountability, transparency and mitigate financial exposure to the City; and

Whereas reviewing the Member of Council Expense Policy demonstrate Council's commitment to the protection of public funds.

Now Therefore Be It Resolved That:

Staff be directed to conduct a high level analysis on the areas in which Constituency accounts are spent since the Member of Council Expense Policy last revision, and report back by Q3 2023 with recommendations on how to improve the policy to best align with Council's intention of transparent and accountable allocation of public funds to conduct City business.

A recorded vote was taken:

In favour: (9): Mayor West, Regional and Local Councillor Chan, Regional and Local Councillor DiPaola, Councillor Davidson, Councillor Thompson, Councillor Liu, Councillor Cui, Councillor Cilevitz, Councillor Shiu

Opposed: (0): None

Carried Unanimously (9 to 0)

16.2 Member Motion - Councillor Thompson - Member of Council Events Policy Analysis

Moved by: Councillor Thompson

Seconded by: Councillor Shiu

Whereas the Member of Council Events Policy establishes rules for all Council-led Events that ensure fairness, accountability and transparency; and

Whereas the Council-led Events are not to be directly funded from any City budget; and

Whereas the Member is responsible for any expenses related to his or her Council-led Event that exceeds the sponsorship for that event; and

Whereas the Council-led Events will be consistent with the principles and rules of the Council Code of Conduct; and

Whereas the Member of Council Events Policy was approved in May 2021; and

Whereas Council has the obligation to protect the interests of City of Richmond Hill tax payers to ensure fairness, accountability, transparency and mitigate financial exposure to the City; and

Whereas reviewing the Member of Council Events Policy demonstrate Council's commitment to the protection of public funds.

Now Therefore Be It Resolved That:

Staff be directed to conduct a high-level analysis on the areas in which Events accounts are spent since the adoption of the Member of Council Events Policy, and report back in Q3 2023 with recommendations on how to improve the policy to best align with Council's intention that ensures fairness, accountability and transparency.

A recorded vote was taken:

In favour: (9): Mayor West, Regional and Local Councillor Chan, Regional and Local Councillor DiPaola, Councillor Davidson, Councillor Thompson, Councillor Liu, Councillor Cui, Councillor Cilevitz, Councillor Shiu

Opposed: (0): None

Carried (9 to 0)

17. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

18. By-laws

Moved by: Councillor Thompson

Seconded by: Councillor Shiu

That the following By-laws be approved:

By-law 56-23 - A By-law to amend 94-11 – Rules and Regulations Covering the Maintenance, Construction, and Operations of the Waterworks and Wastewater system to include notification to individual property owners

By-law 75-23 - A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill and By-law 1275, as amended, of the former Township of King

By-law 79-23 - A By-law to Adopt Amendment 43 to the Richmond Hill Official Plan

By-law 80-23 - A By-law of The Corporation of the City of Richmond Hill to designate a part of a Plan of Subdivision pursuant to Subsection 50(4) of the Planning Act, thereby deeming that part of that Plan not to be a Registered Plan of Subdivision

By-law 76-23 - A By-law to establish a Site Plan Control Area, to define classes of development that may be undertaken without the approval of plans and drawings and to delegate authority in relation to approvals pursuant to the Planning Act

By-law 77-23 - A By-law to Amend By-Law 83-22 being a By-Law to authorize Fees or Charges for Certain Services (Tariff of Fee By-Law)

Carried

19. Closed Session

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

Moved by: Councillor Davidson

Seconded by: Councillor Cui

That Council move into Closed Session:

a) To consider matters regarding a proposed or pending acquisition or disposition of land by the municipality or local board in Ward 4, pursuant to Section 239(2)(c) of the Municipal Act, 2001.

Carried

19.2 Resolution to Reconvene in Open Session

Council moved into closed and then returned to open session (4:10 p.m. to 5:07 p.m.)

19.3 Adoption of Recommendations Arising from the Closed Session Meeting

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

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

20.1 By-law 81-23

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

That By-law 81-23, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried Unanimously

21. Adjournment

July 12, 2023

C#25-23

Moved by: Councillor Shiu

Seconded by: Councillor Cui

That the meeting be adjourned.

Carried

The meeting was adjourned at 5:09 p.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk