



Committee of the Whole Meeting

Minutes

CW#06-25

Wednesday, April 16, 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, April 16, 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
Councillor Davidson
Councillor Thompson
Councillor Cui
Councillor Cilevitz
Councillor Shiu

Committee Member present via videoconference:

Regional and Local Councillor DiPaola

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, Infrastructure and Engineering Services
T. Steele, Commissioner, Community Services
A. Iannucci, Chief Transformation Officer
C. Debi, Director, Communications Services
M. Flores, Director, Policy Planning
D. Giannetta, Director, Development Planning
G. Li, Director, Financial Services and Treasurer
G. Onizuka, Assistant City Solicitor
L. Conde, Manager, Strategy and Government Relations

M. Dobbie, Manager, Park and Natural Heritage Planning
K. Graham, Manager, Development Planning
R. Pooya, Manager, Financial Process and Solutions
R. Rendon, Manager, Sustainability
L. Hood, Supervisor, Communications Supervisor
A. Pacitto, Supervisor, Brand and Marketing
R. Chen, Corporate Innovation & Continuous Improvement Project Manager
J. Gu, Coordinator, Strategy and Government Relations
M. O'Brien, Sustainability Coordinator
F. Caparelli, Planner I – Development
A. Russell, Digital Communications Specialist
S. Huycke, City Clerk
R. Ban, Deputy City Clerk
S. Dumont, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Member present via videoconference:

D. Guy, Director, Community Standards
A. McArthur, Director, People and Culture
F. Quarisa, Director, Public Works Operations
F. Suppa, Director, Infrastructure Planning and Development Engineering

1. Call to Order

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

Councillor Liu transferred the Chair to Councillor Thompson between 10:30 a.m. to 10:40 a.m.

Council consented to recess the meeting between 11:50 a.m. and 12:50 p.m.

2. Council Announcements

Mayor West advised that April 13 to 19 was recognized as National Public Safety Telecommunicators Week. He acknowledged the hard work, professionalism, and dedication of individuals serving in these roles, including staff at Richmond Hill Fire and Emergency Services, and, on behalf of Members of Council, extended his gratitude to each of them for their service.

Councillor Cui noted that April 15th marked the beginning of the 2025 yard waste collection schedule for residents in Richmond Hill.

Councillor Cui advised that the City was currently hiring additional crossing guards to help keep school areas and the community safe, and encouraged those interested to apply.

Councillor Cui advised that Richmond Hill's "Clean Up, Green Up Weeks" would begin next week and encouraged volunteers to sign up to help pick up litter in various parks. For those unable to attend on the scheduled dates, he suggested that volunteers could clean up an area on their own.

Mayor West extended his appreciation to staff from his Office and Public Works Operations for their assistance in organizing a successful Maple Syrup Festival held over the past weekend. He noted that the event was well-attended and provided residents with an opportunity to learn more about their community and engage with their neighbours.

Regional and Local Councillor Chan advised that April 7 to 11 was Canadian Public Health Week and shared that he was able to have discussions with the Acting Medical Officer of Health for York Region regarding the various services they deliver to the community, noted the increased numbers of infectious disease incidents, and acknowledged the hard work of public health professionals.

Regional and Local Councillor Chan advised that this past Monday he attended the class of 2024 York Region Paramedic Services graduation ceremony, highlighted that 2025 marked the 25th anniversary of the establishment of York Region Paramedic Services, and acknowledged their service to the residents of Richmond Hill.

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 Davidson

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

- a) Delegation from Sarah Duncan, Forbes Bros. Ltd., on behalf of Rogers, regarding Radio-Communication and Broadcasting Antenna (Item 10.1);
- b) Delegation from Justin Tse, 42 Red Oak Drive, regarding Radio-Communication and Broadcasting Antenna - (Item 10.2);

- c) Delegation from Donna Chan, 23 Teseo Court, regarding Radio-Communication and Broadcasting Antenna - (Item 10.3);
- d) Delegation from Joyce Fox, 73 Angelica Avenue, regarding Radio-Communication and Broadcasting Antenna - (Item 10.4);
- e) Delegation from Rula Zabeneh, on behalf of Safety for Cell Towers Richmond Hill, regarding Radio-Communication and Broadcasting Antenna - (Item 10.5);
- f) Delegation from Margaret Friesen, on behalf of Canadians for Safe Technology, regarding Radio-Communication and Broadcasting Antenna - (Item 10.6).

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 11.3, 11.5, 11.6, 11.9, 11.10, 11.11 and 12.1 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)

9.1 Presentation by Darlene Joslin, City Manager, and Anthony Iannucci, Chief Transformation Officer, regarding Richmond Hill's Continuous Improvement Journey

Darlene Joslin, City Manager, provided introductory remarks regarding the City's Continuous Improvement (CI) journey, noting the City's commitment to continued learning and fostering a culture of excellence, where staff are empowered to find creative solutions to improve efficiencies. She advised that the City is at the beginning of the CI journey, and introduced Anthony Iannucci, Chief Transformation Officer to speak further on the CI program and the successes they have achieved.

A. Iannucci provided an overview and history of Richmond Hill's CI program, beginning with the adoption of the Lean methodology in 2018, and explained the principles of the Lean program. He advised that the pandemic in 2020 accelerated the need for service digitization and process improvements, leading to the development of a service catalogue and performance-based culture. He advised that the City introduced an Organization Management Framework, and outlined the improvement methodology in place. He also reviewed the CI Development Program, detailing its projects, and the value generated through cost and time savings, as well as other intangible benefits. A. Iannucci concluded by outlining how the City's CI program will evolve in 2025 and in the future.

Moved by: Councillor Davidson

a) That the presentation by Darlene Joslin, City Manager, and Anthony Iannucci, Chief Transformation Officer, regarding Richmond Hill's Continuous Improvement Journey, be received with thanks.

Carried Unanimously

10. Delegation(s)

10.1 Sarah Duncan, Forbes Bros. Ltd., on behalf of Rogers, regarding Radio-Communication and Broadcasting Antenna (refer to Item 11.10)

Sarah Duncan, Forbes Bros. Ltd., on behalf of Rogers, addressed Committee regarding the proposed Radio-Communication and Broadcasting Antenna located at 120 West Beaver Creek Road. She outlined the existing network infrastructure and emphasized the need to enhance coverage to better serve the Doncrest neighbourhood. She reviewed the proposed site location and antenna design, community feedback received during public consultation, and presented photo renderings of the proposed installation. She also provided follow-up information in response to the September 18, 2024 Committee of the Whole meeting, at which Rogers was requested to explore alternative site locations. In conclusion, she requested that Council support staff's recommendation as outlined in the associated staff report.

10.2 Justin Tse, 42 Red Oak Drive, regarding Radio-Communication and Broadcasting Antenna - (refer to Item 11.10)

Justin Tse, 42 Red Oak Drive, addressed Committee regarding the proposed Radio-Communication and Broadcasting Antenna located at 120

West Beaver Creek Road. He urged Council not to support the proposed antenna, expressing concerns about its potential impact on property values, health risks to the community, and the well-being of children attending the Doncrest Public School. He also questioned the need for an antenna as the community did not ask for improved coverage.

10.3 Donna Chan, 23 Teseo Court, regarding Radio-Communication and Broadcasting Antenna - (refer to Item 11.10)

Donna Chan, of 23 Teseo Court, addressed the Committee regarding the proposed Radio-Communication and Broadcasting Antenna at 120 West Beaver Creek Road. She asked Council not to support the recommendations outlined in the associated staff report. D. Chan questioned the claim of a gap in network coverage and expressed concern that the installation of the antenna would significantly expose Doncrest Public School to microwave wireless radiation, potentially posing health risks. She also inquired whether Council and the City would assume the risk of litigation should the proposal be approved. Additionally, she raised concerns about the antenna's impact on the streetscape and property values, and questioned the accuracy of the renderings of the antenna provided by Rogers.

10.4 Joyce Fox, 73 Angelica Avenue, regarding Radio-Communication and Broadcasting Antenna - (refer to Item 11.10)

Joyce Fox, 73 Angelica Avenue, addressed Committee regarding the proposed Radio-Communication and Broadcasting Antenna located at 120 West Beaver Creek Road. She noted the lack of support in the community for the antenna, commented on the role of Innovation, Science and Economic Development Canada (ISED), raised concerns about whether the applicant fully complied with the City's submission and public consultation requirements, and disagreed with staff's conclusion that the proposed antenna would not impact the streetscape. She voiced concerns about the antenna's proximity to residential homes and Doncrest Public School, citing evidence suggesting potential health risks. She questioned the necessity of the antenna, referenced examples of other Ontario municipalities that have rejected similar proposals, and urged Council not to support the installation of the antenna.

10.5 Rula Zabeneh, on behalf of Safety for Cell Towers Richmond Hill, regarding Radio-Communication and Broadcasting Antenna - (refer to Item 11.10)

Rula Zabeneh, on behalf of Safety for Cell Towers Richmond Hill, addressed Committee regarding the proposed Radio-Communication and Broadcasting Antenna located at 120 West Beaver Creek Road. She explained the respective roles of Innovation, Science and Economic Development Canada (ISED) and the City in the antenna approval process, noting that ISED does not formally authorize antenna installations. She advised that the responsibility to issue a letter of concurrence, which constitutes approval of the proposal, lies with the Land Use Authority. Referencing feedback from ISED, R. Zabeneh explained that the City may oppose the proposal by issuing a letter of non-concurrence should they have concerns relating to the full completion of the protocol process. She concluded by asking Council to not support the installation of the antenna.

10.6 Margaret Friesen, on behalf of Canadians for Safe Technology, regarding Radio-Communication and Broadcasting Antenna - (refer to Item 11.10)

Margaret Friesen, speaking on behalf of Canadians for Safe Technology, addressed the Committee regarding the proposed Radio-Communication and Broadcasting Antenna at 120 West Beaver Creek Road. She spoke about her educational background, professional experience, and extensive involvement with issues related to cell towers. M. Friesen cited examples of Ontario municipalities that have voted non-concurrence on similar proposals, and highlighted deficiencies in the public consultation process conducted by Forbes Bros. She concluded by urging Council to stand with Doncrest residents and local commercial tenants by not supporting the application for the proposed antenna.

11. Committee and Staff Reports

11.1 Minutes - Heritage Richmond Hill Meeting HRH#02-25 held March 6, 2025

Moved by: Mayor West

a) That the minutes of Heritage Richmond Hill Meeting HRH#02-25 held March 6, 2025, be adopted.

Carried Unanimously

11.2 Extracts - Heritage Richmond Hill Meeting HRH#03-25 held April 3, 2025

11.2.1 SRPBS.25.032 - 2025 Heritage Grant Applications – Seven (7) Properties - (HRH Item 6.1)

Moved by: Mayor West

- a) That Staff Report SRPBS.25.032 be received;
- b) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the front porch of the property located at 11 Station Road (designated under Part V of the Ontario Heritage Act), as outlined in SRPBS.25.032;
- c) That a Heritage Grant in the amount of \$2,600 be approved towards the cost of emergency structural repairs to the property located at 4 Elizabeth Street North (designated under Part IV of the Ontario Heritage Act), as outlined in SRPBS.25.032;
- d) That a Heritage Grant in the amount of \$4,450 be approved towards the cost of replacing seven windows of the property located at 188 Gormley Road West (designated under Part V of the Ontario Heritage Act), as outlined in SRPBS.25.032;
- e) That a Heritage Grant in the amount of \$4,300 be approved towards the cost of repainting the porches and soffit of the property located at 97 Centre Street West (designated under Part IV of the Ontario Heritage Act), as outlined in SRPBS.25.032;
- f) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of repairing the foundation of the property located at 9853 Leslie Street (designated under Part IV of the Ontario Heritage Act), as outlined in SRPBS.25.032;
- g) That a Heritage Grant in the amount of \$2,500 be approved towards the cost of repairing the chimney of the property located at 151 Gormley Road West (designated under Part V of the Ontario Heritage Act), as outlined in SRPBS.25.032; and,
- h) That a Heritage Grant in the amount of \$5,000 be approved towards the cost of replacing the front door of the property located at 165 Richmond Street (designated under Part IV of the Ontario Heritage Act), as outlined in SRPBS.25.032.

Carried Unanimously

11.2.2 SRPBS.25.035 - Heritage Permit for 18 Arnold Crescent (William Pugsley House) – D12-07001 - (HRH Item 6.2)

Moved by: Mayor West

a) That staff report SRPBS.25.035 titled, “Heritage Permit for 18 Arnold Crescent (William Pugsley House)” be received;

b) That the heritage permit application to construct an addition to the William Pugsley House at 18 Arnold Crescent, as described in Staff Report SRPBS.25.035, be approved subject to the following condition:

i. That the owner enter into a Heritage Conservation Agreement containing provisions ensuring insurance coverage for protection of the heritage house during construction and that the work is completed as proposed in the approved heritage permit; and

c) That the Mayor and Clerk be authorized to execute a Heritage Conservation Agreement with the owners of 18 Arnold Crescent.

Carried Unanimously

11.3 SRCM.25.06 - Housing Accelerator Fund First Annual Update

Moved by: Councillor Cui

a) That staff report SRCM.25.06, regarding the Housing Accelerator Fund First Annual Update, be received;

b) That the resolution of Ontario Big City Mayors’ Caucus made on February 7, 2025, attached as Appendix B to SRCM.25.06 be endorsed, calling on the federal Minister of Housing, Infrastructure and Communities to work with municipalities who received Housing Accelerator Funding (HAF) to understand the opportunities available for these municipalities to further increase the housing supply if the third and fourth HAF funding allocations were accelerated and provided in 2025 instead of 2026 and 2027.

Carried Unanimously

11.4 SRCFS.25.015 - Policy Development Framework

Moved by: Mayor West

a) That staff report SRCFS.25.015 be received;

- b) That the Policy Development Framework (Attachment A to Staff Report SRCFS.25.015) (the “2025 Policy Development Framework”) be approved.
- c) That the Policies listed in Table 1 of Attachment B to Staff Report SRCFS.25.015, which were previously approved by Council, be deemed Administrative Policies under the 2025 Policy Development Framework.
- d) That the Policies listed in Table 2 of Attachment B to Staff Report SRCFS.25.015, which were previously approved by staff, be deemed as Council Policies under the 2025 Policy Development Framework.
- e) That the Clerk be directed to add the policies contained in the Procedures listed in Table 3 of Attachment B to Staff Report SRCFS.25.015 with the Community Flag Raisings and Flag Protocol Policy, to create a single City flag policy.
- f) That the Policies listed in Table 4 of Attachment B to Staff Report SRCFS.25.015 be repealed.
- g) That staff be authorized to amend, repeal or replace any Administrative Policy or Procedures previously approved by Council.
- h) That staff be authorized to transition all previously approved Council Policies into any new Policy template established by the Clerk, and to make any necessary administrative or technical changes that may be required to facilitate the transition.

Carried Unanimously

11.5 SRCFS.25.022 - City of Richmond Hill Corporate Use of X

Motion #1:

Moved by: Councillor Davidson

- a) That staff report SRCFS.25.022 be received;

Clause a) Carried Unanimously

- b) That staff be directed to proceed with Option B (ease the City away from support of X) as generally described in SRCFS.25.022.

A recorded vote was taken on Clause b):

In favour: (4): Councillor Liu, Councillor Cilevitz, Regional and Local Councillor Chan, Councillor Davidson

Opposed: (5): Mayor West, Regional and Local Councillor DiPaola, Councillor Shiu, Councillor Cui, Councillor Thompson

Clause b) Failed to Carry (4 to 5)

Motion #2

Moved by: Mayor West

- a) That staff be directed to continue to explore the use of additional social media platforms to communicate with Richmond Hill residents, business and other stakeholders;
- b) That staff be directed to continue evaluating the effectiveness of using the City's social media channels and platforms, and evolve that usage based any such evaluation.

Carried

11.6 SRCS.25.06 - David Hamilton Park Community Tennis Club

Moved by: Councillor Cui

- a) That Staff Report SRCS.25.06 be received;
- b) That the Mayor and Clerk be authorized to execute the license agreement with the David Hamilton Community Tennis Club upon recommendation of the Commissioner of Community Services.

Carried Unanimously

11.7 SRPBS.25.022 - 2024 Environment Strategy Progress Report

Moved by: Mayor West

- a) That Council receive Staff Report SRPBS.25.022, including the attached 2024 Environment Strategy Progress Tracker and 2024 Environment Strategy Highlight Sheet for information purposes and that all comments be referred back to staff.

Carried Unanimously

11.8 SRPBS.25.025 - Request for Approval - Tree By-laws Review Final By-laws

Moved by: Mayor West

- a) That Staff Report SRPBS.25.025 be received;
- b) That Tree Preservation By-law No. 19-25 (Attachment A to SRPBS.25.025, Municipal Code Chapter 1015) be enacted;

- c) That the Trees on City Lands By-law No. 20-25 (Attachment B to SRPBS.25.025, Municipal Code Chapter 821) be enacted;
- d) That By-law No. 48-25 (Attachment E) be enacted to include designated Tree Preservation By-law violations in Schedule 'A' of the Administrative Penalty By-law No. 69-16, as amended;
- e) That By-law No. 49-25 (Attachment F) be enacted to include designated Trees on City Lands By-law violations in Schedule 'A' of the Administrative Penalty By-law No. 69-16, as amended;
- f) That the following by-laws and all associated amendments be repealed:
 - i) Tree Preservation By-law No. 41-07; and,
 - ii) Trees on City Streets By-law No. 40-07.

Carried Unanimously

11.9 SRPBS.25.043 – Request for Approval – Zoning By-law Amendment Application – Shuxin Liu – 11 Cynthia Crescent - City File ZBLA-24-0010

Moved by: Councillor Davidson

- a) That the Zoning By-law Amendment application submitted by Shuxin Liu for lands known as Lot 10, Registered Plan M36 (Municipal Address: 11 Cynthia Crescent), City File ZBLA-24-0010, be approved, subject to the following:
 - i) that the portion of the subject lands zoned Residential Urban (RU) Zone under By-law 1275, as amended, be exempted from the requirements of Paragraph 1(c) of By-law 146-76 of said by-law and that a portion of the lands be rezoned from Residential Urban (RU) Zone to Open Space (O) Zone under By-law 1275, as amended, as set out in Appendix "B" to Staff Report SRPBS.25.043;
 - ii) that the draft Zoning By-law Amendment attached hereto as Appendix "B" be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought to the April 23rd, 2025 Council meeting for enactment; and,
 - 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.

Carried Unanimously

11.10 SRPBS.25.044 – Request for Comments - Radio-Communication and Broadcasting Antenna - 120 West Beaver Creek - TELE-22-0001

Moved by: Councillor Shiu

- a) That SRPBS.25.044 regarding an application for public consultation related to the construction of a proposed radio-communication and broadcasting antenna system submitted by York Region Condominium Plan No. 606 for the lands municipally known as 120 West Beaver Creek Road, City File TELE-22-0001, be received;
- b) That Council acknowledge that consideration of the proposed radio-communication and broadcasting antenna system has been undertaken in accordance with the City's Protocol for Public Consultation for Radio-Communication and Broadcasting Antenna Systems; and,
- c) That staff be directed to inform Innovation, Science and Economic Development Canada that it does not concur with the establishment of the proposed radio-communications and broadcast antenna facility on the subject lands.

A recorded vote was taken:

In favour: (9): Councillor Shiu, Councillor Liu, Councillor Cui, Councillor Davidson, Councillor Cilevitz, Mayor West, Regional and Local Councillor DiPaola, Regional and Local Councillor Chan, Councillor Thompson

Opposed: (0): None

Carried Unanimously

11.11 SRPBS.25.046 - Request for Authorization – 11300 Yonge Street (City Files D01-20018, D02-20033, D06-22074)

Moved by: Councillor Cui

- a) That the Mayor and Clerk be authorized to execute the Agreements required to enable the conveyance of the encumbered parkland legally described as Part 2 of Reference Plan 65R-40848 and municipally addressed as 11300 Yonge Street with all the requisite parties as described in SRPBS.25.046 upon the written recommendation of the Commissioner of Planning and Building Services.

Carried Unanimously

11.12 Correspondence from Erin Ryan, World Animal Protection Canada, dated March 12, 2025, regarding the Member Motion submitted by Councillor Cilevitz with respect to Provincial regulations needed to restrict keeping of non-native wild animals

Moved by: Mayor West

a) That the correspondence from Erin Ryan, World Animal Protection Canada, dated March 12, 2025, regarding the Member Motion submitted by Councillor Cilevitz with respect to Provincial regulations needed to restrict keeping of non-native wild animals, be received.

Carried Unanimously

12. Other Business

12.1 Member Motion - Councillor Cilevitz - Provincial regulations needed to restrict keeping of non-native ("exotic") wild animals

Moved by: Councillor Cilevitz

Whereas Ontario has more private non-native ("exotic") wild animal keepers, roadside zoos, mobile zoos, wildlife exhibits and other captive wildlife operations than any other province; and,

Whereas the Province of Ontario has of yet not developed regulations to prohibit or restrict animal possession, breeding, or use of non-native ("exotic") wild animals in captivity; and,

Whereas non-native ("exotic") wild animals can pose very serious human health and safety risks, and attacks causing human injury and death have occurred in the province; and,

Whereas the keeping of non-native ("exotic") wild animals can cause poor animal welfare and suffering, and poses risks to local environments and wildlife; and,

Whereas owners of non-native ("exotic") wild animals can move from one community to another even after their operations have been shut down due to animal welfare or public health and safety concerns; and,

Whereas municipalities have struggled, often for months or years, to deal with non- native ("exotic") wild animal issues and have experienced substantive regulatory, administrative, enforcement and financial challenges; and,

Whereas the Association of Municipalities of Ontario (AMO), the Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO) and the Municipal Law Enforcement Officers' Association (MLEOA) have indicated their support for World Animal Protection's campaign for provincial regulations of non-native ("exotic") wild animals and roadside zoos in letters to the Ontario Solicitor General and Ontario Minister for Natural Resources and Forestry;

Now Therefore Be It Resolved:

1. That the City of Richmond Hill hereby petitions the provincial government to implement provincial regulations to restrict the possession, breeding, and use of non-native ("exotic") wild animals and license zoos in order to guarantee the fair and consistent application of policy throughout Ontario for the safety of Ontario's citizens and the non-native ("exotic") wild animal population;
2. That this resolution will be forwarded to all municipalities in Ontario for support and that each endorsement be then forwarded to the Premier of Ontario, Ontario Solicitor General, Ontario Minister for Natural Resources and Forestry, and Richmond Hill MPP's, AMO, AMCTO, and MLEOA.

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

The meeting was adjourned at 1:55 p.m.