



## **Committee of the Whole Meeting**

### **Minutes**

**CW#03-24**

**Wednesday, February 21, 2024, 9:30 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, February 21, 2024 at 9:30 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

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

Regrets: Councillor Shiu

Staff Members present in Council Chambers:

D. Joslin, City Manager  
S. Adams, Commissioner of Corporate and Financial Services  
G. Galanis, Acting Commissioner, Planning and Building Services  
T. Steele, Commissioner of Community Services  
P. Masaro, Executive Director, Infrastructure and Engineering Services  
A. Dimilta, City Solicitor  
M. Flores, Director, Policy Planning  
D. Giannetta, Acting Director, Development Planning  
G. Li, Director, Financial Services and Treasurer  
S. DeMaria, Manager, Development Site Plans  
K. Graham, Acting Manager, Development Planning  
F. Caparelli, Planning Technician  
M. Mitanis, Planner II - Development  
S. Huycke, City Clerk

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

Staff Members present via videoconference:

F. Quarisa, Director, Public Works Operations  
D. Terzievski, Director Infrastructure Planning and Development Engineering  
D. Oliveira, Manager, Water, Wastewater and Roads  
G. LaMoglie, Planner II - Development

**1. Call to Order**

The Chair called the meeting to order at 9:30 a.m.

**2. Council Announcements**

Mayor West gave a shout out to everyone at Bond Lake Public School for their walk to school initiative and noted that he along with Councillor Davidson walked with families to school earlier this morning.

Councillor Davidson advised that tomorrow night at the Oak Ridges Community Centre was a Public Education Session regarding Traffic Safety and extended an invitation for everyone to attend.

Councillor Davidson acknowledged that today was World Thinking Day, a day to celebrate girls and the Girl Guiding and Girl Scouting movement, shared background information on the day and this year's theme, and encouraged girls to get involved.

Councillor Cui extended thanks to Councillor Thompson for his support at the 2024 IceFusion Spring Festival Gala held last week at the Tom Graham Arena; and highlighted some of the activities and performances, as well guests, that were part of the celebration.

Councillor Cui advised of two events being held this Saturday, February 24th including the Coldest Night of the Year hosted by Blue Door in support of local charities serving people experiencing homelessness; and a music concert in support of Sick Kids Hospital Foundation being held at St. Mary's Church.

**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 from Olga Goldberg, 801 Sheppard Avenue West, Toronto, regarding the Member Motion submitted by Councillor Cilevitz regarding Urging that a Second National Summit to Combat Antisemitism be Convened - (Item 10.1);

b) Correspondence received regarding the Member Motion submitted by Councillor Cilevitz regarding Urging that a Second National Summit to Combat Antisemitism be Convened - (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 11.2, 11.5 and 12.1 for discussion.

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

On a motion of Mayor West, Committee adopted those items not identified for separate discussion, with changes to the recommendations in Item 11.7 and 11.8, so that any reference to "By-law 146-75" be changed to "By-law 146-76".

**8. Public Hearing(s)**

There were no public hearings.

**9. Presentation(s)**

Gus Galanis, Acting Commissioner of Planning and Building Services, provided introductory remarks regarding the two presentations being made at today's meeting. He advised that Watson & Associates Economists Ltd. had been retained by the City to undertake the Development Application Fee review, and introduced Sean-Michael Stephen from Watson & Associates Economists Ltd. who was in attendance to provide an overview of the proposed recommendations. G. Galanis further advised that Deborah Giannetta, Acting Director, Development Planning, would be making the second presentation to

Committee to provide an update on staff's ongoing efforts in response to Bills 109, 23 and 97.

**9.1 Presentation by Sean-Michael Stephen, Watson & Associates Economists Ltd., regarding the Development Application Fee Review - (refer to Item 11.2)**

Sean-Michael Stephen, Watson & Associates Economists Ltd., made a presentation to Committee regarding the Development Application Fee Review. He explained what the Review encompassed and its objectives; provided a legislative overview; and reviewed definitions, activity based costing methodology, annual cost of service, and cost recovery levels. He provided a detailed overview of the fee recommendations specific to Planning Application Fees, Infrastructure and Engineering Services Fees, and Building Permit Fees, including their cost recovery levels. S. Stephen concluded the presentation by reviewing development impact comparisons and next steps in the process.

Moved by: Mayor West

a) That the presentation by Sean-Michael Stephen, Watson & Associates Economists Ltd., regarding the Development Application Fee Review, be received with thanks.

Carried Unanimously

**9.2 Presentation by Deborah Giannetta, Acting Director, Development Planning, regarding a Status Update on the Implementation of Bills 109, 23 and 97 and Request for Staffing Resources - (refer to Item 11.5)**

Deborah Giannetta, Acting Director, Development Planning, made a presentation to Committee regarding a Status Update on the Implementation of Bills 109, 23 and 97 and Request for Staffing Resources. She provided background information on the City's initial response to the Bills in July 2023, and explained the purpose of the staff report being brought forward today for consideration. D. Giannetta reviewed the status of the various initiatives that had been undertaken, advised of the Development Application Fee Review and financial implications, and explained the request for additional staffing resources.

Moved by: Regional and Local Councillor Chan

a) That the presentation by Deborah Giannetta, Acting Director, Development Planning, regarding a Status Update on the Implementation

of Bills 109, 23 and 97 and Request for Staffing Resources, be received with thanks.

Carried

**10. Delegation(s)**

**10.1 Olga Goldberg, 801 Sheppard Avenue West, Toronto, regarding the Member Motion submitted by Councillor Cilevitz regarding Urging that a Second National Summit to Combat Antisemitism be Convened - (refer to Item 12.1)**

Olga Goldberg, 801 Sheppard Avenue West, Toronto, addressed Committee regarding the Member Motion submitted by Councillor Cilevitz regarding Urging that a Second National Summit to Combat Antisemitism be Convened. She noted the increase in antisemitism sharing a personal experience with a hate crime in October 2023, and advised of her support for the proposed motion, as indicated in her correspondence distributed as part of Item 11.14.

**11. Committee and Staff Reports**

**11.1 SRPBS.24.001 - Request for Approval - Servicing Allocation and Noise Classification Requests - Montagna Capital (BT) Inc. - 1577 to 1621 Major Mackenzie Drive East - City File D06-21023 (Related File D03-11004/19T-11004)**

Moved by: Mayor West

a) That the request by Montagna Capital (BT) Inc. for 618.45 persons equivalent of servicing allocation for the lands known as Part of Lots 19 and 20, Concession 3, E.Y.S. (municipal addresses: 1577 to 1621 Major Mackenzie Drive East), City File D06-31023, be assigned to the proposed development to be constructed on the subject lands, and that Council delegate the release of servicing allocation to the Commissioner of Planning and Building Services in accordance with By-law 109-11, as amended;

b) That the subject lands be classified as a Class 4 Area as defined by the Ontario Ministry of Environment, Conservation and Parks in its "Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300)" to address Stationary Noise.

Carried Unanimously

**11.2 SRPBS.24.002 - Development Application Fee Review**

Moved by: Mayor West

- a) That the Development Application Fee Review Final Report prepared by Watson & Associates Economists Ltd., attached as Appendix 1 to staff report SRPBS.24.002, be received;
- b) That Tariff of Fees By-law 94-23 be amended by deleting and replacing Schedules I, J, K and L with the recommended fees as outlined in Appendix 3 to staff report SRPBS.24.002;
- c) That By-law 55-19 be amended to facilitate administrative changes and to implement the recommended fees as outlined in staff report SRPBS.24.002 and By-law 19-24 attached as Appendix 4 to staff report SRPBS.24.002; and,
- d) That By-laws 19-24 and 20-24 be brought forward to the February 28, 2024 Council meeting for enactment.

Carried

**11.3 SRPBS.24.004 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Babak Masoodi and Alireza Saremi - 51 Elm Grove Avenue - City Files D02-21023 and SUB-21-0005 (D03-21005)**

Moved by: Mayor West

- a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Babak Masoodi and Alireza Saremi for the lands known as Part of Lot 148, Plan 202 (municipal address: 51 Elm Grove Avenue), City Files D02-21023 and SUB-21-0005 (D03-21005), 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 Single Detached Five (R5) Zone under By-law 313-96, as amended, with site specific exceptions as set out in Appendix "B" to staff report SRPBS.24.004;
  - ii. that the amending Zoning By-law be brought forward to the February 28, 2024 Council meeting for consideration and enactment;

- iii. that the draft Plan of Subdivision as depicted on Map 6 to staff report SRPBS.24.004 be draft approved, subject to the conditions as set out in Appendix “C” to staff report SRPBS.24.004; and,
- iv. that prior to draft approval being granted, the applicants pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 94-23.

b) That 9.87 persons equivalent of servicing allocation be assigned to the subject lands, to be released by the Commissioner of Planning and Building Services in accordance with By-law 109-11, as amended.

Carried Unanimously

**11.4 SRPBS.24.010 - Request for Approval - Assignment of Municipal Servicing Allocation - 1430518 Ontario Limited - 0 Elgin Mills Road East - City File D06-16091**

Moved by: Mayor West

a) That the request by 1430518 Ontario Limited for 136.8 persons equivalent of servicing allocation for Phase 1 of the development to be constructed on the lands known as Part of Lot 26, Concession 2, E.Y.S. (municipal address: 0 Elgin Mills Road East), City File D06-16091, be approved;

b) That the authority to assign the remaining servicing allocation to future phase(s) of 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 in accordance with By-law 109-11.

Carried Unanimously

**11.5 SRPBS.24.011 - Status Update on the Implementation of Bills 109, 23 and 97 and Request for Staffing Resources**

Moved by: Mayor West

a) That staff report SRPBS.24.011 regarding a Status Update on the Implementation of Bills 109, 23 and 97 and Request for Staffing Resources be received;

b) That Council approve the staff resource requests as outlined in staff report SRPBS.24.011.

Carried

**11.6 SRPBS.24.013 - Request for Approval - Zoning By-law Amendment Application - Stanley Joel Potter - 25 Cynthia Crescent - City File D02-22011**

Moved by: Mayor West

a) That the Zoning By-law Amendment application submitted by Stanley Joel Potter for the lands known as Lot 8, Plan M-36 (municipal address: 25 Cynthia Crescent), City File D02-22011, be approved, subject to the following:

- i. that the portion of the lands zoned Residential Urban (RU) Zone under By-law 1275, as amended, be exempt from Paragraph 1(c) of By-law 146-76, and that a portion of the lands be rezoned from Residential Urban (RU) Zone to Open Space (O) Zone under By-law 1275, as amended, as set out in Appendix "B" to staff report SRPBS.24.013; and,
- ii. that the amending Zoning By-law be brought forward to the February 28, 2024 Council meeting for enactment.

Carried Unanimously

**11.7 SRPBS.24.014 - Request for Approval - Zoning By-law Amendment Application - Thomas James Armour and Joan Marie Armour - 34 Cynthia Crescent - City File D02-22012**

Moved by: Mayor West

a) That the Zoning By-law Amendment application submitted by Thomas James Armour and Joan Marie Armour for the lands known as Lot 27, Plan M-36 (municipal address: 34 Cynthia Crescent), City File D02-22012, be approved, subject to the following:

- i. that the portion of the lands zoned Residential Urban (RU) Zone under By-law 1275, as amended, be exempt from Paragraph 1(c) of By-law 146-76 and that a portion of the lands be rezoned from Residential Urban (RU) Zone to Open Space (O) Zone under By-law 1275, as amended, as set out in Appendix "B" to staff report SRPBS.24.014; and,
- ii. that the amending Zoning By-law be brought forward to the February 28, 2024 Council meeting for enactment.

Carried Unanimously



**11.8 SRPBS.24.015 - Request to Deregister a Site Plan Agreement - Augusta Hill Plaza Corp. - 70, 372, 380 and 386 Tower Hill Road - City File SP-23-0024**

Moved by: Mayor West

a) That staff report SRPBS.24.015 be received and that the request by Augusta Hill Plaza Corp. to deregister the Site Plan Agreement between The Corporation of the City of Richmond Hill and Duke of Richmond Development Inc. for lands known as Block 192, Plan 65M-4147 (municipal addresses: 370, 372, 380 and 386 Tower Hill Road), City File SP-23-0024, be approved;

b) That the Mayor and Clerk be authorized to execute a Termination Agreement with Augusta Hill Plaza Corp. upon written recommendation of the Commissioner of Planning and Building Services.

Carried Unanimously

**11.9 SRPBS.24.016 - Request for Approval - Draft Plan of Condominium Applications - Elgin House Properties Limited - 1000 Elgin Mills Road East - City Files CON-23-0004, CON-23-0005, CON-23-0006, CON-23-0007 and CON-23-0008**

Moved by: Mayor West

a) That the draft Plan of Condominium applications submitted by Elgin House Properties Limited for the lands known as Part of Lots 26 and 27, Concession 2, E.Y.S. (municipal address: 1000 Elgin Mills Road East), City Files CON-23-0004, CON-23-0005, CON-23-0006, CON-23-0007 and CON-23-0008, be approved, subject to the following:

- i. that draft approval be subject to the conditions as set out in Appendices "A", "B", "C", "D", and "E" to staff report SRPBS.24.016;
- 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; and,
- iii. that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendices "A", "B", "C", "D", and "E" to staff report SRPBS.24.016, if required.

Carried Unanimously

**11.10 SRS.24.07 - Conveyance of Easements located on King Road to Enbridge Gas Inc. and Alectra Utilities**

Moved by: Mayor West

a) That the Mayor and Clerk be authorized to execute any and all documents as may be required to implement the conveyance of an easement as shown on Reference Plan 65R-39595 as Part 1 prepared by J.D. Barnes Limited dated September 21, 2021 to Enbridge Gas Inc. upon the written recommendation of the City Manager;

b) That the Mayor and Clerk be authorized to execute any and all documents as may be required to implement the conveyance of an easement as shown on Reference Plan 65R-40694 as Parts 1, 2 and 3 prepared by Barich Grenkie Surveying Ltd. dated December 15, 2023 to Alectra Utilities upon the written recommendation of the City Manager.

Carried Unanimously

**11.11 SRCFS.24.005 - Semi Annual Report - Non Competitive Acquisitions**

Moved by: Mayor West

a) That staff report SRCFS.24.005 regarding Semi Annual Report - Non Competitive Acquisitions, be received for information purposes only.

Carried Unanimously

**11.12 SRCFS.24.006 - Status Update - Pending Items List**

Moved by: Mayor West

a) That staff report SRCFS.24.006 regarding a status update on the Pending Items List be received for information.

Carried Unanimously

**11.13 SRCS.24.04 - 2023 Municipal Drinking Water Reporting**

Moved by: Mayor West

a) That staff report SRCS.24.04 containing various 2023 Municipal Drinking Water Reporting documents including the Summary Report required by Schedule 22 of O. Reg. 170/03 be received;

b) That the "City of Richmond Hill Drinking Water Annual Report 2023" (Appendix 1 to staff report SRCS.23.04) required under Section 11 of O.

Reg. 170/03 be received and made available to the public on the City's website;

c) That the Distribution System Drinking Water Inspection Report 2023 for Richmond Hill's drinking water system (Appendix 2 of staff report SRCS.24.04) prepared by the Ministry of the Environment, Conservation and Parks be received;

d) That the Quality Management System Report 2023 (Appendix 3 of staff report SRCS.24.04) required by the Drinking Water Quality Management Standard, be received.

Carried Unanimously

**11.14 Correspondence received regarding the Member Motion submitted by Councillor Cilevitz regarding Urging that a Second National Summit to Combat Antisemitism be Convened - (refer to Item 12.1)**

Moved by: Mayor West

That the following correspondence regarding the Member Motion submitted by Councillor Cilevitz regarding Urging that a Second National Summit to Combat Antisemitism be Convened be received:

1. Paul Sadler, 14-38 Hunt Avenue, dated February 15, 2024.
2. Steve Raskin, 57 Park Crescent, dated February 15, 2024.
3. Sarah Kramer, Richmond Hill resident, dated February 15, 2024.
4. Roni Sandel, Richmond Hill resident, dated February 15, 2024.
5. Olga Goldberg, 801 Sheppard Avenue West, Toronto, dated February 16, 2024.
6. Majid Zohari, Richmond Hill resident, dated February 16, 2024.
7. Shani Silver, Richmond Hill resident, dated February 17, 2024.
8. Reza Moridi, Former Parliamentarian and Minister, dated February 17, 2024.
9. Sandra and Jerry Chapnik, 38 Avenue Road, Toronto, dated February 18, 2024.
10. Silvia Mac Con, Richmond Hill resident, dated February 18, 2024.
11. Brian and Daliah Chapnik, 110 Arnold Crescent, dated February 18, 2024.

12. Jane Matthews, 47 Elmwood Avenue, dated February 18, 2024.
13. Roxiane Engineer, 90 Berwick Crescent, dated February 18, 2024.
14. Pamela Terrance, 218 Castle Rock Drive, dated February 18, 2024.
15. Joanna Liokossis and Carmelo Cellucci, Richmond Hill residents, dated February 19, 2024.
16. Lucille Elwell, 719-326 Major Mackenzie Drive East, dated February 19, 2024.
17. Francesca Cellucci and Michael Lombardi, 95 Castle Rock Drive, dated February 19, 2024.
18. Larry Green, 3 Penticton Court, dated February 19, 2024.
19. Eleanor Silverberg, 215-20 Harding Boulevard West, dated February 19, 2024.
20. Alan Wainer, 268 Brickstone Circle, Thornhill, dated February 19, 2024.
21. Marc Paul, Richmond Hill resident, dated February 20, 2024.

Carried Unanimously

## **12. Other Business**

### **12.1 Member Motion - Councillor Cilevitz - Urging that a Second National Summit to Combat Antisemitism be Convened**

Moved by: Councillor Cilevitz

Whereas Richmond Hill Council continues to be committed to building an inclusive community where all residents feel welcome, valued, safe and secure, having recently solidified this commitment in the city's Council-approved Diversity, Equity and Inclusion Plan (DEI). As such, Richmond Hill Council has publicly expressed that hatred in any and all forms is unacceptable, and any actions that may limit our residents' ability to live their lives safely with freedom from discrimination in all forms, will not be tolerated;

Whereas data from Statistics Canada and Jewish organizations such as the Centre for Israel and Jewish Affairs, Friends of Simon Wiesenthal Centre and B'nai Brith indicate a deeply concerning rise in antisemitic incidents across Canada over the past years;

Whereas police departments across the country all report major and unprecedented increases in hate crimes since October 2023, with the Jewish community being by far the most targeted;

Whereas since October 2023, Canada's Jewish community has witnessed shots fired at its schools; arson attempts at its communal buildings; boycott efforts and vandalism targeting private businesses simply because their owners are Jewish, including in public spaces; and the intimidation of its students at Canadian universities;

Whereas a first national summit to combat antisemitism was convened by then Special Envoy for Preserving Holocaust Remembrance and Combatting Antisemitism, the Honourable Irwin Cotler, in July 2021 in the wake of the war with Hamas in May of that year, alerting Canadians to a spiraling number of hate incidents including violent attacks on Jews in Toronto and Montreal;

Whereas that first summit led to Canada forming a high-level delegation headed by Prime Minister Justin Trudeau that made robust promises to the International Holocaust Remembrance Alliance's (IHRA) Conference in October 2021 on how Canada could better confront hate aimed at Jews;

Whereas Marvin Rotrand, the outgoing National Director of B'nai Brith's League for Human Rights, has called on the provincial legislatures to adopt resolutions urging the convening of a second national summit;

Whereas the Government of Canada has appointed Deborah Lyons, Canada's former Ambassador to Israel, as the new Special Envoy for Preserving Holocaust Remembrance and Combatting Antisemitism;

Whereas the authority vested in the Special Envoy's office permits her to be uniquely placed to convene and chair such a second summit; and

Whereas a second national summit to combat antisemitism would provide a valuable forum for stakeholders representing all levels of government, civil servants, law enforcements, educators and community leaders to share information and agree on effective strategies to blunt the unprecedented wave of hate and bigotry aimed at Jews;

Now Therefore Be It Resolved:

That Richmond Hill City Council urge the Government of Canada to mandate the Special Envoy for Preserving Holocaust Remembrance and Combatting Antisemitism to convene a second national summit to combat antisemitism;

That this Council invite the Government of Canada to ensure the necessary funding and resources are in place to support such a second national summit; and

That a copy of this motion be sent to the leaders of all parties represented in the Parliament of Canada.

A recorded vote was taken:

In favour: (8): Councillor Cilevitz, Regional and Local Councillor DiPaola, Councillor Liu, Mayor West, Councillor Davidson, Regional and Local Councillor Chan, Councillor Thompson, Councillor Cui

Opposed: (0): None

Carried Unanimously (8 to 0)

**13. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**14. Adjournment**

Moved by: Mayor West

That the meeting be adjourned

Carried

The meeting was adjourned at 11:15 a.m.