



## **Committee of the Whole Meeting**

### **Minutes**

**CW#17-24**

**Wednesday, December 4, 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, December 4, 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 DiPaola  
Councillor Davidson  
Councillor Cui  
Councillor Cilevitz  
Councillor Shiu

Council Members present via videoconference:

Regional and Local Councillor Chan

Regrets:

Councillor Liu

Staff Members present in Council Chambers:

D. Joslin, City Manager  
S. Adams, Commissioner of Corporate and Financial Services  
G. Galanis, Commissioner of Planning and Building Services  
P. Masaro, Commissioner of Infrastructure and Engineering Services  
T. Steele, Commissioner of Community Services  
M. Flores, Director, Policy Planning  
D. Giannetta, Director, Development Planning

G. Li, Director, Financial Services and Treasurer  
L. Conde, Manager, Strategy and Government Relations  
M. Dobbie, Manager, Park and Natural Heritage Planning  
K. Graham, Manager, Development Planning  
F. Caparelli, Planner I - Development  
D. Ding, Planner II - Development  
M. Eguchi, Tree Preservation/Landscape Planner  
M. Vandenberg, Tree Preservation/Landscape Planner  
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

**1. Call to Order**

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

**2. Council Announcements**

Councillor Shiu advised that this Saturday he was hosting a Public Safety Expo at the Langstaff Community Centre, highlighted the topics that were going to be discussed and products to be showcased, and extended an invitation for everyone to attend.

Mayor West advised that yesterday staff from Sandgate Women's Shelter and Yellow Brick House attended the flag raising event at the Main Municipal Office to raise awareness about domestic violence and reiterated the important role that Members of Council play in addressing the elimination of violence against women.

Councillor Davidson encouraged those needing or wanting any vaccinations to contact York Region Public Health as they maintain immunization records and could advise if yourself or your children require any vaccinations.

**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: Regional and Local Councillor DiPaola

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

a) Delegation by Michael Theodores, 481 Major Mackenzie Drive East, regarding the proposed Official Plan and Zoning By-law Amendments to permit Additional Residential Units and Four Storey Building Heights in MTSA's in the City of Richmond Hill - (Item 10.1);

b) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendments to permit Additional Residential Units and Four Storey Building Heights in MTSA's in the City of Richmond Hill - (Item 11.6).

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 and 11.4 for discussion.

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

On a motion of Councillor Shiu, Committee unanimously 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 Michael Theodores, 481 Major Mackenzie Drive East, regarding the proposed Official Plan and Zoning By-law Amendments to permit Additional Residential Units and Four Storey Building Heights in MTSA's in the City of Richmond Hill - (refer to Item 11.4)**

Michael Theodores, 481 Major Mackenzie Drive East, addressed Committee regarding the proposed Official Plan and Zoning By-law

Amendments to permit Additional Residential Units and Four Storey Building Heights in MTSAs in the City of Richmond Hill. He shared his concerns with various components of the staff report including the “as-of-right” zoning permissions, the public engagement that was undertaken, short-term rental accommodations, MTSA’s and higher order rapid transit service in the area; and concluded his delegation by identifying opportunities to collaborate with community organizations, as detailed in his correspondence distributed at Item 11.6.

## **11. Committee and Staff Reports**

### **11.1 SRCS.24.20 - Non-Competitive Acquisition of RHCPA Ticketing Software**

Moved by: Councillor Shiu

a) That staff report SRCS.24.20 regarding Non-Competitive Acquisition of RHCPA Ticketing Software, be received;

b) That the sole source renewal of the Richmond Hill Centre for the Performing Arts (RHCPA) ticketing solution subscription, maintenance and support be awarded non-competitively to Audienceview Ticketing Inc. for a contract duration of five (5) years and a cost not exceeding \$252,610 exclusive of taxes, pursuant to Appendix “B” Part I, Section (c) of the Procurement By-law 113-16 and the Canadian Free Trade Act, Article 513 Limited Tendering 1.c(ii);

c) That the Commissioner of Community Services be authorized to execute any necessary documentation to affect the contracts upon recommendation from the Chief Information Officer.

Carried Unanimously

### **11.2 SRPBS.24.088 - Request for Comments - Tree By-laws Review Key Directions and Draft By-laws**

Moved by: Mayor West

a) That staff report SRPBS.24.088 regarding Tree By-laws Review Key Directions and Draft By-law, be received including attachments containing the following:

- i. Draft Tree Preservation By-law (attached as Attachment A to staff report SRPBS.24.088);

- ii. Draft Trees on City Lands By-law (attached as Attachment B to staff report SRPBS.24.088);
- iii. Draft Site Alteration Permit By-law (attached as Attachment C to staff report SRPBS.24.088);
- iv. Recommended Tree Protection Zones (attached as Attachment D to staff report SRPBS.24.088); and
- v. Recommended Tree Replacement Chart (attached as Attachment E to SRPBS.24.088).

b) That all comments be referred back to staff.

Carried Unanimously

**11.3 SRPBS.24.117 - Request for Approval - Zoning By-law Amendment Application - Greek Market Corner Ltd. - 60 King Road - City File ZBLA-22-0023 (Related City File D06-22070)**

Moved by: Councillor Shiu

a) That the Zoning By-law Amendment application submitted by Greek Market Corner Ltd. for the lands known as Part of Lots 17, 18, 19 and 62, Registered Plan 202 (municipal address: 60 King Road), City File ZBLA-22-0023 be approved, subject to the following:

- i. that the “General Commercial One (GC1) Zone” and “Flood (F) Zone” of By-law 1275, as amended, applicable to the lands be further amended with site-specific development standards, and, that a portion of the subject lands zoned “Flood (F) Zone” be rezoned to “Environmental Protection Area One (EPA1) Zone” under By-law 1275, as amended, to facilitate the uses as outlined in staff report SRPBS.24.117;
- ii. that the draft amending Zoning By-law, attached as Appendix “B” to staff report SRPBS.24.117, be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the December 11, 2024 Council meeting for enactment;
- 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 amending Zoning By-law to implement the proposed development on the subject lands;

b) That the authority to assign 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 servicing allocation be released in accordance with By-law 109-11, as amended;

c) That By-law 155-24, attached as Appendix "C" to staff report SRPBS.14.117, be enacted to amend the Disabled Parking By-Law 10-04, as amended (Municipal Code Chapter 1106) to reduce the number of designated disabled parking spaces required for this site to align with Section 80.36 of O. Reg. 413/12: Integrated Accessibility Standard, respecting the minimum number of accessible parking spaces.

Carried Unanimously

**11.4 SRPBS.24.122 - Request for Approval - Official Plan and Zoning By-law Amendments to permit Additional Residential Units and Four Storey Building Heights in MTSAs - City of Richmond Hill - City Files MOPA-24-0001 AND MZBA-24-0001**

Moved by: Mayor West

a) That the municipally initiated Official Plan and Zoning By-law Amendments City Files MOPA-24-0001 AND MZBA-24-0001 to expand permissions for Additional Residential Units and to permit four storey building heights in Major Transit Station Areas in accordance with the recommendations outlined in SRPBS.24.122, be approved as follows:

- i. that draft Official Plan Amendment 58 to permit Additional Residential Units attached hereto as Appendix "A" be brought forward to the December 11, 2024 Council meeting for adoption;
- ii. that Council repeal Zoning By-law 13-21;
- iii. that draft Omnibus Zoning By-law 143-24 to permit Additional Residential Units with associated development standards attached hereto as Appendix "B" be brought forward to the December 11, 2024 for enactment;
- iv. that draft Official Plan Amendment 59 to permit four storey building heights within Major Transit Station Areas located along Yonge Street, Highway 7 and Major Mackenzie Drive East attached as Appendix "C" be brought forward to the December 11, 2024 Council meeting for adoption; and,

- v. that draft Omnibus Zoning By-law 144-24 to permit four storey building heights with related development standards within Major Transit Station Areas located along Yonge Street, Highway 7 and Major Mackenzie Drive East attached as Appendix “D”, be brought forward to December 11, 2024 Council meetings for enactment;

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 Omnibus Zoning By-laws to facilitate expanded permissions for Additional Residential Units and to permit four storey building heights within Major Transit Station Areas;

c) That Council direct staff to develop and maintain a tracking system for Additional Residential Units utilizing Building Permit data and to monitor watermain and wastewater systems to ensure sufficient capacity exists to service potential Additional Residential Units within the built boundary of the City.

Carried Unanimously

**11.5 SRPBS.24.123 - Request for Approval - Draft Plan of Condominium Application - Zonix Kent Inc. - 340, 342, 344 and 346 King Road - City File CON-24-0008**

Moved by: Councillor Shiu

a) That the draft Plan of Condominium application submitted by Zonix Kent Inc. for the lands known as Block 4, Registered Plan 65M-4767 (municipal addresses: 340, 342, 344 and 346 King Road), City File CON-24-0008, be approved, subject to the following:

- i. that draft approval be subject to the conditions as set out in Appendix “A” to staff report SRPBS.24.123; and,
- ii. that the Mayor and Clerk be authorized to execute a Condominium Agreement or any other agreement referred to in Appendix “A” to staff report SRPBS.24.123, if required.

Carried Unanimously

**11.6 Correspondence received regarding the proposed Official Plan and Zoning By-law Amendments to permit Additional Residential Units and Four Storey Building Heights in MTSAs in the City of Richmond Hill - (refer to Item 11.4)**

Moved by: Councillor Shiu

That the following correspondence regarding the proposed Official Plan and Zoning By-law Amendments to permit Additional Residential Units and Four Storey Building Heights in MTSAs in the City of Richmond Hill be received:

1. Michael Theodores, 481 Major Mackenzie Drive East, dated December 2, 2024.

Carried Unanimously

**12. Other Business**

There were no other business items.

**13. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**14. Adjournment**

Moved by: Councillor Cilevitz

That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 10:12 a.m.