



Committee of the Whole Meeting

Minutes

CW#02-25

Wednesday, February 5, 2025, 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, February 5, 2025 at 9:30 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

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

Staff Members present via videoconference:

Councillor Cui
Councillor Cilevitz

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner, Corporate and Financial Services
G. Galanis, Commissioner, Planning and Building Services
P. Masaro, Commissioner of Infrastructure and Engineering Services
T. Steele, Commissioner of Community Services
A. Adari, Assistant City Solicitor
D. Giannetta, Director, Development Planning
G. Li, Director, Financial Services and Treasurer
L. Conde, Manager, Strategy and Government Relations
S. DeMaria, Manager, Development Planning

K. Bates, Coordinator, Strategy and Government Relations
S. Graham, Coordinator, Strategy and Government Relations
J. Gu, Coordinator, Strategy and Government Relations
G. La Moglie, Senior Planner - 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:

A. Iannucci, Chief Transformation Officer
D. Guy, Director, Community Standards
R. Jones, Director, Information Technology/CIO
D. DiGirolamo, Manager, Development Planning
I. Treiger, Financial Management Advisor

1. Call to Order

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

2. Council Announcements

Mayor West acknowledged that February was Black History Month and advised that the City along with the York Region Alliance of African Canadian Communities was hosting an event on February 15th at Lauremont School and extended an invitation for everyone to attend.

Mayor West addressed the proposed US tariffs and the impact on the community and shared that Economic Development staff were working on various initiatives to provide additional support to local businesses. Mayor West further noted that discussions were taking place regarding the review of procurement policies to strengthen the local economy.

Regional and Local Councillor Chan advised that yesterday he attended the local Chinese Business Association's annual event to welcome and wish new local businesses a happy Lunar New Year and shared that York Region Police were also in attendance.

Regional and Local Councillor Chan thanked the residents who attended his annual New Year's Levee on January 28th; acknowledged Minister Parsa, York Region Police and colleagues who were also in attendance; and extended his gratitude to his office staff and the volunteers who contributed to the success of the event.

Regional and Local Councillor DiPaola acknowledged the success of the annual Richmond Hill Winter Carnival this past weekend at Mill Pond Park and extended thanks and congratulations to the Richmond Hill Winter Carnival Committee for their efforts in organizing a wonderful and well attended winter festival.

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: Mayor West

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

a) Delegation by Peter Wai Tak Lok, 23 Onigam Lane, regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street - (Item 10.1);

b) Delegation by Jiman Park, 16 Russel Wice Avenue, regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street - (Item 10.2);

c) Delegation by Jane Yu, 355 Hartwell Way, regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street - (Item 10.3);

d) Correspondence received regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street - (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 11.1, 11.3, 11.4 and 11.5 for discussion.

7. Adoption of the Remainder of Agenda Items

On a motion of Mayor West, 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 Peter Wai Tak Lok, 23 Onigam Lane, regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street - (refer to Item 11.3)

Peter Wai Tak Lok, 23 Onigam Lane, addressed Committee regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street. He advised that he was representing over 70 purchasers of townhouse dwellings within the proposed development; shared concerns they had regarding occupancy fees, closing dates, rectification work and land tax; and requested assistance from Committee in expediting the closing process for their properties, as further detailed in his correspondence distributed as part of Item 11.6.

10.2 Jiman Park, 16 Russel Wice Avenue, regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street - (refer to Item 11.3)

Jiman Park, 16 Russel Wice Avenue, advised that he had the same comments as the previous delegate.

10.3 Jane Yu, 355 Hartwell Way, regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street - (refer to Item 11.3)

Jane Yu, 355 Hartwell Way, submitted an application to appear but was not in attendance.

11. Committee and Staff Reports

11.1 SRCFS.25.003 - Non-Competitive Acquisition of Bell Mobility Cellular and Data Services

Moved by: Regional and Local Councillor Chan

a) That staff report SRCFS.25.003 regarding Non-Competitive Acquisition of Bell Mobility Cellular and Data Services be received;

b) That Wireless Cellular Services for existing cellular data plans be awarded non-competitively to Bell Mobility for a period of up to 3 years at a cost not exceeding \$325,000 (exclusive of Taxes) pursuant to Article 7.1 Section (b)(1) and Appendix “B” Part I - Sole Source Acquisitions, Section (c) of the Procurement By-law 113-16 to ensure compatibility with existing products;

c) That the Commissioner of Corporate and Financial Services, and upon the recommendations of the Chief Information Officer, be authorized to execute any necessary documentation to affect the contract(s).

Carried Unanimously

11.2 SRPBS.25.011 - Request for Approval - Draft Plan of Condominium - Montagna Capital (BT) Inc. - 1577 to 1621 Major Mackenzie Drive East - City File CON-24-0001 (Related City File SP-23-0011)

Moved by: Mayor West

a) That the Draft Plan of Condominium application submitted by Montagna Capital (BT) Inc. known as Block 3, Registered Plan 65M-4807 (municipal addresses: 1577 to 1621 Major Mackenzie Drive East), City File CON-24-0001, be approved, subject to the following:

i. the conditions of draft plan approval as set out in Appendix “A” to staff report SRPBS.25.011;

ii. that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City’s Tariff of Fees By-law; and,

iii. that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to staff report SRPBS.25.011, if required.

Carried Unanimously

11.3 SRPBS.25.014 - Request for Approval - Draft Plan of Condominium - Leslie Richmond Developments Limited - 1521 19th Avenue and 11491 Leslie Street - City File CON-24-0002 (Related City Files D06-18030 and D06-23005)

Moved by: Mayor West

a) That staff report SRPBS.25.014 regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street, be received.

Motion to Refer to Council without Recommendation:

Moved by: Mayor West

a) That staff report SRPBS.25.014 regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street, be referred to the Council meeting on February 12, 2025 without recommendation for Council direction.

Carried Unanimously

11.4 SRCM.25.02 - 2024 Strategic Plan Progress Report and Implementation Plan

Moved by: Regional and Local Councillor Chan

a) That staff report SRCM.25.02 regarding the 2024 Strategic Plan Progress Report and Implementation Plan be received;

b) That the 2024-2027 Strategic Plan - 2024 Annual Report and Implementation Plan, attached as Appendix 1 to staff report SRCM.25.02, be posted on the City's website for public information.

Carried Unanimously

11.5 SRCM.25.05 - Active Transportation Fund - Grant Application

Moved by: Councillor Shiu

a) That staff report SRCM.25.05 regarding Active Transportation Fund - Grant Application, be received;

b) That the City's submission of an application to the Active Transportation Fund as outlined in staff report SRCM.25.05 be endorsed;

c) That should the City's Active Transportation Fund grant application be successful, Council approve:

- i. An up to \$4,140,800 budget increase to the existing Active Transportation - Bantry Avenue and Briggs Avenue project for the expanded scope of the road reconstruction and boulevard extension on part of Bantry Avenue, as outlined in staff report SRCM.25.05, with approximately \$3,977,640 to be funded from the Active Transportation Fund, and the remaining City portion to be funded from appropriate funding sources as determined by the Treasurer, including Development Charges, Transportation Network R&R, and Water Quality Protection reserve funds.

Carried Unanimously

11.6 Correspondence received regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street - (refer to Item 11.3)

Moved by: Mayor West

That the following correspondence regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street, be received:

1. Peter Wai Tak Lok, 23 Onigam Lane, dated February 5, 2025.
2. Jiman Park, 16 Russel Wice Avenue, dated February 5, 2025.
3. Jane Yu, 355 Hartwell Way, dated February 5, 2025.

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 Davidson

That the meeting be adjourned.

Carried Unanimously

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