



## **Committee of the Whole Meeting**

### **Minutes**

**CW#13-23**

**Wednesday, November 1, 2023, 10:00 a.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

A Committee of the Whole meeting of the Council of the City of Richmond Hill was held on Wednesday, November 1, 2023 at 10:00 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

Regional and Local Councillor DiPaola (Chair)  
Regional and Local Councillor Chan  
Councillor Davidson  
Councillor Thompson  
Councillor Cui  
Councillor Cilevitz  
Councillor Shiu

Council Members present via videoconference:

Mayor West  
Councillor Liu

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  
P. Masaro, Executive Director, Infrastructure and Engineering Services  
G. Onizuka, Assistant City Solicitor  
H. Punia, Chief of Staff to the Mayor  
M. Flores, Director, Policy Planning  
C. Treacy, Director, Human Resources  
B. DeFreitas, Manager, Policy

D. Dumrath, Manager, Human Resources  
C. Beatty, HR Business Partner  
C. Chu, Senior Planner - Policy  
M. Luong, Associate Human Resources Business Partner  
D. Thomas, Administrative Assistant, Human Resources  
S. Huycke, City Clerk  
R. Ban, Deputy City Clerk  
K. Hurley, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

C. Debi, Director, Strategic Communications  
G. Galanis, Director, Development Planning  
G. Li, Director, Financial Services and Treasurer  
D. Terzievski, Director Infrastructure Planning and Development Engineering

**1. Call to Order**

The Chair called the meeting to order at 10:02 a.m.

Regional and Local Councillor DiPaola transferred the Chair to Vice-Chair,  
Regional and Local Councillor Chan between:

- 12:14 p.m. and 12:30 p.m.; and
- 2:40 p.m. and 2:53 p.m.

Committee consented to recess between:

- 12:32 p.m. and 1:17 p.m.

**2. Council Announcements**

Councillor Cui announced that he was hosting a food drive on Saturday, November 4th from 9 a.m. to 1 p.m. at two locations in Ward 4, the Elgin West Community Centre and the McConaghy Seniors' Centre, and extended an invitation for residents to stop by.

Councillor Cui provided an update on the Neighbourhood Watch Program in Ward 4 with respect to streets and areas that were added to the Program including the Westbrook and Jefferson communities, and noted that the Program would be expanding in 2024 to include the Mill Pond community.

Councillor Shiu advised that he would be hosting a civic education session this Saturday titled “Young Mayor Workshop” in the Council Chambers targeting high school students in grades 9 to 12, to provide them with an enhanced understanding of Council operations, and noted that Mayor West would be in attendance as the keynote speaker.

Councillor Thompson thanked Mayor West and all those who participated in his skating event at the National Training Rinks last Friday evening in support of the Richmond Hill Community Food Bank, and invited those who were not able to stop by to donate food at the event to make a financial donation to the Food Bank through their website.

Councillor Cilevitz acknowledged and welcomed the grade 9 students who were in attendance at today’s meeting as part of Take Our Kids to Work Day.

Councillor Cilevitz advised that on Saturday, November 4th from 9 a.m. to 12 p.m. the Mayvern Area Residents Association was sponsoring a food drive for the Richmond Hill Community Food Bank, and advised that the food drive truck would be parked on Mayvern Crescent, between Drumern Crescent and Sanderson Crescent, to accept food or financial donations.

Councillor Davidson reminded everyone that the Break the Silence Step in My Shoes walk in support of Yellow Brick House was being held on Sunday, November 5th at 10 a.m. at St. Andrew’s College in Aurora, and invited those who were not able to attend to make a financial donation.

Regional and Local Councillor DiPaola recognized and welcomed the grade 9 students in attendance at today’s meeting for Take Our Kids to Work Day and highlighted the many activities planned for the students throughout the day.

### **3. Introduction of Emergency/Time Sensitive Matters**

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

### **4. Adoption of Agenda**

Moved by: Regional and Local Councillor Chan

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

- a) Delegations regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area - (Item 10.1);
- b) Delegations regarding OPA 18.6 Village Local Centre - (Item 10.2);

c) Additional correspondence received regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area - (Item 11.13);

d) Additional correspondence received regarding OPA 18.6 Village Local Centre - (Item 11.14).

Carried Unanimously

**5. 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*.

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

Committee consented to separate items 11.1, 11.2, 11.3, 11.4, 11.5 and 11.6 for discussion.

**7. Adoption of Remainder of Agenda Items**

On a motion of Councillor Cilevitz, Committee adopted those items not identified for separate discussion.

**8. Public Hearings**

There were no public hearings.

**9. Presentations**

**9.1 Presentation by Mayor West and Members of Council in acknowledgment of Take Our Kids to Work Day**

Regional and Local Councillor DiPaola, on behalf of Mayor West and Members of Council, extended a warm welcome to the grade 9 students who were in attendance at today's meeting as part of the annual Take Our Kids to Work Day, and invited each of them to the podium to be part of a group picture in the Council Chambers. Regional and Local Councillor DiPaola wished the students an enjoyable day as they participated in the various activities that had been planned for them.

**9.2 Presentation by Chun Chu, Senior Planner, Policy, regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area - (refer to Item 11.4)**

Chun Chu, Senior Planner - Policy, made a presentation to Committee regarding Official Plan Amendment (OPA) 18.5 Yonge and Carrville/16th Avenue Key Development Area. She provided an overview of the intent of OPA 18.5, recapped the City Structure, highlighted the public engagement

and consultation process that had been undertaken, and summarized the key feedback received. She reviewed the recommended policy framework, specifically addressing the land use and built form, height and density, and public realm; and reviewed other changes and modifications to the May 11th draft OPA. C. Chu concluded the presentation with an overview of the OPA timeline and next steps, and by reviewing the recommendations within the associated staff report.

Moved by: Regional and Local Councillor Chan

a) That the presentation by Chun Chu, Senior Planner - Policy, regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area, be received with thanks.

Carried

**9.3 Presentation by Brian DeFreitas, Manager, Policy, regarding OPA 18.6 Village Local Centre - (refer to Item 11.5)**

Brian DeFreitas, Manager, Policy, made a presentation to Committee regarding Official Plan Amendment 18.6 Village Local Centre. He provided an overview of the intent of OPA 18.6 and implementation of the City Structure, highlighted the public engagement and consultation process that had been undertaken, and summarized the key feedback received. He reviewed the recommended policy framework, specifically addressing the land use and built form, height and density, and public realm; and reviewed other changes and modifications to the May 11th draft OPA. B. DeFreitas concluded the presentation with an overview of the OPA timeline and next steps, and by reviewing the recommendations within the associated staff report.

Moved by: Regional and Local Councillor Chan

a) That the presentation by Brian DeFreitas, Manager, Policy, regarding OPA 18.6 Village Local Centre, be received with thanks.

Carried

**10. Delegations**

**10.1 Delegations regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area (refer to Item 11.4)**

Howard Doughty, 10 Cheval Court, addressed Committee regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area. He discussed the OPA in relation to Council's position with the development

industry, the affordable housing crisis being faced, and within the current provincial political climate; and requested that Council move forward deliberately to ensure that mistakes were not made in the process, and that the public continued to be the priority when making decisions.

Mark Resnick, South Hill Shopping Centres (SmartCentres), addressed Committee regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area. He thanked staff for the collaborative approach they have taken in the process and advised of additional comments they would like to be considered in relation to OPA 18.5 including their support for increased land area of the KDA being appropriately supported with additional planned population and density, and that private streets would be permitted within the public realm. M. Resnick requested clarification regarding policies specific to the future subway line, and requested further revisions to the policies specific to street activation, as further detailed in his correspondence distributed as part of Item 11.11.

John Li, 206 Brookside Road, addressed Committee regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area. He expressed his concerns regarding who was making the decisions that would affect the community, specifically related to the approval of the heights and densities within the development proposals that were submitted to the City. J. Li further advised of his concerns with OPA 18.5 regarding the employment ratio, traffic and safety, significant parking and employment space reduction, and financial impact, as further detailed in his correspondence distributed as part of Item 11.13.

## **10.2 Delegations regarding OPA 18.6 Village Local Centre - (refer to Item 11.5)**

Adam Layton, Evans Planning, addressed Committee on behalf of the owners of 52 and 56 Dunlop Street, regarding OPA 18.6 Village Local Centre. He requested that the boundaries of the Village Local Centre be revised to include 52 and 56 Dunlop Street to better conform to the boundaries of the Crosby BRT Station, Protected Major Transit Station Areas (PMTSA), and to allow for development opportunities, as further detailed in the correspondence submitted by Connor Wright, Evans Planning, distributed as part of Item 11.14.

Harry Harakh, 66 Major Mackenzie Drive West, addressed Committee regarding OPA 18.6 Village Local Centre. He expressed his concerns with the proposed new community within OPA 18.6 that would negatively impact his neighbourhood, inquired about a provision that would provide

relief for his property, and questioned who was making the decisions that would be affecting his land. H. Harakh advised that he and his neighbours had appointed Mark Yarranton from KLM Planning Partners Inc. to represent them, and that he would defer additional comments to him as the next delegate.

Mark Yarranton, KLM Planning Partners Inc., on behalf of the Major Mackenzie Landowners' Group who own lands municipally known as 52, 58, 60, 66, 74 and 76 Major Mackenzie Drive West, addressed Committee regarding OPA 18.6 Village Local Centre. He discussed their request for site specific planning policies for the subject lands, advised of their general concerns with the proposed maximum height and density with respect to completion the Elizabeth Street extension, and requested further modifications to OPA 18.6 as detailed in his correspondence distributed as part of Item 11.14.

Jennifer Stark, 27 Victoria Street, Whitchurch-Stouffville, addressed Committee on behalf of Darryl and Teresa Davis, owners of 47 Church Street North, regarding OPA 18.6 Village Local Centre. She advised that they were in agreement with the comments made by Adam Layton, Evans Planning, and expressed their concerns that the proposed OPA excluded their properties from the boundaries of the Village Local Centre.

## **11. Committee and Staff Reports**

### **11.1 SRPBS.23.031 - Request for Direction - Official Plan Amendment and Zoning By-law Amendment Applications - 9218 Yonge Street Inc. - 9218 Yonge Street - City Files D01-21010 and D02-21020**

Moved by: Councillor Cilevitz

a) That the Ontario Land Tribunal be advised that Council does not support the Official Plan Amendment and Zoning By-law Amendment applications submitted by 9218 Yonge Street Inc. for lands known as Part of Lots 283, 284, 285 and 286, Plan 160 (Municipal Address: 9218 Yonge Street), City Files D01-21010 and D02-21020 for the principle reasons outlined in Staff Report SRPBS.23.031;

b) That appropriate City staff be directed to appear at the Ontario Land Tribunal in support of Council's position concerning the subject applications; and,

c) That City staff be directed to continue discussions with the applicant towards resolution of the outstanding appeals and the submission of a revised development proposal that is supportable and represents good planning.

Carried

**11.2 SRPBS.23.032 - Request for Approval - Zoning By-law Amendment Application - 2331258 Ontario Inc. - 27 Anglin Drive - City File D02-21009**

Moved by: Councillor Thompson

a) That the Zoning By-law Amendment application submitted by 2331258 Ontario Inc. for the lands known as Part of Lot 5, Plan 65M-2075 (Municipal Address: 27 Anglin Drive), City File D02-21009, be approved, subject to the following:

- i) that the subject lands be rezoned from “Rural Residential (RR1) Zone” under By-law 2325-68, as amended, to “Single Detached Six (R6) Zone” and “Environmental Protection Area Two (EPA2) Zone” by By-law 117-23, as set out in Appendix “B” to Staff Report SRPBS.23.032; and,
- ii) that the amending Zoning By-law be brought forward to the November 8, 2023 Council meeting for consideration and enactment.

Carried

**11.3 SRPBS.23.034 - Request for Approval - Draft Plan of Condominium - Laurier Homes (Richmond Hill) Inc. - 56, 58, and 60 Elizabeth Street South - City File D05-15007**

Moved by: Councillor Cui

a) That the proposed draft Plan of Condominium application submitted by Laurier Homes (Richmond Hill) Inc. for the lands known as Block 4, Plan 65M-4746 (Municipal Addresses: 56, 58, and 60 Elizabeth Street South) City File D05-15007, be approved, subject to the following:

- i) the conditions as set out in Appendix “A” to Staff Report SRPBS.23.034; and,



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

Carried

**11.4 SRPBS.23.027 - Request for Approval - OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area**

Moved by: Councillor Cilevitz

- a) That Staff Report SRPBS.23.027 regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area, be received;
- b) That Council adopt Official Plan Amendment 18.5 (attached to SRPBS.23.027 as Appendix A), and that the City's Official Plan be amended in accordance with the policy changes and modifications set out in OPA 18.5; and
- c) That following adoption of Official Plan Amendment 18.5 by City Council, a copy of the amendment be forwarded to York Region as the approval authority for consideration and approval.

Carried

**11.5 SRPBS.23.028 - Request for Approval - OPA 18.6 Village Local Centre (City File MOPA-23-0001)**

Moved by: Councillor Thompson

- a) That Staff Report SRPBS.23.028 regarding OPA 18.6 Village Local Centre, be received;
- b) That Council adopt Official Plan Amendment 18.6 (attached to SRPBS.23.028 as Appendix A), and that the City's Official Plan be amended in accordance with the modifications set out in OPA 18.6; and
- c) That following adoption of the Official Plan Amendment 18.6 by City Council, a copy of the amendment be forwarded to York Region as the approval authority for consideration and approval.

Carried Unanimously

**11.6 SRCFS.23.056 - Municipally Significant Event Designation Policy**

Moved by: Regional and Local Councillor Chan

a) That SRCFS.23.056 regarding Municipal Significant Event Designation Policy be received; and

b) That the draft Municipally Significant Event Designation Policy, attached as Attachment A to this staff report, be approved.

Carried

**11.7 SRCS.23.22 - Non-Competitive Acquisition of Four (4) Articulating Sidewalk Tractors**

Moved by: Councillor Cilevitz

a) That the contract for the provision of 4 replacement articulating sidewalk tractors with attachments be awarded non-competitively to Joe Johnson Equipment Inc. at a cost not exceeding \$691,000 (exclusive of taxes), pursuant to Appendix "B", Part I, section (c) of Procurement By-Law No.113-16; and

b) That the Commissioner of Community Services be authorized to execute any and all necessary documentation to affect the contract.

Carried Unanimously

**11.8 Letter from the City of Richmond Hill's previous Integrity Commissioner, Charles Harnick, ADR Chambers, dated October 18, 2023, regarding Annual Report for the Operating Period May 12, 2022 to May 11, 2023 - Reference File IC-24471-0523**

Moved by: Councillor Cilevitz

a) That the letter from the City of Richmond Hill's previous Integrity Commissioner, Charles Harnick, ADR Chambers, dated October 18, 2023, regarding Annual Report for the Operating Period May 12, 2022 to May 11, 2023, Reference File IC-24471-0523, be received for information.

Carried Unanimously

**11.9 Correspondence from Olga Kasjanova, 23 Observatory Lane, dated January 11, 2022, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 9218 Yonge Street Inc. for 9218 Yonge Street - (refer to Item 11.1)**

Moved by: Councillor Cilevitz

a) That the correspondence from Olga Kasjanova, 23 Observatory Lane, dated January 11, 2022, regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 9218 Yonge Street Inc. for 9218 Yonge Street, be received.

Carried Unanimously

**11.10 Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by 2331258 Ontario Inc. for 27 Anglin Drive - (refer to Item 11.2)**

Moved by: Councillor Cilevitz

That the following correspondence regarding the proposed Zoning By-law Amendment Application submitted by 2331258 Ontario Inc. for 27 Anglin Drive, be received:

1. Wei Ding, 38 Anglin Drive, dated September 22, 2021.
2. Miranda and Pat Di Stefano, 35 Anglin Drive, dated September 27, 2021 and October 12, 2021.
3. Maryam Nabawi and Hamid Sherkat, 17 Anglin Drive, dated September 27, 2021.

Carried Unanimously

**11.11 Correspondence received regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area - (refer to Item 11.4)**

Moved by: Councillor Cilevitz

That the following correspondence regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area be received:

1. Jeff Thompson, Toronto and Region Conservation Authority, dated July 4, 2023.
2. Oz Kemal, MHBC, dated July 20, 2023.

3. Mark Resnick, SmartCentres, dated July 21, 2023.
4. Marissa Vailer, SmartCentres, dated September 18, 2023.
5. Jordan Cook, York Region District School Board, dated September 20, 2023.

Carried Unanimously

**11.12 Correspondence received regarding OPA 18.6 Village Local Centre - (refer to Item 11.5)**

Moved by: Councillor Cilevitz

That the following correspondence regarding OPA 18.6 Village Local Centre be received:

1. Mason Sanglaxhi, 200-10212 Yonge Street, dated June 16, 2023.
2. Neil Zaph, 133 Hall Street, dated June 18, 2023.
3. Barbara Di Mambro, 49 Addison Street, dated June 20, 2023.
4. Darryl and Teresa Davis, 47 Church Street North, dated June 30, 2023.
5. Jeff Thompson, Toronto and Region Conservation Authority, dated July 4, 2023.
6. Connor Wright, Evans Planning, on behalf of Maria Shcolyar and Marina Shcolyar, the 'Owners' of the lands municipally known as 52 and 56 Dunlop Street, dated July 7, 2023.
7. Jordan Cook, York Region District School Board, dated September 20, 2023.

Carried Unanimously

**11.13 Additional correspondence received regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area - (refer to Item 11.4)**

Moved by: Councillor Cilevitz

That the following additional correspondence regarding OPA 18.5 Yonge and Carrville/16th Avenue Key Development Area be received:

1. Michael Cara, Overland LLP, dated October 26, 2023.
2. Mike Gurski, 159 Avenue Road, dated October 30, 2023.

3. John Li, 206 Brookside Road, dated October 31, 2023.

Carried Unanimously

**11.14 Additional correspondence received regarding OPA 18.6 Village Local Centre - (refer to Item 11.5)**

Moved by: Councillor Cilevitz

That the following additional correspondence regarding OPA 18.6 Village Local Centre be received:

1. Mark Yarranton, KLM Planning, dated October 30, 2023.
2. Eldon Theodore, MHBC Planning, Urban Design & Landscape Architecture, and H. Purtell-Sharp, Groundswell Urban Planners Inc., dated October 31, 2023.

Carried Unanimously

**12. Other Business**

There were no other business items.

**13. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**14. Closed Session**

There were no closed session matters.

**15. Adjournment**

Moved by: Councillor Thompson

That the meeting be adjourned

Carried

The meeting was adjourned at 3:31 p.m.