



Council Meeting

Minutes

C#09-24

Wednesday, April 24, 2024, 9:30 a.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

A Council meeting of the Council of the City of Richmond Hill was held on Wednesday, April 24, 2024 at 9:30 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

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

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
P. Masaro, Commissioner of Engineering and Infrastructure Services
T. Steele, Commissioner of Community Services
A. Adari, Assistant City Solicitor
D. Giannetta, Acting Director, Development Planning
G. Li, Director, Financial Services and Treasurer
S. DeMaria, Manager, Development Planning
K. Graham, Acting Manager, Development Planning
G. La Moglie, Planner II - Development
S. Huycke, Director, Legislative Services/City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

M. Flores, Director, Policy Planning
D. Guy, Director, Community Standards
K. Chaudhry, Manager, Heritage and Urban Design
M. Fartsalas, Manager, Adjudication and Policy Governance
H. Ng, Manager, Transportation and Traffic
R. Rendon, Manager, Sustainability
K. Bates, Sustainability Coordinator
L. Penner, Senior Planner – Development

1. Call to Order

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

2. Land Acknowledgement

We are gathering on lands that have been home to First Nations Peoples from time immemorial. We acknowledge that what we now call Richmond Hill is on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Mississauga and Chippewa Nations of the Williams Treaty. We also recognize that we are on part of the traditional territories of the Haudenosaunee and the Huron Wendat.

We would also like to acknowledge all First Nation, Inuit and Métis peoples from across North America, also known as Turtle Island, who now reside in the City of Richmond Hill. We are committed to rebuilding constructive and cooperative relationships.

3. National Anthem

The National Anthem was played.

4. Public Forum (not exceeding fifteen minutes)

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

5. Council Announcements

Councillor Cilevitz extended warm greetings to all Jewish residents and neighbours and wished them a Happy Passover.

Councillor Cui expressed his appreciation to all Ward 4 residents for their support and participation in the successful Clean Up, Green Up events that were held last week.

Councillor Cui advised of the upcoming cardiovascular education session taking place on Saturday, extended an invitation to residents and requested they contact him to reserve a spot.

Mayor West advised that he was very proud of the community's active engagement in the many Clean Up, Green Up events held in the City. He extended his gratitude to staff and Members of Council who organized events, and to residents and community groups who participated.

Mayor West echoed a Happy Passover to the Jewish community and extended warm wishes to those celebrating.

6. Introduction of Emergency/Time Sensitive Matters

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

7. Adoption of Agenda

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Thompson

That the agenda be adopted as distributed by the Clerk.

Carried Unanimously

8. Disclosures of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest by Members of Council under the *Municipal Conflict of Interest Act*.

9. Adoption of Previous Council Minutes

9.1 Council Meeting C#08-24 held April 10, 2024

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

That the minutes of Council Public Meeting C#08-24 held on April 10, 2024 be adopted.

Carried

10. Identification of Items Requiring Separate Discussion

Council consented to not to separate any items for discussion.

11. Adoption of the Remainder of Agenda Items

On a motion of Regional and Local Councillor Chan, seconded by Regional and Local Councillor DiPaola, Council adopted all agenda items, including By-laws.

12. Public Hearing(s)

There were no public hearings.

13. Presentation(s)

There were no presentations.

14. Delegation(s)

There were no delegations.

15. Committee and Staff Reports

15.1 Minutes - Committee of the Whole Meeting CW#06-24 held April 17, 2024

That the minutes of Committee of the Whole meeting CW#06-24 held April 17, 2024 be adopted as circulated and the following recommendations be approved:

15.1.1 Minutes - Heritage Richmond Hill meeting HRH#03-24 held March 7, 2024 - (CW Item 11.1)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

a) That the minutes of Heritage Richmond Hill meeting HRH#03-24 held March 7, 2024, be adopted.

Carried Unanimously

15.1.2 Extracts - Heritage Richmond Hill meeting HRH#04-24 held April 4, 2024 - (CW Item 11.2)

15.1.2.1 SRPBS.24.030 - Heritage Permit for 530 Carrville Road (Guild Hall) - City File D12-07079 - (CW Item 11.2.1)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

a) That staff report SRPBS.24.030 regarding Heritage Permit for 530 Carrville Road (Guild Hall) be received;

b) That the Heritage Permit application for exterior work to Guild Hall located at 530 Carrville Road, as described in staff report SRPBS.24.030, be approved.

Carried Unanimously

15.1.2.2 SRPBS.24.031 - Heritage Permit for 10268 Yonge Street (Old Town Hall) - City File D12-07471 - (CW Item 11.2.2)

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

a) That staff report SRPBS.24.031 regarding Heritage Permit for 10268 Yonge Street (Old Town Hall) be received;

b) That the Heritage Permit application for exterior work to the Old Town Hall located at 10268 Yonge Street, as described in staff report SRPBS.24.031, be approved.

Carried Unanimously

15.1.2.3 SRPBS.24.032 - Heritage Permit for 10184 Yonge Street (Old Post Office) - City File D12-07462 - (CW Item 11.2.3)

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

a) That staff report SRPBS.24.032 regarding Heritage Permit for 10184 Yonge Street (Old Post Office) be received;

b) That the Heritage Permit application for exterior work to the Old Post Office located at 10184 Yonge Street, as described in staff report SRPBS.24.032, be approved.

Carried Unanimously

15.1.2.4 SRPBS.24.033 - Heritage Permit for 528 Carrville Road (Burr House) - City File D12-07078 - (CW Item 11.2.4)

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

a) That staff report SRPBS.24.033 regarding Heritage Permit for 528 Carrville Road (Burr House) be received;

b) That the Heritage Permit Application for exterior restoration work to the Burr House located at 528 Carrville Road, as described in report staff SRPBS.24.033, be approved.

Carried Unanimously

15.1.2.5 SRPBS.24.046 - Heritage Permit for 10066 Yonge Street (Richmond Hill Presbyterian Cemetery Octagonal Vault) - City File D12-07438 - (CW Item 11.2.5)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

a) That staff report SRPBS.24.046 regarding Heritage Permit for 10066 Yonge Street (Richmond Hill Presbyterian Cemetery Octagonal Vault) be received;

b) That the Heritage Permit application for repairs to the Octagonal Vault located at 10066 Yonge Street, as described in staff report SRPBS.24.046, be approved.

Carried Unanimously

15.1.2.6 SRPBS.24.047 - Heritage Permit for 38 Bedford Park Avenue (Crosby Hall) - City File D12-07056 - (CW Item 11.2.6)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

a) That staff report SRPBS.24.047 regarding Heritage Permit for 38 Bedford Park Avenue (Crosby Hall) be received;

b) That the Heritage Permit application for repairs to the cupola located at 38 Bedford Park Avenue, as described in staff report SRPBS.24.047, be approved.

Carried Unanimously

15.1.2.7 SRPBS.24.040 - 2024 Heritage Grant Applications - 7 Properties - (CW Item 11.2.7)

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

a) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of reconstructing the west verandah of the property located at 16 Bawden Drive (designated under Part IV of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the cupola of the property located at 38 Bedford Park Avenue (designated under Part IV of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

c) That a Heritage Grant in the amount of \$3,800 be approved towards the cost of replacing seven windows of the property located at 146 Gormley Road West (designated under Part V of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

d) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of emergency structural repairs to the west foundation wall of the property located at 151 Gormley Road West (designated under Part V of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

e) That a Heritage Grant in the amount of \$3,500 be approved towards the cost of replacing six windows of the property located at 188 Gormley Road West (designated under Part V of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

f) That a Heritage Grant in the amount of \$1,600 be approved towards the cost of emergency roof repairs to the garage of the property located at 217 Gormley Road West (designated under Part V of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040;

g) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the Octagonal Vault of the property located at 10066 Yonge Street (designated under Part IV of the *Ontario Heritage Act*), as outlined in staff report SRPBS.24.040.

Carried Unanimously

15.1.3 SRPBS.24.017 - 2023 Environment Strategy Progress Report - (CW Item 11.3)

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

a) That staff report SRPBS.24.017 regarding the 2023 Environment Strategy Progress Report, including the 2023 Environment Strategy Progress Tracker and 2023 Environment Strategy Highlight Sheet included as Attachments 1 and 2 to staff report SRPBS.24.017, be received for information.

Carried Unanimously

15.1.4 SRPBS.24.034 - Request for Approval - Official Plan Amendment and Zoning By-law Amendment Applications - 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi - 122, 124 and 126 Cartier Crescent - City Files D01-20008 and D02-20014 (Related File D06-21082) - (CW Item 11.4) - (Proposed By-law 49-24)

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

a) That the Official Plan and Zoning By-law Amendment applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi for lands known as Lots 1, 2 and 3, Plan 4644 and Part of Lots 9 and 10, Plan 4839 (municipal addresses: 122, 124 and 126 Cartier Crescent), City Files D01-20008 and D02-20014, be approved, subject to the following:

- i. that the City's Official Plan be amended to include site specific policies as outlined in staff report SRPBS.24.034;
- ii. that the draft Official Plan Amendment 49, attached as Appendix "B" to staff report SRPBS.24.024, be brought

forward to the April 24, 2024 Council meeting for consideration and adoption;

- iii. that the subject lands be rezoned from Residential Second Density (R2) Zone under By-law 66-71, as amended, to Residential Multiple Sixth Density (RM6) Zone under By-law 66-71, as amended, with site-specific development standards to facilitate the development proposal as outlined in staff report SRPBS.24.034;
- iv. that prior to the final amending Zoning By-law being brought forward to Council for consideration and enactment, the following take place:
 - a. that the related Site Plan Application (City File D06-21082) be substantially completed to the satisfaction of the Commissioner of Planning and Building Services;
 - b. that the draft amending Zoning By-law, attached as Appendix "C" to SRPBS.24.034, be finalized and brought forward to a future meeting of Council for consideration and enactment to the satisfaction of the Commissioner of Planning and Building Services;
- 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;
- c) That the authority to assign 261.32 persons equivalent of municipal servicing allocation to the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Building Services subject to the City's Interim Growth Management Strategy, and that the assigned municipal servicing allocation be released in accordance with the provisions of By-law 109-11.

Carried Unanimously

15.1.5 SRPBS.24.048 - Request for Approval - Revised Official Plan and Zoning By-law Amendment Applications - The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation - 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147

Arnold Crescent - City Files D01-20014 and D02-20028 - (CW Item 11.5)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

a) That the revised Official Plan and Zoning By-law Amendment applications submitted by The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation for lands known as Part of Lot 46, Concession 1, W.Y.S. (municipal addresses: 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent), City Files D01-20014 and D02-20028, be approved, subject to the following:

- i. that the Official Plan be amended to include site specific policies as outlined in staff report SRPBS.24.048;
- ii. that the draft Official Plan Amendment, attached as Appendix “B” to SRPBS.24.048, be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought to a future Council meeting for consideration and adoption;
- iii. that the draft Zoning By-law Amendment, attached as Appendix “C” to staff report SRPBS.24.048, be finalized to address the comments in staff report SRPBS.24.048 to the satisfaction of the Commissioner of Planning and Building Services and brought to a future Council meeting for consideration and enactment;
- iv. 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;
- v. that the authority to assign 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.

Carried Unanimously

15.1.6 SRPBS.24.051 - Yonge/Garden Gateway Feature Project Update - (CW Item 11.6)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

a) That staff report SRPBS.24.051 regarding Yonge/Garden Gateway Feature Project Update be received, and that all comments be referred back to staff.

Carried Unanimously

15.1.7 Correspondence received subsequent to the Council Public Meeting held on March 24, 2021, regarding the Revised Official Plan and Zoning By-law Amendment Applications - submitted by The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation for 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent - City Files D01-20014 and D02-20028 - (CW Item 11.7)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

That the correspondence received subsequent to the Council Public Meeting held on March 24, 2021, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation for 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent, City Files D01-20014 and D02-20028, be received as follows:

1. Tony Faccia, Village Core Residents Association, dated June 24, 2021.
2. Brian Chapnik, Chair, Village Core Residents Association, dated July 29, 2021.
3. Brian Chapnik, Chair, Village Core Residents Association, dated April 6, 2022.

Carried Unanimously

15.1.8 Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi for 122, 124 and 126 Cartier Crescent - City Files D01-20008 and D02-20014 (Related File D06-21082) - (CW Item 11.8)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

That the correspondence regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi for 122, 124 and 126 Cartier Crescent, City Files D01-20008 and D02-20014 (Related File D06-21082), be received as follows:

1. Harry Leung, 81-9133 Bayview Avenue, dated April 10, 2024.
2. Yanfen Cao, 376 Taylor Mills Drive South, dated April 12, 2024.
3. Grant McCaffrey, 436 Crosby Avenue, dated April 13, 2024.
4. Steve and Brenda Macdonald, 75 Tormore Drive, dated April 15, 2024.
5. Elizabella Wan and King Chan, 448 Balkan Road, dated April 15, 2024.
6. Shuai Xie, 443 Balkan Road, dated April 15, 2024.
7. Franca Di Meo, 351 Blue Grass Boulevard, dated April 16, 2024.
8. Petition submitted by Elizabella Wan and King Chan, 448 Balkan Road, received April 16, 2024.
9. An Ning Zhao, 446 Balkan Road, dated April 16, 2024.

Carried Unanimously

15.1.9 Additional Correspondence received regarding the Revised Official Plan and Zoning By-law Amendment Applications - submitted by The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation for

190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent - City Files D01-20014 and D02-20028 - (CW Item 11.9)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

That the additional correspondence regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation for 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent, City Files D01-20014 and D02-20028, be received as follows:

1. Aram Rajabpour, 49 Carrington Drive, dated April 11, 2024.
2. Brian Chapnik, Chair, Village Core Residents Association, dated April 15, 2024.

Carried Unanimously

15.1.10 Member Motion - Councillor Davidson - Recreational Opportunity for West Gormley - (CW Item 12.1)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

Whereas, Richmond Hill Council is committed to fiscally responsible policies that include exploring new ways to support residents and community programs; and

Whereas, the population of the West Gormley community is rapidly growing and residents deserve to enjoy sports and recreation in their neighbourhood the development of a local community centre is not imminent; and

Whereas, the Gormley GO Station has two large parking lots that are paid for by Ontario taxpayers; and

Whereas, the south parking lot at Gormley GO is not currently used as the north parking lot provides more than enough parking spaces for the limited number of trains travelling to Gormley Station Monday through Friday; and

Whereas, the Ontario Ministry of Transportation and Metrolinx provide opportunities for 3rd parties to rent or lease out GO Transit and UP Express properties, such as trains, stations, and parking lots/garages, subject to availability and type, space required, and duration of the event/request.

Now Therefore Be It Resolved:

1. The Council directs appropriate city staff to assess the feasibility and cost-effectiveness of the City entering into a long-term lease agreement for the south parking lot at Gormley GO Station for recreational purposes such as pickleball, tennis, and basketball and report back in time for consideration for funding in the 2025 Budget.

Carried Unanimously

15.2 Correspondence received regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications - 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi - 122, 124 and 126 Cartier Crescent - City Files D01-20008 and D02-20014 (Related File D06-21082) - (Refer to Item 15.1.4)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

That the correspondence regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by 2573163 Ontario Inc., 2668860 Ontario Inc., Khosrow Rangchi and Shahnaz Ebrahimi for 122, 124 and 126 Cartier Crescent, City Files D01-20008 and D02-20014 (Related File D06-21082), be received as follows:

1. Edward Zhou, 53 Redstone Road, dated April 16, 2024.
2. Franklin Dong, 54 Cartier Crescent, dated April 17, 2024.

Carried Unanimously

15.3 Correspondence received regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by The Acord Development Corporation, Acorn Major Mack Inc., and Woodcreek Development Corporation - 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent - City Files D01-20014 and D02-20028 - (Refer to Item 15.1.5)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

That the correspondence regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by The Acorn Development Corporation, Acorn Major Mack Inc. and Woodcreek Development Corporation for 190, 210 and 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent, City Files D01-20014 and D02-20028, be received as follows:

1. Giulio Paonessa, 130 Arnold Crescent, dated April 17, 2024.

Carried Unanimously

16. Other Business

There were no other business items.

17. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

18. By-laws

Moved by: Regional and Local Councillor DiPaola

Seconded by: Regional and Local Councillor Chan

That the following By-laws be approved:

- 18.1 By-law 34-24 - A By-law to assume municipal Traffic Signal System and related works
- 18.2 By-law 44-24 - A By-law to establish lands as public highway
- 18.3 By-law 49-24 - A By-law to Adopt Amendment 49 to the Richmond Hill Official Plan

Carried Unanimously

19. Closed Session

Council consented not to resolve into a closed session meeting to consider personal matters about identifiable individuals, including municipal or local board employees, with respect to the appointment of Hearing Officers, pursuant to Section 239(2)(b) of the *Municipal Act, 2001*, and adopted the following recommendations:

SRCS.24.06 – Appointment of Hearing Officers – (Item A)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Cui

a) That the following individuals be appointed as Administrative Penalty Hearing Officers for a term of three years ending June 12, 2027:

- i. Graeme Turl
- ii. Jeffrey Shapiro
- iii. James B. Georgeff

b) That the Director of Community Standards be authorized to execute contracts and take all actions necessary to affect the appointment of the Administrative Penalty Hearing Officers recommended by SRCS.24.06.

Carried Unanimously

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

20.1 By-law 50-24

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Cui

That By-law 50-24, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried Unanimously

21. Adjournment

Moved by: Councillor Cilevitz

Seconded by: Councillor Thompson

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 9:42 a.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk