



Council Meeting

Minutes

C#30-24

Wednesday, December 11, 2024, 10:27 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, December 11, 2024 at 10:27 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 Cui
Councillor Cilevitz
Councillor Shiu

Council Member present via videoconference:

Councillor Liu

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner of Corporate and Financial Services and Treasurer
G. Galanis, Commissioner of Planning and Building Services
P. Masaro, Commissioner of Infrastructure and Engineering Services
F. Quarisa, Acting Commissioner of Community Services
A. Dimilta, City Solicitor
B. Gorman, Chief Executive Officer, Library
G. Li, Director, Financial Services and Treasurer
L. Chen, Manager, Financial Planning and Analysis
M. Raza, Manager, Fiscal Strategy and Long-Term Planning
R. Ban, Deputy City Clerk

S. Dumont, Council/Committee Coordinator

Staff Members present via videoconference:

- M. Flores, Director, Policy Planning
- D. Giannetta, Director, Development Planning
- M. Dobbie, Manager Park and Natural Heritage Planning
- I. Treiger, Financial Management Advisor
- M. Eguchi, Tree Preservation/Landscape Planner
- M. Vandenberg, Tree Preservation/Landscape Planner

1. Call to Order

The Mayor called the meeting to order at 10:27 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 shared her appreciation to staff for their hard work and dedication, thanked residents for their support, and wished everyone the best of the holiday season.

Regional and Local Councillor Chan shared that he recently took part in a National Federation of Canadian Municipalities delegation that visited Parliament Hill for its Annual Advocacy Days. He highlighted a shared understanding among

all parties of the need to redefine the federal-municipal relationship, emphasizing the importance of adopting new approaches to address common challenges.

Regional and Local Councillor Chan highlighted the upcoming holiday season as a special time to gather with loved ones and family, and wished staff and colleagues a wonderful and safe holiday.

Councillor Thompson wished everyone happy holidays and time well-spent with their families.

Councillor Thompson announced that registration will open on December 13th at 9:30 a.m. for new Richmond Hill Public Library programs that begin in January.

Mayor West expressed gratitude to his colleagues and staff for their great work this past year in making the community a better place, and encouraged everyone to enjoy time with family and friends this holiday season.

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: Councillor Thompson

Seconded by: Councillor Cilevitz

That the agenda be adopted as distributed by the Clerk.

Carried

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 Public Meeting C#26-24 held November 26, 2024

Moved by: Councillor Cui

Seconded by: Councillor Davidson

That the minutes of Council Public Meeting C#26-24 held November 26, 2024, be adopted.

Carried

9.2 Special Council Meeting C#28-24 held November 27, 2024

Moved by: Councillor Cui
Seconded by: Councillor Davidson

That the minutes of Special Council Meeting C#28-24 held November 27, 2024, be adopted.

Carried

9.3 Council Meeting C#27-24 held November 27, 2024

Moved by: Councillor Cui
Seconded by: Councillor Davidson

That the minutes of Council Meeting C#27-24 held November 27, 2024, be adopted.

Carried

10. Identification of Items Requiring Separate Discussion

Council consented to separate items 15.1.1, and 15.1.2 for discussion.

11. Adoption of the Remainder of Agenda Items

On a motion of Councillor Davidson, seconded by Regional Councillor DiPaola Council adopted those items not identified for separate discussion.

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 2025 Capital and Operating Budgets

15.1.1 2025 Capital Budget - (Mayoral Decision 25-24)

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

a) That Council, in accordance with the provisions of Subsection 7(4) of Ontario Regulation 530/22, does hereby shorten the 30-day

period to pass resolutions making amendments to the proposed 2025 Capital Budget to adjournment of the Council meeting on December 11, 2024.

Carried Unanimously

15.1.2 2025 Operating Budget - (Mayoral Decision 26-24)

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

a) That Council, in accordance with the provisions of Subsection 7(4) of Ontario Regulation 530/22, does hereby shorten the 30-day period to pass resolutions making amendments to the proposed 2025 Operating Budget to adjournment of the Council meeting on December 11, 2024.

Carried Unanimously

15.1.3 2025 Rate Supported Operating Budgets - (Mayoral Decision 27-24) (By-law 159-24)

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

a) That Council, in accordance with the provisions of Subsection 7(4) of Ontario Regulation 530/22, does hereby shorten the 30-day period to pass resolutions making amendments to the proposed 2025 Rate Supported Operating Budgets to adjournment of the Council meeting on December 11, 2024.

Carried

15.1.4 2025 Village of Richmond Hill Business Improvement Area Budget - (Mayoral Decision 28-24)

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

a) That Council, in accordance with the provisions of Subsection 7(4) of Ontario Regulation 530/22, does hereby shorten the 30-day period to pass resolutions making amendments to the proposed 2025 Village of Richmond Hill Business Improvement Area Budget to adjournment of the Council meeting on December 11, 2024.

Carried

15.2 Minutes - Affordable Housing Strategy Implementation Committee meeting AHSIC#02-24 held October 29, 2024

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

a) That the minutes of Affordable Housing Strategy Implementation Committee meeting AHSIC#02-24 held October 29, 2024, be adopted.

Carried

15.3 Minutes - Budget Committee of the Whole Meeting BCW#05-24 held November 19, 2024

That the minutes of Budget Committee of the Whole meeting BCW#05-24 held November 19, 2024, be adopted as circulated and the following recommendation be approved:

15.3.1 SRCFS.24.056 - 2025 Draft Capital Budget and 9 Year Forecast - (BCW Item 5.1)

Moved by: Councilor Davidson
Seconded by: Regional and Local Councillor DiPaola

a) That Budget Committee of the Whole recommends that Council receive for information purposes the 2026-2034 Capital Forecast as identified in Appendix "F" to staff report SRCFS.24.056, in the amount of \$1,731,177,600 that includes project management and overhead costs.

Carried

15.4 Minutes - Budget Committee of the Whole Meeting BCW#06-24 held November 25, 2024

That the minutes of Budget Committee of the Whole meeting BCW#06-24 held November 25, 2024, be adopted as circulated and the following recommendation be approved:

15.4.1 SRCFS.24.058 - 2025 Draft Operating Budget - (BCW Item 5.3)

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

a) That Budget Committee of the Whole recommends that Council receive for information purposes the Financial Outlook attached as Appendix "E" to staff report SRCFS.24.058.

Carried

15.4.2 SRCS.24.19 - Community and Cultural Grant Program and Community Enhancement and Economic Vitality Reserve Fund - (BCW Item 5.5)

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor DiPaola

- a) That staff report SRCS.24.19 regarding the Community and Cultural Grant Program and Community Enhancement and Economic Vitality Reserve Fund be received;
- b) That changes to the Community and Cultural Grant Program as outlined in staff report SRCS.24.19 be approved including:
 - i. An expansion to the program to include funding for annual programs,
 - ii. An increase to the annual operating budget for the program to \$100,000;
 - iii. Use of the Community Enhancement and Economic Vitality Reserve Fund as the program funding source.

Carried

15.4.3 SRCM.24.14 - Economic Development Mission to Hannover Messe - (BCW Item 5.6)

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor DiPaola

- a) That staff report SRCM.24.14, regarding the planned investment attraction mission to Hannover Messe, be received;
- b) That the Mayor's participation in the Hannover Messe Conference in April 2025 be approved;
- c) That up to two (2) staff from the Economic Development Division accompany the Mayor at the Hannover Messe Conference in April 2025.

Carried

15.5 Minutes - Committee of the Whole Meeting CW#17-24 held December 4, 2024

That the minutes of Committee of the Whole meeting CW#17-24 held December 4, 2024, be adopted as circulated and the following recommendation be approved:

15.5.1 SRCS.24.20 - Non-Competitive Acquisition of RHCPA Ticketing Software - (CW Item 11.1)

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor DiPaola

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

15.5.2 SRPBS.24.088 - Request for Comments - Tree By-laws Review Key Directions and Draft By-laws - (CW Item 11.2)

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor DiPaola

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

15.5.3 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) - (CW Item 11.3) - (By-laws 142-24 and 155-24)

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor DiPaola

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

15.5.4 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 - (CW Item 11.4) (By-laws 143-24, 144-24, 145-24, 146-24)

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor DiPaola

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

15.5.5 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 - (CW Item 11.5)

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor DiPaola

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

15.5.6 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 - (CW Item 11.6)

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

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 MTSA's in the City of Richmond Hill be received:

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

Carried

15.6 Extract - Heritage Richmond Hill meeting HRH#09-24 held December 5, 2024

15.6.1 SRPBS.24.125 -Demolition Request for 64 Major Mackenzie Drive East (HRH Item 6.1)

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

- a) That Staff Report SRPBS.24.125 regarding the Demolition Request for 64 Major Mackenzie Drive East, be received;
- b) That Council approve the demolition of 64 Major Mackenzie Drive East; and
- c) That, once the George W. Baker Cottage is demolished, 64 Major Mackenzie Drive East be removed from Richmond Hill's Heritage Register.

Carried

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: Councillor Cilevitz

Seconded by: Councillor Cui

That the following By-laws be approved:

By-law 142-24 - A By-law to Amend By-law 1275 of the former Township of King, as amended, of The Corporation of the City of Richmond Hill

By-law 143-24 - A By-law to Repeal By-law 13-21 and to Amend By-laws 986, 1275, 1703, 2325-68, 2523, 39-71, 66-71, 3-74, 109-81, 181-81, 183-82, 251-82, 273-82, 108-85, 232-85, 88-86, 107-86, 184-87, 190-87, 256-88, 329-89, 76-91, 38-95, 255-96, 278-96, 312-96, 313-96, 235-97, and 42-02, 85-02, 128-04, 91-13, 54-15, 55-15 and 111-17, all as amended, of The Corporation of the City of Richmond Hill

By-law 144-24 - A By-law to Amend By-laws 2523, 2325-68, 108-85, 232-85, 107-86, 184-87, 190-87, 39-71, 66-71, 181-81, 57-88, 76-91, 255-96, 278-96, 312-96, 235-97 and 111-17, all as amended, of The Corporation of the City of Richmond Hill

By-law 145-24 - A By-law to Adopt Amendment 58 to The Richmond Hill Official Plan

By-law 146-24 - A By-law to Adopt Amendment 59 to The Richmond Hill Official Plan

By-law 154-24 - A By-law to Repeal By-law 75-13 as amended, of The Corporation of the City of Richmond Hill and to Amend By-law 181-81, as amended, of The Corporation of the City of Richmond Hill

By-law 155-24 - A By-law to Amend Chapter 1106 of the Municipal Code with respect to designated disabled parking spaces on 60 King Road

By-law 159-24 - A By-law to amend Tariff of Fees By-law 121-24

Carried

19. Closed Session

There were no closed session items.

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

20.1 By-law 160-24

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

That By-law 160-24, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

21. Adjournment

Moved by: Councillor Cilevitz
Seconded by: Councillor Cui

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 11:00 a.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk