



## **Committee of the Whole Meeting**

### **Minutes**

**CW#09-24**

**Wednesday, May 29, 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, May 29, 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 Cui  
Councillor Shiu

Staff Members present via videoconference:

Councillor Liu  
Councillor Cilevitz

Staff Members present in Council Chambers:

D. Joslin, City Manager  
D. Giannetta, Acting Commissioner of Planning and Building Services  
G. Li, Acting Commissioner of Corporate and Financial Services and Treasurer  
P. Masaro, Commissioner of Infrastructure and Engineering Services  
T. Steele, Commissioner of Community Services  
H. Punia, Chief of Staff to the Mayor  
B. Levesque, Director, Infrastructure Delivery  
G. Onizuka, Assistant City Solicitor  
K. Graham, Acting Manager, Development Planning  
D. Guy, Director, Community Standards  
R. Rendon, Manager, Sustainability  
S. Tsenis, Manager, Corporate Asset Management

A. Li, Financial Management Advisor  
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:

D. Hearn, Director, Recreation and Culture  
A. Iannucci, Chief Transformation Officer  
F. Quarisa, Director, Public Works Operations  
D. Terzievski, Director Infrastructure Planning and Development Engineering  
L. Chen, Manager, Financial Planning and Analysis  
M. Fartsalas, Manager, Adjudication and Policy Governance  
M. Lam, Manager, Revenue Billing

**1. Call to Order**

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

Councillor Davidson transferred the Chair to Regional and Local Councillor Chan between:

- 11:25 a.m. and 11:53 a.m. during consideration of Item 11.6.

Committee consented to recess the meeting between 11:54 a.m. and 12:10 p.m.

**2. Council Announcements**

Regional and Local Councillor Chan extended his thanks to the many residents who came out to the 2024 Spring Fair last weekend at Town Park. He acknowledged the attendance of Minister Parsa, fellow Members of Council, YRP staff, Richmond Hill firefighters and York Region paramedics, highlighting that it was Paramedic Services Week with a national theme of *Help Us Help You*, and gave a shout out to the City's Event Services staff, his Assistant and all the volunteers who helped organize the successful event.

Councillor Liu advised that next Friday, June 7th was his Annual Ward 3 Community Barbeque and extended an invitation to all Richmond Hill residents and staff to attend the event.

Councillor Cui advised of the success of the Walk for Hill House Hospice fundraising event held last Saturday which raised over \$140,000 and extended his thanks to everyone who came out to support the Hospice.

Councillor Cui noted that his office had received several grass related complaints from residents and reminded everyone to cut their grass to help keep their street and the community beautiful.

Councillor Davidson highlighted that herself and Members of Council were wearing red today in support of Accessibility and Inclusion Day, noted the many Canadians who live with the challenges associated with having a disability, and shared her hope for increased awareness related to accessibility and inclusion.

**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 Thompson

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

a) Delegation by Julie Ban, Richmond Hill Canoe Club, 70 Olde Bayview Avenue, regarding the Lake Wilcox Boathouse - (Item 10.1);

b) Correspondence from Jeffrey Streisfield, LandLaw, dated May 27, 2024, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by J-G Cordone Investments Ltd. for 12030 Yonge Street - (Item 11.9).

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, 11.2, 11.4, 11.5, 11.6, 11.7 and 12.1 for discussion.

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

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

**8. Public Hearing(s)**

There were no public hearings.

**9. Presentation(s)****9.1 Presentation by Bob Levesque, Director, Infrastructure Delivery, regarding the 2024 Asset Management Plan - (refer to Item 11.7)**

Bob Levesque, Director, Infrastructure Delivery, made a presentation to Committee regarding the 2024 Asset Management Plan. He discussed advancing asset management capabilities and reviewed the purpose and scope of the Plan advising of the proactive assessments that had been undertaken by the City of its assets including their age and service life. He discussed the Long-Term Asset Stewardship Strategy and provided a detailed overview of the state of the City's infrastructure broken down by category; identified Life Cycles, Service Levels and Risk related Strategies; and reviewed the Asset Investment Strategy. B. Levesque concluded the presentation by highlighting how the Asset Management Plans supported the Capital Sustainability Steering Committee and both the capital and operating budget processes, reviewed the recommendations contained in the staff report for approval, and advised of next steps in the process.

Moved by: Councillor Cui

a) That the presentation by Bob Levesque, Director, Infrastructure Delivery, regarding the 2024 Asset Management Plan, be received with thanks.

Carried

**9.2 Presentation by Gigi Li, Director, Financial Services and Treasurer, and Gary Scandlan, Independent Policy Advisor, retired from Watson & Associates Economists Ltd., regarding the 2025 to 2032 Water and Wastewater Financial Plan - (refer to Item 11.4)**

Gigi Li, Acting Commissioner of Corporate and Financial Services and Treasurer, provided introductory remarks regarding the 2025 to 2032 Water and Wastewater Financial Plan and advised this was being carried out to meet statutory requirements, noting that Watson & Associates Economists Ltd. had been retained by the City to undertake the financial plans and rate calculations for water and wastewater. G. Li introduced Gary Scandlan, Independent Policy Advisor, retired from Watson & Associates Economists Ltd., who would be making the presentation to Committee.

Gary Scandlon, Independent Policy Advisor, retired from Watson & Associates Economists Ltd., introduced his colleagues who were also in attendance and provided additional details related to the purpose of the Study and the relationship between capital, operating and reserve funds. He explained the calculation methodology and Study approach and reviewed the operating forecast, water and wastewater capital infrastructure needs, contributions to capital reserves and reserve funds, and water and wastewater reserve fund balances. He further explained the water and wastewater user rate forecast and operating versus capital related costs, and provided a comparison of water and wastewater rates based on annual usage. G. Scandlon concluded the presentation by providing an overview of the factors that had been taken into consideration by staff and summarizing the staff report recommendations.

Moved by: Regional and Local Councillor DiPaola

a) That the presentation by Gigi Li, Director, Financial Services and Treasurer, and Gary Scandlan, Independent Policy Advisor, retired from Watson & Associates Economists Ltd., regarding the 2025 to 2032 Water and Wastewater Financial Plan, be received with thanks.

Carried

## 10. Delegation(s)

### 10.1 Julie Ban, Richmond Hill Canoe Club, 70 Olde Bayview Avenue, regarding the Lake Wilcox Boathouse - (refer to Item 11.6)

Julie Ban, Commodore, Richmond Hill Canoe Club located at 70 Olde Bayview Avenue, addressed Committee regarding the Lake Wilcox Boathouse. She provided background information on the Richmond Hill Canoe Club and its use of the Lake Wilcox Boathouse; and highlighted the Club's contributions to the community, the programming they offer, their membership, and the Club's provincial and national successes. J. Ban advised of their support for recommendation "d" to allow the Club continued use of the Boathouse until a decision has been made regarding its future, and their support for Option 1 detailed in the staff report to repair the Boathouse and continue to lease it to the Richmond Hill Canoe Club.

## 11. Committee and Staff Reports

### 11.1 SRPBS.24.008 - Request for Approval - Official Plan and Zoning By-law Amendment Applications - J-G Cordone Investments Ltd. - 12030 Yonge Street - City Files D01-20017 and D02-20032

Moved by: Councillor Cui

a) That the Official Plan and Zoning By-law Amendment applications submitted by J-G Cordone Investments Ltd. for the lands known as Part of Lot G, Registered Plan 1916 (municipal address: 12030 Yonge Street), City Files D01-20017 and D02-20032, 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.24.008;
- ii. that the draft Official Plan Amendment 52, attached as Appendix "B" to SRPBS.24.008, be brought forward to a future Council meeting for consideration and adoption;
- iii. that the subject lands be rezoned from General Commercial One (GC1) Zone under By-law 2523, as amended, to Village Centre Commercial (VCC) Zone under By-law 235-97, as amended, with site-specific development standards to facilitate the development proposal as outlined in staff report SRPBS.24.008;
- iv. that the draft amending Zoning By-law, attached as Appendix "C" to SRPBS.24.008, be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to a future Council meeting for consideration and enactment;
- v. 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,

b) That Council assign 293.28 persons equivalent of municipal servicing allocation to the proposed development to be constructed on the subject lands to be released by the Commissioner of Planning and Building Services, subject to the City's Interim Growth Management Strategy, and in accordance with the provisions of By-law 109-11, as amended.

Carried

**11.2 SRPBS.24.055 - Request for Approval - Zoning By-law Amendment Application - Neuhaus Puccini Villas Ltd. - 7 Poplar Drive and 11, 15 and 17 McCachen Street - City File D02-22009**

Moved by: Mayor West

a) That the Zoning By-law Amendment application submitted by Neuhaus Puccini Villas Ltd. for lands known as Part of Lots 6 and 7, and Lots 9 and 10, Plan 484 (municipal addresses: 7 Poplar Drive and 11, 15 and 17 McCachen Street), City File D02-22009, be approved, subject to the following:

- i. that the subject lands be rezoned from Residential Urban (RU) Zone under By-law 1275, as amended, and Single Detached Five (R5) Zone under By-law 313-96, as amended, to Semi-Detached One (RD1) Zone and Single Detached Six (R6) Zone under By-law 313-96, as amended, with site-specific development standards to facilitate the development proposal as outlined in staff report SRPBS.24.055;
- ii. that prior to the amending Zoning By-law being brought forward for enactment, appropriate restrictions have been registered on title of the subject lands under Section 118 of the *Land Titles Act*;
- iii. that the amending Zoning By-law be brought forward to a future Council meeting for consideration and enactment; and,
- iv. that pursuant to Section 34(18) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law to implement the proposed development on the subject lands.

b) That Council assign 40.67 persons equivalent of municipal servicing allocation to the proposed development to be constructed on the subject lands, to be released by the Commissioner of Planning and Building Services in accordance with By-law 109-11, as amended.

Carried

**11.3 SRCFS.24.009 - 2024 Final Levy By-Law and Tax Rates**

Moved by: Councillor Cui

a) That By-law 39-24 be enacted in the form of the draft By-law attached as Appendix A to staff report SRCFS.24.009 to establish and adopt tax rates for 2024 on the assessment in each property class;

b) That the billing and collection of taxes, special assessments, defaulted fines and fees including the tax installment due dates for residential and non-residential properties be authorized.

Carried

**11.4 SRCFS.24.026 - 2025 to 2032 Water and Wastewater Financial Plan**

Moved by: Mayor West

a) That the City of Richmond Hill Water Financial Plan, attached as Appendix B to staff report SRCFS.24.026, be approved as required under the *Safe Drinking Water Act*, 2002, O. Reg. 453/07 to maintain the City's municipal drinking water license;

b) That a copy of the City of Richmond Hill Financial Plan be submitted to the Ministry of Municipal Affairs and Housing;

c) That a copy of the resolution approving the City of Richmond Hill Water Financial Plan be submitted to the Ministry of the Environment, Conservation and Parks (MECP) as required under the *Safe Drinking Water Act*, 2002, O. Reg. 453/07.

Carried Unanimously

**11.5 SRCS.24.09 - Property Standards By-law and Clean Neighbourhoods By-law Enactment**

Moved by: Regional and Local Councillor Chan

a) That staff report SRCS.24.09 regarding the new Property Standards and Clean Neighbourhoods By-laws be received;

b) That Property Standards By-law 62-24, attached as Attachment 1 (Municipal Code Chapter 1010) to SRCS.24.09, be enacted;

c) That the Clean Neighbourhoods By-law 63-24, attached as Attachment 2 to SRCS.24.09, be enacted;

d) That By-law 64-24, attached as Attachment 3 to SRCS.24.09, be enacted to include designated Property Standards By-law offences as Schedule 'C' of the Administrative Penalties By-law 69-16, as amended;

e) That By-law 65-24, attached as Attachment 4 to SRCS.24.09, be enacted to include designated Clean Neighbourhoods By-law offences in Schedule 'A' of the Administrative Penalties By-law 69-16, as amended;



f) That the following By-laws be repealed:

- Property Standards By-law 79-99 as amended;
- Adequate Heat By-law 399-90, as amended (Municipal Code Chapter 982);
- Boarding By-law 92-92, as amended (Municipal Code Chapter 955);
- Abandoned Appliances By-law 136-75, as amended;
- Anti-Graffiti By-law 69-07.

Carried Unanimously

**11.6 SRCS.24.10 - Lake Wilcox Boathouse**

Moved by: Councillor Davidson

a) That staff report SRCS.24.10 regarding the future use of the Lake Wilcox Boathouse be received;

b) That staff initiate a consultation process that includes an Expression of Interest to investigate a preferred partnership arrangement for future use of the Lake Wilcox Boathouse, and public engagement to better understand community desires for the site;

c) That the Lake Wilcox Canoe Club Precinct Plan be moved further into the future in the City's 10 Year Capital Forecast pending determination of the future of the Lake Wilcox Boathouse;

d) That, upon the recommendation the Commissioner of Community Services, the Mayor and Clerk be authorized to execute license agreements to facilitate Richmond Hill Canoe Club use of the Lake Wilcox Boathouse until such time as a decision is made regarding the future of the Boathouse.

Carried Unanimously

**11.7 SRIES.24.015 - 2024 Asset Management Plan**

Moved by: Councillor Shiu

a) That staff report SRIES.24.015 regarding the 2024 Asset Management Plan be received;

b) That the City's 2024 Asset Management Plan, attached as Attachment 'A' to staff report SRIES.24.015, be approved;

c) That the City's updated 2024 Strategic Asset Management Policy, attached as Attachment 'B' to staff report SRIES.24.015, be approved;

d) That the 2024 Asset Management Plan and updated 2024 Strategic Asset Management Policy be posted on the City's website and be submitted to the Ontario Ministry of Infrastructure.

Carried

**11.8 Correspondence received subsequent to the Council Public Meeting held on September 7, 2022, regarding the proposed Zoning By-law Amendment Application submitted by Neuhaus Puccini Villas Ltd. for 7 Poplar Drive and 11, 15 and 17 McCachen Street**

Moved by: Councillor Cui

That the correspondence received subsequent to the Council Public Meeting held on September 7, 2022, regarding the proposed Zoning By-law Amendment Application submitted by Neuhaus Puccini Villas Ltd. for 7 Poplar Drive and 11, 15 and 17 McCachen Street, be received as follows:

1. Jennifer Du, 11 Poplar Drive, dated May 2, 2022.
2. Jennifer Du, 11 Poplar Drive, dated September 7, 2022.

Carried

**11.9 Correspondence from Jeffrey Streisfield, LandLaw, dated May 27, 2024, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by J-G Cordone Investments Ltd. for 12030 Yonge Street**

Moved by: Councillor Cui

a) That the correspondence from Jeffrey Streisfield, LandLaw, dated May 27, 2024, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by J-G Cordone Investments Ltd. for 12030 Yonge Street, be received.

Carried

## 12. Other Business

### 12.1 Member Motion - Mayor West - Richmond Hill's Participation in Canada: Frontrunner of Urban SDGs Program

Moved by: Mayor West

Whereas the City has a tradition of protecting its natural environment and working with residents, partners, and other levels of governments to build a more resilient and sustainable community;

Whereas the City is committed to pursuing greater environmental sustainability and climate resilience through the goals, targets, and actions in its Environment Strategy, Community Energy and Emissions Plan, Climate Change Framework, and related plans and policies;

Whereas the concept of sustainability – encompassing three interconnected “pillars” supportive of social, environmental, and economic sustainability – is increasingly informing the City’s core documents, such as the Strategic Plan and Official Plan, and its approach to land use planning;

Whereas Richmond Hill supports the United Nations Sustainable Development Goals (SDGs) which aim to improve social outcomes across the globe by holistically addressing issues of inequality and environmental degradation, and finds alignment with applicable “urban SDGs” – notably #11 Sustainable Cities and Communities;

Whereas the Urban Economy Forum (UEF) (an international organization that engages with the United Nations (UN) to lead global dialogue on sustainable urban resources), in partnership with UN-Habitat and the Canada Mortgage and Housing Corporation, launched the Toronto-based World Urban Pavilion (Pavilion) in 2020 as a knowledge-exchange hub to share best practices, innovation and research in urban development and revitalization from countries around the world;

Whereas UEF has invited the City of Richmond Hill to participate in the Pavilion’s flagship program, Canada: Frontrunner of Urban SDGs, which aims to build on existing initiatives and work with cities to identify, design and implement pilot projects to address significant urban challenges and share lessons learned from around the world; and

Whereas Richmond Hill’s participation entails identification of existing projects, programs and initiatives that can be showcased as exemplary

urban SDG achievements, and identification of planned projects that can be pursued with World Urban Pavilion support for future showcasing.

Now Therefore Be It Resolved That:

- a) The Council of the City of Richmond Hill agrees to collaborate with the Urban Economy Forum and World Urban Pavilion as a participant in the Canada: Frontrunner of Urban SDGs program, by signing an agreed upon Letter of Intent;
- b) Staff be directed to work with the Urban Economy Forum and World Urban Pavilion to create and promote an Urban Transformation Profile for Richmond Hill as part of the Frontrunner City Program;
- c) Staff be further directed to further explore the nature of this collaboration as a Canada: Frontrunner of Urban SDGs, with consideration of existing staff capacity and resources, in order to define the terms of participation in a jointly developed Memorandum of Understanding with the Urban Economy Forum and World Urban Pavilion; and,
- d) A copy of this resolution be circulated to the Urban Economy Forum, World Urban Pavilion, UN University (Richmond Hill), and Richmond Hill's Members of Parliament.

Carried

**13. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**14. Adjournment**

Moved by: Councillor Thompson

That the meeting be adjourned

Carried

The meeting was adjourned at 12:26 p.m.