



Council Meeting

Minutes

C#37-23

Wednesday, October 25, 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, October 25, 2023 at 10:00 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Regional and Local Councillor Chan
Regional and Local Councillor DiPaola
Councillor Davidson
Councillor Thompson
Councillor Liu
Councillor Cui
Councillor Shiu

Council Member present via videoconference:

Councillor Cilevitz

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner of Corporate and Financial Services
K. Kwan, Commissioner of Planning and Building Services
T. Steele, Commissioner of Community Services
A. Dimilta, City Solicitor
P. Masaro, Executive Director, Infrastructure and Engineering Services
H. Punia, Chief of Staff to the Mayor
M. Flores, Director, Policy Planning
K. Davey, Communications Coordinator
S. Huycke, City Clerk

R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

G. Galanis, Director, Development Planning
A. Iannucci, Chief Transformation Officer
G. Li, Director, Financial Services and Treasurer
D. Terzievski, Director, Infrastructure Planning and Development Engineering
D. Giannetta, Manager, Development Subdivisions
F. Caparelli, Planning Technician

1. Call to Order

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

Mayor West transferred the Chair to Regional and Local Councillor Chan between:

- 10:30 a.m. and 11:26 a.m. during consideration of Item 17.1.

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)

There were no members of the public who addressed Council during the Public Forum.

5. Council Announcements

Councillor Davidson extended an invitation to Members of Council and the public to participate in the Break the Silence Step In My Shoes walk organized by Yellow Brick House on November 5th from 10 a.m. to noon at St. Andrew's College in Aurora, highlighting the important services the organization provides to the community.

Councillor Liu noted that this coming Saturday is the annual Ward 3 food drive being held from 10 a.m. to 4 p.m. in the rear parking lot of the Bayview Hill Community Centre in support of the Richmond Hill Community Food Bank, and extended an invitation for everyone to participate by donating food items.

Councillor Liu advised that last Sunday he along with 18 other staff members from the City of Richmond Hill climbed the stairs of the CN Tower, successfully raising \$3,926 for the United Way, and extended his thanks to Susan Collins, Cultural Services Assistant - Events, for organizing the event and to everyone who participated.

Councillor Thompson advised that he was hosting an on-ice event on Friday night at the National Training Rinks located on Edward Avenue that would involve many activities, including a speed shot radar gun competition which Mayor West would be setting the time to beat. Councillor Thompson extended an invitation for everyone to attend and participate in the event and noted that donations to the Richmond Hill Community Food Bank would be gratefully accepted.

Regional and Local Councillor Chan shared that he had the pleasure of providing greetings on behalf of Mayor West at the Canada Fire Engineering Summit in York Region; stressed the importance of education, technology and equipment in helping prevent and suppress fire; and highlighted that one of Richmond Hill's Fire Inspectors was the President of the Ontario Municipal Fire Prevention Officers Association and one of the panelists at the event.

Regional and Local Councillor Chan highlighted that yesterday marked one year since the current Term of Council was elected in Richmond Hill, and thanked all the voters who participated in the election.

Mayor West extended his thanks to Councillor Liu and Councillor Thompson for organizing events in support of the Richmond Hill Community Food Bank, and noted that he was looking forward to the shooting competition at Councillor Thompson's event on Friday.

Mayor West acknowledged Councillor Davidson and Councillor Cilevitz for leading the fundraiser in support of Yellow Brick House, advised that Council has put together a team to participate in the Break the Silence Step In My Shoes walk, and highlighted the important services provided by Yellow Brick House to the community.

Mayor West advised that he accepted a challenge from Whitchurch-Stouffville Mayor Iain Lovatt to participate in the Fill a Purse For a Sister Campaign, shared that the initiative aims to have personal care items for women donated to then be delivered to women's shelters and community organizations, and encouraged everyone to get involved and donate.

6. Introduction of Emergency/Time Sensitive Matters

6.1 Introduction of Time Sensitive Member Motion - Mayor West - Housing Accelerator Fund

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

a) That the Member Motion submitted by Mayor West regarding the Housing Accelerator Fund be added to the agenda as a Time Sensitive Matter.

Carried Unanimously

7. Adoption of Agenda

Moved by: Councillor Davidson
Seconded by: Councillor Cui

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

a) Time Sensitive Member Motion - Mayor West - Housing Accelerator Fund - (Item 17.1).

Carried

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 Special Council Meeting C#33-23 held October 10, 2023

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

That the minutes of Special Council Meeting C#33-23 held on October 10, 2023 be adopted.

Carried Unanimously

9.2 Council Meeting C#34-23 held October 11, 2023

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

That the minutes of Council Meeting C#34-23 held on October 11, 2023 be adopted.

Carried Unanimously

9.3 Special Council Meeting C#35-23 held October 16, 2023

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

That the minutes of Special Council Meeting C#35-23 held on October 16, 2023 be adopted.

Carried Unanimously

9.4 Council Public Meeting C#36-23 held October 17, 2023

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

That the minutes of Council Public Meeting C#36-23 held on October 17, 2023 be adopted.

Carried Unanimously

10. Identification of Items Requiring Separate Discussion

Council consented to separate items 16.1 and 17.1 for discussion.

11. Adoption of Remainder of Agenda Items

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

12. Public Hearings

There were no public hearings.

13. Presentations**13.1 Presentation by Mayor West and Members of Council to Steve Somerville and Kim Zarzour, in recognition of their years of service reporting on and photographing Richmond Hill**

Mayor West made a presentation to honour two individuals who have made very important contributions to the community through their careers and were entering the next chapter in their lives, Kim Zarzour and Steve Somerville. Mayor West highlighted the work done by K. Zarzour in The Liberal newspaper and acknowledged her successful, award-winning career as an author, investigative reporter and journalist that had spanned over 40 years. Mayor West highlighted the award-winning work done by S. Somerville with the York Region Media Group as a photo journalist, capturing the action, emotions and telling of stories of the community since the 1980's through photographs. Mayor West on behalf of himself and Members of Council, extended heartfelt thanks to both K. Zarzour and S. Somerville for the work they have done in local journalism and for their contributions to the community, and presented each of them with a Certificate of Acknowledgement.

14. Delegations

There were no delegations.

15. Committee and Staff Reports**15.1 Minutes - Affordable Housing Strategy Implementation Committee meetings AHSIC#01-23 held April 4, 2023 and AHSIC#02-23 held July 4, 2023**

Moved by: Councillor Liu
Seconded by: Councillor Thompson

a) That the minutes of Affordable Housing Strategy Implementation Committee meetings AHSIC#01-23 held April 4, 2023 and AHSIC#02-23 held July 4, 2023 be received.

Carried Unanimously

15.2 Minutes - Committee of the Whole CW#12-23 held October 18, 2023

That the minutes of Committee of the Whole meeting CW#12-23 held October 18, 2023, be adopted as circulated and the following recommendations be approved:

15.2.1 SRPBS.23.010 - Request to Deregister a Site Plan Agreement - Stonecourt Construction Inc. - 10537 Yonge Street - City File SP-23-0023 - (CW Item 11.1)

Moved by: Councillor Liu
Seconded by: Councillor Thompson

a) That staff report SRPBS.23.010 be received and that the request made by Stonecourt Construction Inc. to deregister the Site Plan Agreement made between The Corporation of the City of Richmond Hill and Stonecourt Construction Inc. for lands known as Part of Lot 54, Plan 10030 (Municipal Address: 10537 Yonge Street), City File SP-23-0023, be approved;

b) That the Mayor and Clerk be authorized to execute a Termination Agreement with Stonecourt Construction Inc. upon written recommendation of the Commissioner of Planning and Building Services.

Carried Unanimously

15.2.2 SRPBS.23.012 - Request for Approval - Draft Plan of Subdivision Application - MMKS Holdings Inc. - 16 Finesse Court - City File SUB-22-0006 - (CW Item 11.2)

Moved by: Councillor Liu
Seconded by: Councillor Thompson

a) That staff report SRPBS.23.012 regarding the draft Plan of Subdivision application submitted by MMKS Holdings Inc. for lands known as Block 18, Plan 65M-4321 (municipal address: 16 Finesse Court), City File SUB-22-0006, be approved subject to the following:

i) that the Plan of Subdivision as depicted on Map 4 to Staff Report SRPBS.23.012 be draft approved subject to the conditions as set out in Appendix "B" hereto; and,

ii) that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City's Tariff of Fees By-law;

b) That the authority to assign 13.16 persons equivalent of servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Building Services subject to the criteria in the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11.

Carried Unanimously

15.2.3 SRPBS.23.015 - Request for Direction - Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Applications - Yonge MCD Inc. - 0, 47 and 59 Brookside Road, 12 and 24 Naughton Drive, and 11014, 11034, 11044, and 11076 Yonge Street - City Files D02-16012, D03-16006 and D06-20023 (Related File D01-16002) - (CW Item 11.3)

Moved by: Councillor Liu
Seconded by: Councillor Thompson

a) That staff report SRPBS.23.015 with respect to the Zoning By-law Amendment, draft Plan of Subdivision and Site Plan applications submitted by Yonge MCD Inc. for lands known as Part of Lots 1, 2 and 23, Registered Plan 1642, Part of Lots 1, 2, 3 and 4, Registered Plan 3600 and Part of Lots 1 and 4, Registered Plan 3799 (municipal addresses: 0, 47 and 59 Brookside Road, 12 and 24 Naughton Drive and 0, 11014, 11034, 11044 and 11076 Yonge Street), City Files D02-16012, D03-16006 and D06-20023, be received for information purposes;

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

i) that Council supports the proposed revisions to Zoning By-law 110-20 as set out in Appendix 'C' to staff report SRPBS.23.015;

ii) that Council supports the proposed revisions to the draft Plan of Subdivision included and the associated conditions as set out in Map 6 and Appendix 'D', respectively to staff report SRPBS.23.015;

c) That comments on the applicant's Site Plan application (D06-20023) be referred back to staff;

d) That the authority to assign 673.98 persons equivalent of municipal servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Building Services 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.

e) That appropriate City staff be directed to appear at the Ontario Land Tribunal as necessary in support of Council's position concerning the proposed revisions.

Carried Unanimously

15.2.4 SRPBS.23.023 - Request for Approval - Private Street Naming Application - Leslie Richmond Developments Ltd. - 11491 Leslie Street - City File AA-23-0031 - (CW Item 11.4)

Moved by: Councillor Liu

Seconded by: Councillor Thompson

a) That staff report SRPBS.23.023 regarding a Private Street Naming Application submitted by Leslie Richmond Developments Ltd. for the lands known as Part of Lot 30, Concession 3, E.Y.S. (municipal address: 11491 Leslie Street) be approved subject to the following:

i. That the proposed street Whitefish Lane (P) be approved in accordance with staff report SRPBS.23.023; and,

ii. That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with staff report SRPBS.23.023.

Carried Unanimously

16. Other Business

16.1 Member Motion - Councillor Cilevitz - Changes to the Oath of Office Acknowledging Treaty Rights

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Chan

Whereas most municipalities in Ontario have a land acknowledgement in their opening ceremony; and

Whereas a clear reference to the rights of Indigenous people is the aim of advancing Truth and Reconciliation; and

Whereas Call to Action 94 of the Truth and Reconciliation Commission of Canada called upon the Government of Canada to replace the wording of the Oath of Citizenship to include the recognition of the laws of Canada including Treaties with Indigenous Peoples; and

Whereas on June 21, 2021, an Act to amend The Citizenship Act received royal assent to include clear reference to the rights of Indigenous peoples aimed at advancing the Truth and Reconciliation Commission's Calls to Action within the broader reconciliation framework; and

Whereas the Truth and Reconciliation Commission of Canada outlines specific calls to action for municipal governments in Canada to act on, including education and collaboration;

Now Therefore Be It Resolved That:

Richmond Hill City Council request from the Minister of Municipal Affairs and Housing that the following changes be made to the municipal oath of office:

I will be faithful and bear true allegiance to His Majesty King Charles III and that I will faithfully observe the laws of Canada including the Constitution, which recognizes and affirms the Aboriginal and treaty rights of First Nations, Inuit and Metis peoples; and

Further that this resolution be forwarded to the Minister of Red Tape Reduction, Parm Gill; Daisy Wai, MPP Richmond Hill; and Michael Parsa, MPP Aurora-Oak Ridges-Richmond Hill; York Region; the Association of Municipalities of Ontario; the Ontario's Big City Mayors; the treaty holders in Richmond Hill, specifically the Mississaugas of the Credit First Nation (Toronto Purchase, Treaty 13) and the Chippewa Nations of the Williams Treaties as well as other traditional territory holders.

Carried Unanimously

17. Emergency/Time Sensitive Matters

17.1 Member Motion - Mayor West - Housing Accelerator Fund

Moved by: Mayor West
Seconded by: Councillor Thompson

Whereas the City of Richmond Hill, the Region of York and other municipalities across Ontario and Canada are facing an affordable housing crisis, due to a number of external factors;

And Whereas City of Richmond Hill Council passed the [Affordable Housing Strategy](#) which is a multi-phased and multi-pronged strategy for the City to work with the building and development, and non-profit sector to create affordable housing in the private housing market in Richmond Hill and be consistent with good planning principles;

And Whereas Council has appointed seven members to the [Affordable Housing Implementation Committee](#) comprised of two members of Council and five members representing key stakeholder groups involved in the provision of affordable housing to advise staff and Council on ways to address this crisis;

And Whereas the Federal Government has made funds available through the Housing Accelerator Fund (HAF) to provide funding to local governments for initiatives aimed at increasing affordable housing supply and supporting the development of complete, low-carbon and climate-resilient communities that are affordable, inclusive, equitable and diverse;

And Whereas in [2021 Council acted and adopted an amendment to the Official Plan and permit up to 3 residential units](#) on a ground-related residential property;

And Whereas the [Province of Ontario, through Bill 23, the More Homes Built Faster Act, 2022](#), has allowed up to 3 residential dwelling units on a “parcel of urban residential land” containing a single detached house, semi-detached house or townhouse.

And Whereas the City has received correspondence from the Federal Minister of Housing, Infrastructure and Communities dated October 16, 2023 (copy attached to the Motion) in response to Richmond Hill's application for funding under the HAF program indicating that in order to unlock further housing supply in Richmond Hill and to meet the goals of the funding program, in addition to the action items proposed by the City, the City is requested to:

- Legalize four units as-of-right city-wide; and
- Allow up to four storeys as-of-right within 800 metres of rapid transit and where MTSA's do not extend to a walkable radius of 800 metres.

And Whereas the majority of the City's Major Transit Station Areas (MTSA) along the Yonge Street and Highway 7 priority rapid transit corridors generally represent an 800 metre distance around the corresponding transit station which is equivalent to a 10 minute walk;

And Whereas each MTSA is unique, and may have unique historical, environmental and/or established physical contexts and community fabric that positively influences built form within the MTSA;

And Whereas the City's Affordable Housing Strategy recommends that staff explore the use of a Community Improvement Plan to incentivize purpose-built rental, additional residential units, and affordable housing, in areas where inclusionary zoning is applied, or city-wide (Action 5.1);

And Whereas, due to ongoing meetings with government officials occurring prior to the October 25, 2023 Council meeting, it was not possible to submit this Member Motion to the Clerk by noon one (1) week prior to the Meeting as required by Section 5.4.4(b) of the Procedure By-law;

And Whereas the Housing Accelerator Fund is a matter related to a significant financial deadline that requires a decision or direction from Council prior to the next regular meeting of Council on November 8, 2023;

Now Therefore Be It Resolved That:

1. Council direct staff to propose an amendment to the City's Official Plan and Zoning By-law to permit up to four (4) residential units on a property wherever zoning permits single detached, semi-detached or townhouse dwelling units. The implementing zoning by-law may prescribe additional criteria such as servicing capacity to support the proposed units for consideration by Council as soon as permitted by the statutory requirements of *The Planning Act*.

2. Council direct staff to propose an amendment to the City’s Official Plan and Zoning By-Law to allow up to four (4) storeys “as-of-right” within an MTSA along the Yonge Street and Highway 7 priority transit corridors where there is a mixed-use centre or corridor designation in the Official Plan with permissions for building heights of 3 storeys or greater.
3. Council direct staff on an expedited basis to conduct community and stakeholder consultation and assessment of impacts to infrastructure capacity be undertaken as part of this work to obtain feedback prior to making a recommendation to Council.
4. Council direct staff to further engage the Federal and Provincial Government to explore all opportunities including incentivizing residents with programs that would allow the City to expedite and deliver affordable housing units to ensure Richmond Hill is a community with a number of housing options for current and future residents.

Carried Unanimously

18. By-laws

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

That the following By-laws be approved:

By-law 94-23 - A By-law to Authorize Fees or Charges for Certain Services (Tariff of Fees By-law)

By-law 115-23 - A By-Law to assume aboveground and belowground municipal services; assume lands as public highway; establish lands as public highway

By-law 118-23 - A By-law to Amend By-law 2325-68, as amended, of the former Township of Markham and By-law 55-15, as amended, of the Corporation of the City of Richmond Hill

Carried Unanimously

19. Closed Session

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

Moved by: Councillor Thompson
Seconded by: Councillor Shiu

That Council move into closed session:

a) To consider matters related to a proposed or pending acquisition or disposition of land by the municipality or local board in Ward 6, pursuant to Section 239(2)(c), *Municipal Act 2001*.

Carried

19.2 Resolution to Reconvene in Open Session

Council moved into closed and then returned to open session (11:27 a.m. to 12:57 p.m.).

19.3 Adoption of Recommendations Arising from the Closed Session Meeting

19.3.1 SRS.23.06 - 255 16th Avenue - (Item A)

Motion to Reconsider:

Moved by: Councillor Shiu
Seconded by: Councillor Thompson

That Council reconsider its decision made during the open session portion of the Council Meeting held on June 28, 2023 in respect to confidential staff report SRS.23.03 - Sale of Part Lot 10, Plan 3805, Designated as Parts 2 and 3 on Plan 65R-16599 (Item A) - Release of Easement Over Parts 5 and 7 on Plan 65R-16599.

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

Moved by: Councillor Liu
Seconded by: Councillor Davidson

That Council move into closed session:

a) To consider matters related to the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose, related to a reconsideration of a proposed or pending acquisition or disposition of land by the municipality or local board in Ward 6, pursuant to Section 239(2)(f) and (c), *Municipal Act 2001*.

Carried Unanimously

19.5 Resolution to Reconvene in Open Session

Council moved into closed and then returned to open session (1:03 p.m. to 1:16 p.m.).

19.6 Adoption of Recommendations Arising from the Closed Session Meeting

19.6.1 SRS.23.06 - 255 16th Avenue - (Item A)

Motion to Reconsider:

Moved by: Councillor Shiu
Seconded by: Councillor Thompson

That Council reconsider its decision made during the open session portion of the Council Meeting held on June 28, 2023 in respect to confidential staff report SRS.23.03 - Sale of Part Lot 10, Plan 3805, Designated as Parts 2 and 3 on Plan 65R-16599 (Item A) - Release of Easement Over Parts 5 and 7 on Plan 65R-16599.

A recorded vote was taken:

In favour: (5): Councillor Cui, Regional and Local Councillor Chan, Councillor Thompson, Councillor Shiu, Mayor West

Opposed: (4): Councillor Cilevitz, Regional and Local Councillor DiPaola, Councillor Liu, Councillor Davidson

Motion to Reconsider Failed to Carry on a Two-Thirds Vote (5 to 4)

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

20.1 By-law 123-23

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

That By-law 123-23, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

21. Adjournment

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

That the meeting be adjourned.

Carried

The meeting was adjourned at 1:19 p.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk