



Committee of the Whole Meeting

Minutes

CW#14-24

Wednesday, October 16, 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, October 16, 2024 at 9:30 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

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

Committee Member via videoconference:

Councillor Cilevitz

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner, Corporate and Financial Services
D. Giannetta, Acting Commissioner, Planning and Building Services
P. Masaro, Commissioner, Infrastructure and Engineering Services
T. Steele, Commissioner, Community Services
G. Li, Director, Financial Services and Treasurer
C. Thorne, Assistant City Solicitor
M. Flores, Director, Policy Planning
K. Chaudhry, Manager, Heritage and Urban Design
L. Villanueva, Manager, Assessment and Property Accounts
K. Graham, Acting Manager, Development Planning

L. Penner, Senior Planner - Development
J. Smith, Urban Design/Heritage Planner
P. Vega, Urban Design/Heritage Planner
C. Chiarandini, Assessment Review Officer
E. Gach, Heritage Intern
S. Huycke, City Clerk
R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

1. Call to Order

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

2. Council Announcements

Councillor Cilevitz reflected on the Sukkot 2024 festival, shared details about the week-long celebration, and extended joyous holiday greetings for the occasion.

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 Shiu

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

- a) Delegation by Emma West regarding the proposed Revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Baif Developments Limited for 13515 and 13715 Yonge Street, and 53 St. Laurent Drive - (Item 10.1).

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 8.1, 11.4 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.

8. Public Hearing(s)

There was no correspondence received by the City Clerk's Office and no members of the public who responded to the Chair's invitation to address Committee on this matter.

8.1 SRCFS.24.045 - Tax Adjustments under Section 357 and 358 of the Municipal Act

Moved by: Regional and Local Councillor Chan

- a) That taxes amounting to \$78,146.53 be written off pursuant to the provisions of Section 357 of the Municipal Act, 2001;
- b) That taxes amounting to \$26,777.18 be written off pursuant to the provisions of Section 358 of the Municipal Act, 2001;
- c) That applicable penalty and interest be adjusted accordingly; and,
- d) That the Treasurer be directed to adjust the accounts receivable accordingly.

Carried Unanimously

9. Presentation(s)

There were no presentations.

10. Delegation(s)

10.1 Emma West, Bousfields Inc., regarding the proposed Revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Baif Developments Limited for 13515 and 13715 Yonge Street, and 53 St. Laurent Drive - (Item 11.4)

Emma West, Bousfields Inc., on behalf of the applicant, addressed Committee regarding the proposed applications submitted by Baif Developments Limited for 13515 and 13715 Yonge Street, and 53 St. Laurent Drive. She provided an overview of the site location and application history, highlighting the current proposal and key changes since the initial application. She stated that the proposal conformed with the York Region Official Plan, 2022, and the City's Official Plan, and reviewed the Zoning By-law 313-96 applicable to the site. E. West provided details of the requested approvals for the Revised Draft Plan of

Subdivision, the Zoning By-law Amendment, and the park plans, and stated their support for staff's recommendations, and that the proposal was consistent with the Provincial, Regional and City policies.

11. Committee and Staff Reports

11.1 Minutes - Accessibility Advisory Committee meeting AAC#01-24 held February 22, 2024

Moved by: Mayor West

a) That the minutes of Accessibility Advisory Committee meeting AAC#01-24 held February 22, 2024, be adopted.

Carried Unanimously

11.2 Minutes - Heritage Richmond Hill meeting HRH#06-24 held September 5, 2024

Moved by: Mayor West

a) That the minutes of Heritage Richmond Hill meeting HRH#06-24 held September 5, 2024, be adopted.

Carried Unanimously

11.3 Extracts - Heritage Richmond Hill meeting HRH#07-24 held October 3, 2024

11.3.1 SRPBS.24.080 - Notice of Intention to Designate 13 Church Street South - City File D12-07147 - (HRH Item 6.1)

Moved by: Mayor West

That Heritage Richmond Hill recommends to Council:

a) That staff report SRPBS.24.080 regarding Notice of Intention to Designate 13 Church Street South be received;

b) That Council state its intention to designate the property at 13 Church Street South under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 13 Church Street South attached as Attachment A to staff report SRPBS.24.080;

c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the *Ontario Heritage Act*;

- d) That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.3.2 SRPBS.24.081 - Notice of Intention to Designate 11644 Leslie Street - City File D12-07275 - (HRH Item 6.2)

Moved by: Mayor West

That Heritage Richmond Hill recommends to Council:

- a) That staff report SRPBS.24.081 regarding Notice of Intention to Designate 11644 Leslie Street be received;
- b) That Council state its intention to designate the property at 11644 Leslie Street under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 11644 Leslie Street attached as Attachment A to staff report SRPBS.24.081;
- c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the *Ontario Heritage Act*;
- d) That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.3.3 SRPBS.24.082 - Notice of Intention to Designate 159 Mill Street - City File D12-07334 - (HRH Item 6.3)

Moved by: Mayor West

That Heritage Richmond Hill recommends to Council:

- a) That staff report SRPBS.24.082 regarding Notice of Intention to Designate 159 Mill Street be received;
- b) That Council state its intention to designate the property at 159 Mill Street under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 159 Mill Street attached as Attachment A to staff report SRPBS.24.082;
- c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the *Ontario Heritage Act*;
- d) That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.3.4 SRPBS.24.083 - Notice of Intention to Designate 55 Richmond Street - City File D12-07357 - (HRH Item 6.4)

Moved by: Mayor West

That Heritage Richmond Hill recommends to Council:

- a) That staff report SRPBS.24.083 regarding Notice of Intention to Designate 55 Richmond Street be received;
- b) That Council state its intention to designate the property at 55 Richmond Street under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 55 Richmond Street attached as Attachment A to staff report SRPBS.24.083;
- c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the *Ontario Heritage Act*;
- d) That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, that Staff be

directed to place a designation by-law before Council at a future Council meeting for adoption;

e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.3.5 SRPBS.24.084 - Notice of Intention to Designate 35 Wright Street - City File D12-07414 - (HRH Item 6.5)

Moved by: Mayor West

That Heritage Richmond Hill recommends to Council:

a) That staff report SRPBS.24.084 regarding Notice of Intention to Designate 35 Wright Street be received;

b) That Council state its intention to designate the property at 35 Wright Street under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 35 Wright Street attached as Attachment A to staff report SRPBS.24.084;

c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the *Ontario Heritage Act*;

d) That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;

e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.3.6 SRPBS.24.085 - Notice of Intention to Designate 12345 Yonge Street - City File D12-07497 - (HRH Item 6.6)

Moved by: Mayor West

That Heritage Richmond Hill recommends to Council:

a) That staff report SRPBS.24.085 regarding Notice of Intention to Designate 12345 Yonge Street be received;

- b) That Council state its intention to designate the property at 12345 Yonge Street under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance, and in accordance with the Statement of Significance: 12345 Yonge Street attached as Attachment A to staff report SRPBS.24.085;
- c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the *Ontario Heritage Act*;
- d) That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, that staff be directed to place a designation by-law before Council at a future Council meeting for adoption;
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

11.3.7 SRPBS.24.091 - Heritage Permit for 16 Macleod Estate Court Tree Removal - City File D12-07230 - (HRH Item 6.7)

Moved by: Mayor West

That Heritage Richmond Hill recommends to Council:

- a) That staff report SRPBS.24.091 regarding Heritage Permit for 16 Macleod Estate Court Tree Removal be received;
- b) That Council direct Heritage Planning staff to work with the owners of 16 Macleod Estate Court to secure an Indigenous artist who will work with staff and the homeowner to install a design that commemorates the area's Indigenous heritage within the location of the stump of the fallen Silver Maple tree described in staff report SRPBS.24.091;
- c) That the heritage permit application to formally recognize the removal of the fallen Silver Maple tree at 16 Macleod Estate Court, as described in staff report SRPBS.24.091, be approved.

Carried Unanimously

11.4 SRPBS.24.107 - Request for Approval - Baif Developments Limited - 13515 and 13715 Yonge Street, and 53 St. Laurent Drive - City Files D02-20006 and D03-93005

Moved by: Councillor Davidson

a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Baif Developments Limited for lands known as Part of Lots 69 and 70, Concession 1, E.Y.S., Lots 7 to 15 and 1' Reserve, and Part of Lots 1 to 6 and 16, all of Collingwood Road, Plan 339 (Municipal Addresses: 13515 and 13715 Yonge Street, and 53 St. Laurent Drive), City Files D02-20006 and D03-93005 (19T-93027), be approved, subject to the following:

- i. that the subject lands be rezoned to Multiple Family One (RM1) Zone, Open Space (O) Zone and Park (P) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPBS.24.107;
- ii. that prior to the final amending Zoning By-law being brought forward to Council for consideration and enactment:
 - i. that confirmation be received that the applicant has registered restrictions over the subject lands under Section 118 of the *Land Titles Act* as outlined in Staff Report SRPBS.24.107; and,
 - ii. that the draft Zoning By-law Amendment attached hereto as Appendix "B" be updated and finalized to address the comments in Staff Report SRPBS.24.107 to the satisfaction of the Commissioner of Planning and Building Services;
 - iii. 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 Zoning By-law Amendment to implement the proposed development on the subject lands;
 - iv. that the Plan of Subdivision as depicted on Map 6 to Staff Report SRPBS.24.107 be draft approved, subject to the conditions of draft approval attached hereto as Appendix "C";
 - v. that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law, as amended; and,
 - vi. 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

11.5 Correspondence from Gloria Marsh, Executive Director, York Region Environmental Alliance, dated September 23, 2024, regarding Furthering Richmond Hill's Sustainable Development Goals

Moved by: Mayor West

a) That the correspondence from Gloria Marsh, Executive Director, York Region Environmental Alliance, dated September 23, 2024, regarding Furthering Richmond Hill's Sustainable Development Goals, be received.

Carried Unanimously

12. Other Business

12.1 Member Motion - Mayor West - "Solve The Crisis" Campaign

Moved by: Mayor West

Whereas there is a humanitarian crisis unfolding on streets in our cities, large and small, urban and rural, across Ontario and the time for words is over, we need immediate action at all levels of government starting with the Province; and

Whereas the homelessness, mental health and addictions crisis continues to grow with 3432 drug related deaths in Ontario in 2023¹ as well as with an estimated 234,000 Ontarians experiencing homelessness² and over 1400 homeless encampments across Ontario communities in 2023³ ; and

Whereas the Province has provided additional funding for mental health, addictions and homelessness programs, it does not adequately address the growing crisis and the financial and social impact on municipalities and regions across the Province; and

Whereas municipalities and regions are stepping up and working with community partners to put in place community-specific solutions to address this crisis, but municipalities and regions lack the expertise, capacity, or resources to address these increasingly complex health care and housing issues alone; and

Whereas this is primarily a health issue that falls under provincial jurisdiction and municipalities and regions should not and cannot

adequately resource with funding on the property tax base and available jurisdiction to execute these programs; and

Whereas York Region and the City of Richmond Hill continue to work collaboratively to meet the growing needs of our local community by supporting groups like Housing York Region, the Richmond Hill Community Food Bank, Inn from the Cold, Krasman Centre, Blue Door, 360°kids and the many other dedicated groups doing everything they can to fill in the gaps;

Whereas the Province recently announced funding to support 19 new treatment hubs which is a positive step for addiction recovery but lacking the more holistic solutions needed to support Ontarians;

Whereas there is no provincial lead focused on this crisis leading to unanswered questions that span over a dozen ministries, and a lack of support to manage the increasing needs of those who are unhoused;

Now Therefore Be It Resolved That: The City of Richmond Hill supports the “Solve the Crisis” Campaign; and

The City of Richmond Hill calls on provincial and federal governments to commit to immediate action to solve the humanitarian crisis that Ontario is facing as the numbers of unhoused individuals and those suffering with mental health and addictions grows exponentially; and

The City of Richmond Hill requests that the Province officially makes homelessness a health priority; and

The City of Richmond Hill requests that the Province appoints a responsible Minister and Ministry with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports; and

The City of Richmond Hill requests that the provincial government strike a task force with broad sector representatives including municipalities, regions, healthcare, first responders, community services, the business community and the tourism industry to develop a “Made in Ontario Action Plan”; and

The City of Richmond Hill requests that this provincial task force reviews current programs developed by municipalities, regions and community partners that have proven successful in our communities, to ensure that solutions can be implemented quickly and effectively to tackle this crisis; and

The City of Richmond Hill requests that the Province provides adequate, sufficient and sustainable funding to ensure that municipalities have the tools and resources to support individuals suffering with mental health and addictions, including unhoused people and those from vulnerable populations that may be disproportionately impacted; and

The City of Richmond Hill calls on the residents of Richmond Hill to join us in appealing to the provincial and federal governments for support by visiting SolveTheCrisis.ca and showing your support;

The City Clerk be directed to forward a copy of this resolution to the following:

The Right Honourable Justin Trudeau, Prime Minister of Canada;
The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada;
The Honourable Doug Ford, Premier of Ontario;
The Honourable Sylvia Jones, Deputy Premier and Minister of Health;
The Honourable Paul Calandra, Minister of Municipal Affairs and Housing;
The Honourable Michael Parsa, Minister of Children, Community and Social Services;
The Honourable Michael Tibollo, Associate Minister of Mental Health and Addictions;
MP Leah Taylor Roy;
MP Majid Jowhari;
Minister Michael Parsa;
MPP Daisy Wai;
Ontario's Big City Mayors.

Carried Unanimously

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Adjournment

Moved by: Councillor Cui

That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 10:14 a.m.