



Committee of the Whole Meeting
Minutes

CW#05-24
Wednesday, April 3, 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, April 3, 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 Chan
Regional and Local Councillor DiPaola
Councillor Thompson
Councillor Liu
Councillor Cui
Councillor Cilevitz
Councillor Shiu

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner of Corporate and Financial Services
P. Masaro, Commissioner of Engineering and Infrastructure Services
G. Galanis, Acting Commissioner of Planning and Building Services
T. Steele, Commissioner of Community Services
T. Dimilta, City Solicitor
M. Flores, Director, Policy Planning
D. Giannetta, Director, Development Planning
G. Li, Director, Financial Services and Treasurer
L. Conde, Manager, Strategy and Government Relations
S. DeMaria, Manager, Development Planning
K. Graham, Acting Manager, Development Planning
A. Dickinson, Strategy and Government Relations Coordinator
S. Mowder, Planner II - Development

F. Caparelli, Planner I - Development
R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

C. Debi, Director, Strategic Communications
D. Guy, Director, Community Standards
B. Levesque, Director, Infrastructure Delivery
D. Terzievski, Director, Infrastructure Planning and Development Engineering
K. Chaudhry, Manager, Heritage and Urban Design
R. Rendon, Manager, Sustainability

1. Call to Order

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

2. Council Announcements

There were no Council announcements.

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 - Adam Layton, Evans Planning, on behalf of the owner, regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue - (Item 10.1);

b) Delegation - Mark Resnick, SmartCentres, regarding the proposed applications submitted by Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd for 9301, 9325 and 9335 Yonge Street - (Item 10.2);

c) SRPBS.24.007 – Request for Direction – Official Plan and Zoning By-law Amendment Applications – Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd. – 9301, 9325 and 9335 Yonge Street – (Item 11.8);

d) Additional correspondence received regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue - (Item 11.9);

e) Correspondence received regarding the proposed applications submitted by Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd. – 9301, 9325 and 9335 Yonge Street - (Item 11.10).

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, 11.8, 12.1 and 12.2 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.

8. Public Hearing(s)

There were no public hearings.

9. Presentation(s)

There were no presentations.

10. Delegation(s)

10.1 Adam Layton, Evans Planning, on behalf of the owner, regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue - (refer to Item 11.5

Adam Layton, Evans Planning, on behalf of the owner, addressed Committee regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue. He provided an overview of the proposed applications, and highlighted their intension to seek an additional 32 residential units to the previously approved eight storey residential apartment building, noting that the proposal was in response to market conditions to lower costs. He

reviewed the proposed site plan, development statistics, emphasized their aim to provide affordable units, and their intention to continue discussions with York Region Housing. A. Layton further reviewed the building massing, conceptual building elevations, proposed renderings and outdoor amenity area, and highlighted next steps of the project.

10.2 Mark Resnick, SmartCentres, regarding the proposed applications submitted by Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd for 9301, 9325 and 9335 Yonge Street - (refer to Item 11.8)

Mark Resnick, SmartCentres, addressed Committee regarding the proposed applications submitted by Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd for 9301, 9325 and 9335 Yonge Street. He advised of their support of the recommendations outlined in the staff report and extended gratitude to staff for their collaborative efforts in addressing the issues to arrive at the proposed recommendations. He reviewed the proposed application and shared their opinion that the proposal would be a positive addition to the community. M. Resnick advised that the project represented phase one of a multi-phase buildout, acknowledged the retention of the shopping centre as the project evolved, and requested Committee's endorsement of staff's recommendations.

11. Committee and Staff Reports

11.1 Minutes - Capital Sustainability Steering Committee meeting CSSC#01-24 held January 30, 2024

Moved by: Mayor West

a) That the minutes of Capital Sustainability Steering Committee meeting CSSC#01-24 held January 30, 2024 be adopted.

Carried Unanimously

11.2 SRCM.24.03 - Housing Enabling Water Systems Fund

Moved by: Councillor Thompson

a) That the City's submission of an application to the Housing Enabling Water Systems Fund as outlined in SRCM.24.03 be endorsed; and

b) That should the City's Housing Enabling Water Systems Fund grant application be successful, Council approve:

- i. \$200,000 budget increase to the existing Arnold Crescent, Highland Court and Elizabeth Street Road Reconstruction Design project for additional wastewater and stormwater infrastructure, and intersection upgrades as outlined in this report, with approximately \$95,000 to be funded from the Provincial Housing Enabling Water Systems Fund, and the remaining City portion to be funded from appropriate funding sources as determined by the Treasurer, including Development Charges, Transportation Network R&R, Sanitary Sewer R&R, and Watermain R&R reserve funds;
- ii. \$13.70M budget be established for the Arnold Crescent, Highland Court and Elizabeth Street Road Reconstruction Construction project, with approximately \$2.73M to be funded from the Provincial Housing Enabling Water Systems Fund, and the remaining City portion to be funded from appropriate funding sources as determined by the Treasurer, including Development Charges, Transportation Network R&R, Sanitary Sewer R&R, and Watermain R&R reserve funds.

Carried Unanimously

11.3 SRIES.24.012 - Non-Competitive Acquisition: Building Automation System Software for Sixteen (16) Municipal Facilities

Moved by: Mayor West

- a) That the Manager of Procurement Services and the Commissioner of Infrastructure and Engineering Services be authorized to execute the non-competitive (Sole Source) contract between the City of Richmond Hill and Siemens Canada Ltd.;
- b) That the approval be committed to the approved 2024 Capital Budget (#520200- P/001159.01);
- c) That the Manager of Procurement Services be authorized to issue a purchase order between the City of Richmond Hill and Siemens Canada Ltd. for the amount of \$435,000.00 (exclusive of HST).

Carried Unanimously

11.4 SRPBS.24.028 – Request for Approval – Mill Pond Park Revitalization Master Plan

Moved by: Mayor West

- a) That staff report SRPBS.24.028 regarding the Mill Pond Park Revitalization Master Plan be received; and
- b) That the Mill Pond Park Revitalization Master Plan as outlined in Appendix A to staff report SRPBS.24.028, be approved.

Carried Unanimously

11.5 SRPBS.24.042 – Request for Approval – Official Plan Amendment and Revised Zoning By-law Amendment Applications - 2747883 Ontario Inc. and 2753502 Ontario Inc. – 13572 and 13586 Bayview Avenue - City Files OPA-23-0009 and D02-20009

Moved by: Regional and Local Councillor DiPaola

a) The Official Plan and revised Zoning By-law Amendment applications submitted by 2747883 Ontario Inc. and 275302 Ontario Inc. for lands known as Part of Lot 1, Registered Plan 200 (Municipal Addresses: 13572 and 13586 Bayview Avenue), City Files D01-20003 and D02-20009, be approved, subject to the following:

- (i) that the City's Official Plan be amended to include the site specific policies as outlined in Staff Report SPRI.24.042;
- (ii) that draft Official Plan Amendment 48 attached hereto as Appendix "C" be brought forward to the April 10, 2024 Council meeting for consideration and adoption;
- (iii) that the subject lands be rezoned from Agricultural (A) Zone under By-law 1703, as amended, to Multiple Residential One (RM1) Zone and Environmental Protection Two (EPA2) Zone under By-law 313-96, as amended, with site specific development standards to facilitate the development proposal as outlined in Staff Report SRPI.24.042;
- (iv) that the draft amending Zoning By-law as set out in Appendix "D" be finalized and brought forward to a regular meeting of Council for consideration and enactment following approval of the related Site Plan application (City File D06-22047) to the satisfaction of the Commissioner of Planning and Building Services; and,

b) That pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands; and,

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

Motion to Refer:

Moved by: Mayor West

a) That consideration of Staff Report SRPBS.24.042 regarding the proposed Official Plan Amendment and Revised Zoning By-law Amendment Applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue, be referred directly to the April 10, 2024 Council meeting without recommendation for direction.

Carried Unanimously

11.6 SRPBS.24.043 - Request for Approval – Private Street Naming Application - Leadbond Development Inc. - 159, 169, 177, 181 and 189 Carrville Road - City File AA-23-0065

Moved by: Mayor West

a) That Staff Report SRPBS.24.043 regarding a Private Street Naming Application submitted by Leadbond Development Inc. for the lands known as Lots 125,126,127, and 128, Plan 1960 (Municipal Addresses: 159, 169, 177, 181, and 189 Carrville Road) be approved subject to the following:

- i. That the proposed private streets Fairy Lane (P) and Harold Mills Lane (P), be approved in accordance with staff report SRPBS.24.043; 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.24.043.

Carried Unanimously

11.7 Correspondence received regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue - (Item 11.5)

Moved by: Mayor West

That the following correspondence regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue, be received:

1. Vito Spatafora, 35 Rosegarden Crescent, dated March 20, 2023.

Carried Unanimously

11.8 SRPBS.24.007 – Request for Direction – Official Plan and Zoning By-law Amendment Applications – Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd. – 9301, 9325 and 9335 Yonge Street

Moved by: Regional and Local Councillor DiPaola

a) That Staff Report SRPBS.24.007 be received for information purposes;

b) That the Ontario Land Tribunal (OLT) be advised that Council supports the Settlement Offer dated March 26, 2024 submitted by Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd. for a portion of the lands known as Part of Lot 41, Concession 1, E.Y.S. (Municipal Addresses: 9301, 9325 and 9335 Yonge Street), City Files D01-20015 and D02-20029, for the primary reasons outlined in Staff Report SRPBS.24.007, subject to the following:

- i. that the OLT be requested to approve the Official Plan Amendment substantially in accordance with the document set out in Appendix “B” to Staff Report SRPBS.24.007;
 - ii. that the OLT be requested to approve the Zoning By-law Amendment substantially in accordance with the document set out in Appendix “C” to Staff Report SRPBS.24.007;
 - iii. that the OLT be requested to withhold the issuance of its Final Order with respect to the Official Plan Amendment and Zoning By-law Amendment until such time as the City advises the Tribunal that the Official Plan and Zoning By-law Amendments have, respectively, been finalized to the satisfaction of the Commissioner of Planning and Building Services;
- 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 execute any further agreements or documentation to implement the Settlement Offer dated March 26, 2024;

d) That the authority to assign municipal servicing allocation for 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 By-law 109-11, as amended; and,

e) That appropriate City staff be directed to appear at the OLT as necessary in support of Council's position concerning the subject applications.

Carried Unanimously

11.9 Additional correspondence received regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue - (Item 11.5)

Moved by: Mayor West

That the following additional correspondence regarding the proposed applications submitted by 2747883 Ontario Inc. and 2753502 Ontario Inc. for 13572 and 13586 Bayview Avenue, be received:

1. Steven Zhong and family, 37 Wolfson Crescent, dated March 30, 2023.

Carried Unanimously

11.10 Correspondence received regarding the proposed applications submitted by Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd. – 9301, 9325 and 9335 Yonge Street - (Item 11.8)

Moved by: Mayor West

That the following correspondence regarding the proposed applications submitted by Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd. for 9301, 9325 and 9335 Yonge Street, be received:

1. Mike Gurski, 159 Avenue Road, dated April 1, 2024.

Carried Unanimously

12. Other Business

12.1 Member Motion - Councillor Cilevitz - Extension of the Deadline for Listed Non-Designated Heritage Properties

Moved by: Councillor Cilevitz

Whereas, subsection 27(16) of the *Ontario Heritage Act* stipulates that any non-designated heritage property listed on the municipal register of properties as of December 31, 2022 shall be removed from the municipal register on or before January 1, 2025, if the council of the municipality does not give a notice of intention to designate the property under subsection 29(1) of the *Ontario Heritage Act* on or before January 1, 2025; and

Whereas, since January 1, 2023, municipal staff and members of the municipal heritage committee in the City of Richmond Hill have been working to review the municipal heritage register, research the heritage value and interest of listed (non-designated) properties, review and research the heritage value and interest of non-designated properties, determine which properties should potentially be designated in accordance with the provisions of Section 29 of the *Ontario Heritage Act*, and take all required steps to designate such properties; and

Whereas, the above-noted work involving 235 listed properties in the City of Richmond Hill is extremely time-consuming and cannot be completed by December 31, 2024.

Now therefore be it resolved,

That Council for the City of Richmond Hill requests the Government of Ontario to amend Subsection 27(16) of the *Ontario Heritage Act* to extend the above-noted deadline for five years from January 1, 2025 to January 1, 2030; and

That the Clerk be directed to send a copy of this Resolution to the Honourable Doug Ford, Premier of the Province of Ontario; the Honourable Michael Ford, Minister of Citizenship and Multiculturalism; Richmond Hill MPP Daisy Wai; Aurora - Oak Ridges - Richmond Hill MPP Michael Parsa; AMO; and all Ontario municipalities.

Carried Unanimously

12.2 Member Motion - Councillor Thompson - Support for the Decision of the Ontario Energy Board to End the Gas Pipeline Subsidy

Moved by: Councillor Thompson

Whereas, residents are struggling with energy bill increases and need relief; and

Whereas, natural gas is no longer the cheapest way to heat homes because electric heat pumps are now much more efficient, can provide all heating needs even in the cold climates, and result in far lower energy bills over the long term compared to gas heating; and

Whereas, natural gas is methane gas, which is a fossil fuel that causes approximately one-third of Ontario's Greenhouse Gas ("GHG") emissions, and must be phased out because it is inconsistent with all climate targets, while heat pumps result in the lowest GHG emissions and are consistent with a zero-carbon future; and

Whereas, the Ontario Energy Board ("OEB") decided to end a subsidy for methane gas pipelines to be built in new residential developments, effective 2025, finding that this would lower energy bills for existing gas customers and improve affordability for new homebuyers, but this decision is at risk of being overturned by the provincial government; and

Whereas, the OEB decision will help lower energy bills and encourage heating and cooling systems that are consistent with climate targets and plans; and

Whereas, the construction of new methane gas pipelines, which have 60-year lifetimes, should not be subsidized because they will result in higher carbon emissions, higher energy bills, higher future decarbonization retrofit costs to get off fossil fuel heating, and a continued financial drain as dollars leave the province to pay for fossil fuels extracted in other jurisdictions; and

Whereas, the City is committed, through its Community Energy and Emissions Plan (CEEP), to achieving a target of net-zero GHG emissions by 2050; and

Whereas, the CEEP recognizes that one of the most significant opportunities to reduce GHGs is through homes and buildings transitioning away from fossil fuel use to electricity and improving their overall energy efficiency; and

Whereas, Richmond Hill initiated home energy retrofit programming in 2023 to encourage energy conservation, lower energy demand, and reduce GHG emissions – including free home energy retrofit webinars, a home energy improvement survey and free consultations with an energy

expert, education on heat pumps and energy efficient technologies at the City's 2023 Earth Day event, and initiating a feasibility study for a home energy retrofit financing program; and

Whereas, the City is reviewing its current Sustainable City Building Policy and exploring net zero and net zero-ready requirements for the construction of new City buildings as directed by the Environment Strategy; and

Whereas, Richmond Hill continues to focus on reducing energy consumption and related GHG emissions from corporate buildings in accordance with its Corporate Energy Plan and the CEEP; and

Whereas, Richmond Hill's Sustainability Metrics Program (the City's Green Development Standards), initiated in 2014 and updated in 2023, strongly encourages the incorporation of energy efficiency, alternative and renewable energy, and GHG emissions reductions in private development.

Now Therefore Be It Resolved:

That the City of Richmond Hill expresses its support for the decision of the Ontario Energy Board to end the gas pipeline subsidy and requests that the Ontario Government allow the decision to stand; and

That the Clerk send this resolution to the Premier of Ontario; Todd Smith, Minister of Energy; Peter Bethlenfalvy, Minister of Finance; Andrea Khanjin, Minister of Environment, Conservation and Parks; Michael Parsa, Minister of Children, Community and Social Services; MPP Daisy Wai; MP Majid Jowhari; MP Leah Taylor Roy; Colin Best, President of the Association of Municipalities of Ontario (AMO); the Region of York; and all local municipalities in York Region.

Carried Unanimously

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Adjournment

Moved by: Councillor Cilevitz

That the meeting be adjourned

Carried

The meeting was adjourned at 11:28 a.m.