



## **Committee of the Whole Meeting**

### **Minutes**

**CW#15-23**

**Wednesday, December 6, 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, December 6, 2023 at 10:01 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

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

Council Members present via videoconference:

Councillor Liu

Staff Members present in Council Chambers:

D. Joslin, City Manager  
S. Adams, Commissioner of Corporate and Financial Services  
G. Galanis, Acting Commissioner of Planning and Building Services  
T. Steele, Commissioner of Community Services  
A. Adari, Assistant City Solicitor  
H. Punia, Chief of Staff to the Mayor  
M. Flores, Director, Policy Planning  
G. Li, Director, Financial Services and Treasurer  
D. Terzievski, Director, Infrastructure Planning and Development Engineering

B. DeFreitas, Manager, Policy  
S. DeMaria, Manager, Development Site Plans  
M. Dobbie, Manager, Park and Natural Heritage Planning  
J. Walters, Manager, Engineering Subdivisions and Infrastructure Planning  
S. Fiore, Senior Planner - Development  
J. Healey, Senior Planner - Development  
K. Davey, Communications Coordinator,  
F. Caparelli, Planning Technician  
S. Huycke, City Clerk  
R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

A. Dimilta, City Solicitor  
C. Debi, Director, Strategic Communications  
D. Giannetta, Acting Director, Development Planning  
D. Guy, Director, Community Standards  
A. Iannucci, Chief Transformation Officer  
B. Levesque, Director, Infrastructure Delivery  
F. Quarisa, Director, Public Works Operations

**1. Call to Order**

The Chair called the meeting to order at 10:01 a.m.

Committee consented to recess the meeting between 12:15 p.m. and 1:16 p.m.

**2. Council Announcements**

Councillor Thompson thanked those who attended the free CPR event on November 25th at Richvale Community Centre, and shared his gratitude to St. John Ambulance for delivering the training.

Councillor Cilevitz advised that tomorrow evening is the first night of Hanukkah, and shared the significance of the celebration, noting that there would be a public ceremony at 4 p.m. at the outdoor square at the Richmond Hill Centre for the Performing Arts, where the first candle would be lit. She invited everyone to attend and extended a happy festival of lights to all.

Mayor West thanked Councillor Cilevitz for sharing details of the Hanukkah event and advised that he looked forward to attending the celebration.

Mayor West acknowledged the 34-year anniversary of the incident at L'École polytechnique, and remarked on the growing understanding of gender-based violence in society. He advised of the recently passed declaration that recognized gender-based violence as an epidemic, the flag raising to mark the occasion, and remarked on the great work of Sandgate Women's Shelter and Yellow Brick House.

Regional and Local Councillor Chan advised of his participation at a board meeting of the Federation of Canadian Municipalities (FCM) that was held at the end of November, and shared action items coming out of that meeting with respect to housing challenges faced by all municipalities. He also provided details on FCM's partnership with the Government of Canada to deliver the Growing Canada's Community Canopies initiative.

Councillor Cui acknowledged Mackenzie Health's 60 years of caring for the community and recognized the hard work and dedication of doctors and nurses in providing health services in support of the community.

Councillor Cui recognized BeamON for their charity work in support of people with cancer and noted the success of their event last week.

Councillor Cui remarked on the success of the Salvation Army Christmas Kettle Campaign program over the years, and asked everyone to contribute in support of those who are homeless, and to those in need over the holiday season.

Councillor Cui extended his gratitude to the Richmond Hill Arts Council, and local artists who hosted the Festival Market and Art Expo, for their efforts in beautifying the City with their artwork.

Regional and Local Councillor DiPaola announced that yesterday the Budget Committee of the Whole recommended to the Mayor a budget for review. He remarked that service levels would be maintained, that increasing costs have led to a marginal tax increase, and thanked the Treasurer and her team, as well as members of the Budget Committee for their commitment to the process.

Regional and Local Councillor DiPaola gave notice to members of Committee of a member's motion that he will putting forward at the upcoming Council meeting that gives direction to staff to report on the status and likelihood of the City reaching its housing targets, and shared the importance of the City reaching his target in order to receive Provincial funding.

### **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: Councillor Cilevitz

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

- a) Delegation regarding the proposed applications submitted by 4Q Commercial WP Inc., for 11160 and 11172 Yonge Street – (Agenda Item 10.1);
- b) Delegations regarding Draft Mill Pond Park Revitalization Master Plan – (Agenda Item 10.2);
- c) Correspondence from Nick Bird, dated December 4, 2023, regarding Traffic Safety and Operations Strategy – (Agenda Item 11.15);
- d) Correspondence from Adriana Pisano Beaumont, Richmond Hill Winter Carnival, dated December 4, 2023, regarding the Draft Mill Pond Park Revitalization Master Plan - (Agenda Item 11.16).

Carried

**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, 11.3, 11.5, 11.6, 11.7, 11.9, 11.11 and 11.12 for discussion.

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

On a motion of Mayor West, Committee adopted those items not identified for separate discussion.

**8. Public Hearings**

There were no public hearings.

**9. Presentations**

- 9.1 Presentation by Dan Terzievski, Director, Infrastructure Planning and Development Engineering, regarding the 2023 Transportation Master Plan Update and 2023 Urban Master Environmental Servicing Plan Update**

Dan Terzievski, Director, Infrastructure Planning and Development Engineering, extended his thanks to the consultants and staff for their work and introduced the project teams. He reviewed the purpose of the 2023 Transportation Master Plan (TMP), noted how the TMP aimed to consolidate the 2014 Transportation Master Plan, 2010 Pedestrian and Cycling Master Plan, and the 2004 Trails Master Plan into one comprehensive Plan, that it followed the Province's Municipal Class Environment Assessment Process, and explained the 2041, 2051, and the ultimate build-out growth forecast and land use plans.

He provided an update to the 2023 Urban Master Environmental Servicing Plan (UMESP) study area, objectives, project timeline, public engagement and consultation process, and highlighted the recommended water and wastewater improvements.

D. Terzievski reviewed the TMP vision statement, objectives, project timeline, public engagement and consultation process, and shared what was heard and learned. He reviewed the mobility hierarchy, four key focus areas that were established for the TMP, key network recommendations for Building the Active Transportation and Off-Road Trails Network, active transportation infrastructure investments, key network recommendations for Providing Better Public Roads, and road network infrastructure investments. D Terzievski further reviewed the key strategy recommendations from the TMP which included transportation infrastructure improvements, policies, strategies, programming and advocacy, and outlined next steps of the TMP and UMESP projects.

Moved by: Regional and Councillor Chan

a) That the presentation by Dan Terzievski, Director, Infrastructure Planning and Development Engineering, regarding the 2023 Transportation Master Plan Update and 2023 Urban Master Environmental Servicing Plan Update, be received with thanks.

Carried

**9.2 Presentation by Dan Terzievski, Director, Infrastructure Planning and Development Engineering, regarding Traffic Safety and Operations Strategy - (refer to Item 11.6)**

Dan Terzievski, Director, Infrastructure Planning and Development Engineering, made a presentation to Committee regarding Traffic and Safety and Operations Strategy (TSOS), and extended his thanks to the consultants and staff for their work and introduced the project team. He

reviewed how traffic safety was a growing priority for Council and residents in Richmond Hill, highlighted the 2021 to October 2023 accomplishments, ongoing traffic and safety initiatives, and the need for a safety and operations strategy, and its goals. D. Terzievski reviewed the TSOS approach to proactively address the growing traffic safety needs across the City, recommended updates and enhancements to existing City policies and the creation of new policies to support the strategy objectives and promote a safer road network. He advised of the TSOS timing and financial commitment, action plan, and next steps of the Strategy.

Moved by: Regional and Local Councillor Chan

a) That the presentation by Dan Terzievski, Director, Infrastructure Planning and Development Engineering, regarding Traffic Safety and Operations Strategy, be received with thanks.

Carried

## **10. Delegations**

**10.1** David Bronskill, Goodmans LLP, representing the applicant, addressed Committee regarding the proposed applications submitted by 4Q Commercial WP Inc., for 11160 and 11172 Yonge Street. He extended appreciation to City staff for working collaboratively with them to arrive at the current proposal for consideration, and advised of their support of the recommendations in the staff report.

**10.2** Charles Hendriks, 7 Highgrove Crescent, addressed Committee regarding the Draft Mill Pond Park Revitalization Master Plan and shared his background to lend credibility to his comments. He shared remarks regarding park projects within Richmond Hill and surrounding municipalities, and advised that he was pleased with the design approach of the Mill Pond Park Revitalization project. C. Hendriks highlighted concerns with the projects' implementation plan, and requested that direction be given to staff to expedite the implementation date and to challenge it by putting in place a better and faster implementation project.

Adriana Pisano Beaumont, Volunteer Coordinator representing the Richmond Hill Winter Carnival, addressed Committee regarding the Draft Mill Pond Park Revitalization Master Plan. She read the letter that was submitted by the Richmond Hill Winter Carnival Committee, included as Agenda Item 11.16, and requested that the Richmond Hill Winter Carnival be included as a stakeholder in the report, and that their concerns be

considered as decisions made would have direct logistical and financial impacts on the future of the Richmond Hill Winter Carnival.

## 11. Committee and Staff Reports

### 11.1 SRS.23.05 - Conveyance of Easements located on 160 and 170 West Beaver Creek Road

Moved by: Councillor Shiu

a) That the Mayor and Clerk be authorized to execute any and all documents as may be required to implement the conveyance of easements designated as Part 1 and 2 Reference Plan 65R-40495, as outlined in staff report SRS.23.05, upon the written recommendation of the City Manager.

Carried

### 11.2 SRCFS.23.058 – New Procedure By-law for Council and Committee Meetings

Moved by: Mayor West

a) That staff report SRCFS.23.058 regarding the new Procedure By-law for Council and Committee Meetings be received; and

b) That Council enact draft By-law 125-23 (Attachment “A” to Staff Report SRCFS.23.058) to repeal and replace the City’s Procedure By-law 74-12, as amended, effective on January 1, 2024.

Carried Unanimously

### 11.3 SRCS.23.21 - Sign By-law Amendment – Election Signs

Moved by: Councillor Davidson

a) That Staff Report SRCS.23.21, regarding Election Sign amendments to the Sign By-law, be received.

b) That By-law 126-23 (Attachment 1 to staff report SRCS.23.21) be enacted to amend the Election Sign component of the Sign By-law 52-09 (Municipal Code Chapter 740).

Carried Unanimously

### 11.4 SRCS.23.29 - Transitioning of Tow Truck Regulation to the Province

Moved by: Mayor West

- a) That Staff Report SRCS.23.29, regarding the transitioning of towing and vehicle storage sector regulation to the Province be received;
- b) That effective January 1<sup>st</sup>, 2024, the Tow Truck By-law 78-19 and all subsequent amendments be repealed;
- c) That amending By-law 137-23 (attached to SRCS.23.29 as Attachment 1) be approved to remove Tow Truck By-law offences from the Administrative Penalties By-law 69-16, as amended, effective January 1<sup>st</sup>, 2024.

Carried Unanimously

**11.5 SRIES.23.004 – 2023 Transportation Master Plan Update**

Moved by: Councillor Cui

- a) That staff report SRIES.23.004 regarding the 2023 Transportation Master Plan Update, be adopted.

Carried

**11.6 SRIES.23.005 - Traffic Safety and Operations Strategy**

Moved by: Mayor West

- a) That staff report SRIES.23.005 regarding the 2023 Traffic Operations and Safety Strategy, be adopted.

Carried Unanimously

**11.7 SRIES.23.006 - 2023 Urban Master Environmental Servicing Plan Update**

Moved by: Mayor West

- a) That staff report SREIS.23.006 regarding the 2023 Urban Master Environmental Servicing Plan Update Study, be adopted.

Carried

**11.8 SRPBS.23.033 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – 0 Leslie Street – City Files D02-22015 and SUB-22-0007**

Moved by: Mayor West

- a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by The Canada Life Assurance Company and The



Canada Life Insurance Company of Canada for the lands known as Part of Lot 18, Concession 3, E.Y.S. (Municipal Address: 0 Leslie Street), City Files D02-22015 and SUB-22-0007, be approved, subject to the following:

- i. that the subject lands be rezoned from “Agricultural (A1) Zone” under By-law 2325-68, as amended, to “High Performance Commercial Industrial (MC-1) Zone”, “High Performance Industrial (M-1) Zone” and “Flood (F) Zone” under By-law 150-80, as amended, with site specific exceptions as set out in Appendix “B” to Staff Report SRPBS.23.033;
- ii. that the amending Zoning By-law be brought forward to the December 13, 2023 Council meeting for consideration and enactment;
- iii. that the draft Plan of Subdivision as depicted on Map 5 to Staff Report SRPBS.23.033 be draft approved, subject to the conditions as set out in Appendix “C”; and,
- iv. 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 Unanimously

**11.9 SRPBS.23.038 – Request for Approval – Zoning By-law Amendment Application – BH Properties Limited - 52 Beaufort Hills Road – City File D02-22003**

Moved by: Councillor Davidson

a) That the Zoning By-law Amendment application submitted by BH Properties Limited for lands known as Lot 215, Plan M37 (Municipal Address: 52 Beaufort Hills Road), City File D02-22003, be approved as outlined in this report subject to the following:

- i. that a site specific exception be applied to the portion of the lands zoned “Residential Urban (RU) Zone” under By-law 1275 and that a portion of the subject lands be rezoned from “Residential Urban (RU) Zone under By-law 1275, as amended, to “Open Space (O) Zone” by By-law 122-23, as set out in Appendix “B” to Staff Report SRPBS.23.038; and,
- ii. that the amending Zoning By-law be brought forward to the December 13, 2023 Council meeting for enactment.

Carried

**11.10 SRPBS.23.024 - Request for Approval - Private Street Naming Application - Life Construction Inc. - 11280 Leslie Street - City File AA-23-0035**

Moved by: Mayor West

a) That Staff Report SRPBS.23.024 regarding a Private Street Naming Application submitted by Life Construction Inc. for the lands known as Part of Lot 29, Concession 2, E.Y.S. (Municipal Address: 11280 Leslie Street) be approved subject to the following:

- i. That the proposed private streets Grimsby Lane (P), William Fisher Lane (P), and Carlow Lane (P) be approved in accordance with Staff Report SRPBS.23.024; 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.23.024.

Carried Unanimously

**11.11 SRPBS.23.013 – Draft Mill Pond Park Revitalization Master Plan**

Moved by: Councillor Cui

a) That Staff Report SRPBS.23.013, including the Draft Mill Pond Park Revitalization Master Plan (Attachment A), be received, and that all comments be referred back to staff.

Carried

**11.12 SRPBS.23.040 – Request for Direction – Official Plan Amendment and Zoning By-law Amendment Applications – 4Q Commercial WP Inc. - 11160 and 11172 Yonge Street - City Files D01-20013 and D02-20025**

Moved by: Councillor Cui

a) That Staff Report SRPBS.23.040 be received for information purposes;

b) That the Ontario Land Tribunal (OLT) be advised that Council supports the Settlement Offer dated November 18, 2023 submitted by 4Q Commercial WP Inc. for lands known as 11160 and 11172 Yonge Street, (City Files:D01-20013 and D02-20025), for the primary reasons outlined in Staff Report SRPBS.23.040, subject to the following:

- i) that the OLT be requested to approve the implementing Official Plan Amendment substantially in accordance with the document contained in Appendix “B” to Staff Report SRPBS.23.040;
- ii) that the OLT be requested to approve the implementing Zoning By-law Amendment substantially in accordance with the document contained in Appendix “C” to Staff Report SRPBS.23.040;
- iii) that the OLT be requested to withhold the issuance of its Final Order with respect to the revised Official Plan and Zoning By-law Amendments until such time as the City advises the Tribunal that the implementing Official Plan and Zoning By-law Amendments have been finalized, and the following Conditions of Approval have all been cleared, to the satisfaction of the Commissioner of Planning and Building Services:
  - a. the applicant has addressed all of the outstanding comments from the Toronto and Region Conservation Authority (TRCA) (refer to Appendix “D”) to the satisfaction of the TRCA;
  - b. the applicant has submitted an updated Functional Servicing Report addressing the servicing requirements for the proposed development based on the revised unit count;
  - c. the applicant has submitted an updated Transportation Impact Study;
  - d. the applicant has submitted an updated Natural Heritage Evaluation or Addendum, Tree Inventory and Protection Plan and Arborist Report, recommending, amongst other matters, the revised dripline for the significant woodland, a 10 metre minimum vegetation protection zone to the revised dripline, and restoration planting therein;
  - e. that the Natural Heritage lands and their associated buffers as shown on the revised plans, be placed in an appropriate Open Space (OS) Zone or Flood (F) Zone; and,
  - f. the applicant provides updated architectural plans demonstrating that all access routes shall maintain a 4.6 metre minimum vertical clearance, loading areas for waste collection that have a 6.5 metre vertical clearance and showing the height of roll-up doors, and providing revised truck maneuvering diagrams from loading areas.

- c) That upon the recommendation of the Commissioner of Planning and Building Services, the Mayor and City Clerk be authorized to enter into Minutes of Settlement and any further agreements or documentation as necessary to implement the Settlement Offer dated November 18, 2023;
- d) That pursuant to Section 34(17) of the Planning Act, Council deems that no further notice be required with respect to any necessary modifications to the implementing Zoning By-law Amendment for the proposed development;
- e) That the authority to assign servicing allocation to the proposed development 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, as amended; and,
- f) That appropriate City staff be directed to appear at the Ontario Land Tribunal as necessary in support of Council's position concerning the subject applications.

Carried

**11.13 SRPBS.23.042 - Community Improvement Plan – Façade Grant Application – 10176-10178 Yonge Street - (City File CIPG.23.0001)**

Moved by: Mayor West

- a) That Council approve a Community Improvement Plan Façade Improvement, Landscaping, and Signage grant application submitted by Reza Zolfaghari for improvements to 10176-10178 Yonge Street in the amount not to exceed \$50,000, as outlined in staff report SRPBS.23.042 and pending the issuance of the necessary permits from the Building Division;
- b) That the Mayor and Clerk be authorized to sign the grant agreement to provide the funding identified in Recommendation (a), upon the recommendation of the Commissioner of Planning and Building Services;
- c) That Council delegate approval authority to the Commissioner of Planning and Building Services to approve assumption agreements to transfer the grant agreement if property ownership changes;

d) That Council allow the Director of Financial Services and Treasurer to issue a cheque(s) to disburse the funding to the applicant after it is determined the project has satisfied all requirements.

Carried Unanimously

**11.14 Correspondence received regarding the proposed application submitted by BH Properties Limited for 52 Beaufort Hills Road - (refer to Item 11.9)**

Moved by: Mayor West

That the following correspondence regarding the proposed application submitted by BH Properties Limited for 52 Beaufort Hills Road, be received:

1. Xiangfeng Ge and Siying Yuan, 46 Beaufort Hills Road, dated April 5, 2022.
2. Peter Giatas, 137 Coon's Road, dated April 10, 2022.

Carried Unanimously

**11.15 Correspondence from Nick Bird, dated December 4, 2023, regarding Traffic Safety and Operations Strategy - (refer to Item 11.6)**

Moved by: Mayor West

a) That the correspondence from Nick Bird, dated December 4, 2023, regarding Traffic Safety and Operations Strategy, be received.

Carried Unanimously

**11.16 Correspondence from Adriana Pisano Beaumont, Richmond Hill Winter Carnival, dated December 4, 2023, regarding the Draft Mill Pond Park Revitalization Master Plan - (refer to Item 11.11)**

Moved by: Mayor West

a) That the correspondence from Adriana Pisano Beaumont, Richmond Hill Winter Carnival, dated December 4, 2023, regarding the Draft Mill Pond Park Revitalization Master Plan, be received.

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: Mayor West

That the meeting be adjourned.

Carried

The meeting was adjourned at 2:20 p.m.