



Committee of the Whole Meeting

Minutes

CW#07-25

Wednesday, May 7, 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, May 7, 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
D. Giannetta, Director, Development Planning
G. Li, Director, Financial Services and Treasurer
F. Suppa, Director, Infrastructure Planning and Development Engineering
C. Thorne, Assistant City Solicitor
K. Graham, Manager, Development Planning
C. Charandini, Assessment Review Officer
D. Ding, Planner II - Development

D. Matroja, Planner I - Development
S. Huycke, City Clerk
R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

D. Guy, Director, Community Standards
M. Fartsalas, Manager, By-law Policy and Adjudication
H. Ng, Manager, Transportation and Traffic
J. Walters, Manager, Engineering Subdivisions and Infrastructure Planning

1. Call to Order

The Chair called the meeting to order at 9:31 a.m.

2. Council Announcements

Regional and Local Councillor Chan advised of his participation in a community tree planting event at Carrville Park this past weekend, expressed his appreciation to the volunteers, and noted the attendance of the Mayor.

Regional and Local Councillor Chan noted that May is Asian Heritage Month, highlighted upcoming events, and encouraged residents to visit the “Standing in the Doorway” exhibit at the Richmond Hill Heritage Centre, emphasizing its value in promoting understanding and inclusivity.

Regional and Local Councillor Chan extended warm Mother’s Day wishes to all.

Councillor Thompson reported on the success of his skating event held on April 27th, and expressed appreciation to staff for their effective coordination across two venues and ensuring the event ran smoothly.

Councillor Cui reminded residents that Doors Open Richmond Hill was taking place on Saturday, May 10th, and encouraged families to explore local heritage sites.

Councillor Cui thanked staff for organizing Earth Week events at the David Dunlap Observatory and the library, including bird-friendly demonstrations, and noted it was well attended by children.

Councillor Cui acknowledged the “Fill the Boot” Muscular Dystrophy Canada charity event organized by local Firefighters over the weekend and expressed his thanks for their dedication and support.

Councillor Cui recognized the St. John's Cadets for hosting a food bank drive in Ward 4, and expressed appreciation for their support in the community.

Councillor Cui announced that AMR, a local business in Ward 4, will be hosting a charity volleyball tournament on May 31st in support of Yellow Brick House, and extended an invitation to those interested in participating.

Councillor Cui advised of a Seed Swap event scheduled on May 12th at Crosby Arena and encouraged residents interested in gardening to attend.

Councillor Cui congratulated Richmond Hill High School students and teachers on their recent musical trip to Boston, where their bands earned first and second place awards, and expressed pride in their achievements.

Regional and Local Councillor DiPaola extended warm Mother's Day wishes to all mothers in Richmond Hill, and offered a special greeting to his own mother.

Mayor West wished all mothers a Happy Mother's Day.

Mayor West advised of his attendance at Corpus Christi Catholic Elementary School for its 25th anniversary, noted his attendance at the mass with Councillor Thompson, and recognized the school's contributions to the community over the past 25 years.

Mayor West recognized the Richmond Hill Potter's Guild for hosting their annual show and sale over the weekend, noted the participation of Council Members, and commented on the high quality work showcased.

Mayor West shared that he had become a Toronto Maple Leafs supporter, thanked Councillor Thompson who is a devoted Leafs fan, for helping him make the transition, and cheered on the Leafs.

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 Cilevitz

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

a) Memorandum from Paolo Masaro, Commissioner, Infrastructure and Engineering Services, dated May 2, 2025, regarding SRIES.25.008 Site Permit

Process for 10 Residential Units or Less and Site Alteration By-law Update – (Item 11.5).

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, 12.1 and 12.2 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)

8.1 SRCFS.25.011 - Tax Adjustments under Section 357 and Section 358 of the *Municipal Act, 2001*

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.

Moved by: Mayor West

a) That taxes amounting to \$53,245.75 be written off pursuant to the provisions of Section 357 of the *Municipal Act, 2001*;

b) That taxes amounting to \$789.39 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)

There were no delegations.

11. Committee and Staff Reports

11.1 Minutes - Accessibility Advisory Committee meeting AAC#01-25 held February 20, 2025

Moved by: Mayor West

a) That the minutes of the Accessibility Advisory Committee meeting AAC#01-25 held February 20, 2025, be adopted.

Carried Unanimously

11.2 SRIES.25.008 - Site Alteration Permit Process for 10 Residential Units or Less and Site Alteration Bylaw Update

Moved by: Mayor West

a) That staff report SRIES.25.008 be received;

b) That strictly for the purposes of Zoning By-law 190-11, the Commissioner of Infrastructure and Engineering Services shall be considered the successor office of the Commissioner of Planning and Building Services, to confirm that municipal services are available for buildings or structures in accordance with the provisions of Zoning By-law 109-11;

c) That Site Alteration By-law 47-25, attached as Attachment 1, to staff report SRIES.25.008 be enacted and replace Chapter 967 of the City of Richmond Hill Municipal Code;

d) That Bylaw 166-07 and all amendments thereto be repealed;

e) That the Mayor and Clerk are authorized to execute development agreements with registered owner(s) of lands subject to a site alteration permit which are required to demonstrate adequate municipal servicing under the provisions of Zoning By-law 109-11 and adequate grading and drainage conditions for a site alteration permit processed under Site Alteration By-law 47-25 (Municipal Code Chapter 967), upon the recommendation of the Commissioner of Infrastructure and Engineering Services;

f) That Council authorize the acquisition of those lands and/or easements required pursuant to a condition of a development agreement entered into with a registered property owner to satisfy requirements of Zoning By-law 109-11 or Site Alteration By-law 47-25 (Municipal Code Chapter 967);

g) That By-law 70-25, attached as Attachment 1 to the Memorandum from Staff regarding Staff report SRPBS.25.008 Site Alteration Permit Process for 10 Residential Units or Less and Site Alteration Bylaw Update, dated May 2, 2025, be enacted to designate Site Alteration By-law 47-25 violations in Schedule A of the Administrative Penalty By-law 69-16, as amended.

Carried Unanimously

11.3 SRPBS.25.031 - Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Jefferson Heights Estates Limited - 12, 24, 36 Beech Avenue and 319 Harris Avenue

Moved by: Mayor West

a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Jefferson Heights Estates Limited for the lands known as Part of Lots 54 to 57, Plan 1916, and Lot 1, Plan 65M-2071 (Municipal Addresses: 12, 24 and 36 Beech Avenue, 319 Harris Avenue), City Files D02-18014 and D03-18007 be approved, subject to the following:

- i. that the subject lands be rezoned from Urban (UR) Zone under By-law 128-04, as amended, to Semi-Detached One (RD1) Zone, Multiple Residential One (RM1) Zone, Open Space (O) Zone and Environmental Protection Area One (EPA1) Zone under By-law 235-97, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPBS.25.031;
- ii. that the draft amending Zoning By-law attached hereto as Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and be brought forward to the May 14, 2025 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;
- iv. that the Plan of Subdivision as depicted on Map 7 to Staff Report SRPBS.25.031 be draft approved subject to the conditions set out in Appendix “C” to this report; and,

- 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.

Carried Unanimously

11.4 SRPBS.25.047 - Request for Approval – Zoning By-law Amendment Application – Peter An Dung and Ling Huang Chun – 11198 Bayview Avenue - City File ZBLA-24-0004

Moved by: Mayor West

- a) That the Zoning By-law Amendment application submitted by Peter An Dung and Ling Huang Chun for lands known as Lot 3, Registered Plan 4007 (Municipal Address: 11198 Bayview Avenue), City File: ZBLA-24-0004, be approved, subject to the following:
 - i. that the lands be rezoned from Rural Residential One (RR1) Zone under By-law 2325-68, as amended, to Residential Single Family Six (R6) Zone and Flood (F) Zone under By-law 184-87, as amended, and that the amending Zoning By-law establish site specific standards as outlined in Appendix "B" to Staff Report SRPBS.25.047;
 - 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 be brought forward to the May 14, 2025 Council meeting for consideration and 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

11.5 Memorandum from Paolo Masaro, Commissioner, Infrastructure and Engineering Services, dated May 2, 2025, regarding SRIES.25.008 Site Permit Process for 10 Residential Units or Less and Site Alteration By-law Update - (refer to Item 11.2)

Moved by: Mayor West

- a) That the Memorandum from the Commissioner of Infrastructure and Engineering Services, dated May 2, 2025, be received.

Carried Unanimously

12. Other Business

12.1 Member Motion - Regional and Local Councillor DiPaola - Automated Speed Enforcement Program Timing

Moved by: Regional and Local Councillor DiPaola

Whereas, in November of 2024 Council received Staff Report SRCS.24.15, which outlined plans for an Automated Speed Enforcement ("ASE") Program consistent with recommendations of the City's Traffic Safety and Operations Strategy (Staff Report SREIS.23.005);

Whereas, Staff Report SRCS.24.15 included direction for staff to report back in 2025 with an update on the ASE Program, and indicated that staff are working toward a target Go Live implementation date for the City ASE Program of Q2 2026;

Whereas, York Region currently has 3 ASE cameras in operation on Regional Roads in Richmond Hill;

Whereas, York Region intends to install 2 more cameras in Richmond Hill in 2025, and cameras at additional sites in 2026, with a target of covering all school zones on Regional roads by 2027; and

Whereas, implementing ASE cameras on City streets in 2027 would provide a gradual phase-in of cameras across Richmond Hill to encourage compliance with speed limits and enhance road safety.

Now Therefore Be It Resolved:

That the work toward implementation of an Automated Speed Enforcement Program continue, and that the staff report back on the implementation be extended to follow deployment of the Regional cameras, with a revised target for going live with City ASE cameras in 2027.

A recorded vote was taken:

In favour: (4): Regional and Local Councillor DiPaola, Regional and Local Councillor Chan, Councillor Cilevitz, Mayor West

Opposed: (5): Councillor Liu, Councillor Shiu, Councillor Davidson, Councillor Thompson, Councillor Cui

Failed to Carry (4 to 5)

12.2 Member Motion - Councillor Davidson - Return of Council Members to In-Person Council and Committee of the Whole Meetings with Limited Remote Participation

Moved by: Councillor Davidson

Whereas the City of Richmond Hill and Council value transparency, professionalism, and effective governance; and

Whereas regular Council and Committee of the Whole meetings provide a critical forum for civic engagement, decision-making, and leadership; and

Whereas the City's annual meeting schedule, posted each December, includes 18 Council meetings and 18 Committee of the Whole meetings — typically one meeting per week — with a two-month summer recess and no scheduled meetings during that period; and

Whereas the advantages of in-person meetings include:

- Enhanced Engagement and Communication: Facilitating clearer dialogue, stronger interpersonal connections among Members and with the public, and allowing for protests and in-person demonstrations of support; and
- Improved Accountability and Professionalism: Encouraging presence, focus, and commitment to municipal business; and
- More Focused Discussions: Reducing distractions and improving the quality of debate and decision-making; and
- Stronger Relationships and Team Building: Building rapport among Council Members, staff, and the public through informal discussions and cooperative interactions before and after meetings; and
- Strengthened Community Connections: Demonstrating commitment to the community and fostering shared responsibility through face-to-face civic responsibility; and

Whereas this policy reinforces the City of Richmond Hill and Council's commitment to accountability, effective governance, Member well-being, and public engagement by upholding an in-person meeting standard while allowing limited flexibility for virtual attendance when necessary; and

Whereas while remote participation can be a valuable supplementary tool, it is not a replacement for the dynamics and advantages of in-person governance.

Now Therefore Be It Resolved:

1. That the Procedure By-law 125-23, as amended, (the "Procedure By-law") be further amended:
 - a. To require that Members of Council attend all regularly scheduled Council and Committee of the Whole meetings of the City of Richmond Hill in person; and
 - b. To permit Members of Council to attend up to three (3) Council meetings and three (3) Committee of the Whole meetings virtually per calendar year; and
 - c. To permit additional virtual attendance for medical reasons or inclement weather upon notice to the Mayor and Clerk.
2. That the Clerk place a By-law to make necessary amendments Procedure By-law on a future Council agenda with an effective date of September 3, 2025.

Motion to Refer to Council without Recommendation:

Moved by: Regional and Local Councillor Chan

- a) That the Member Motion submitted by Councillor Davidson regarding Return of Council Members to In-Person Council and Committee of the Whole Meetings with Limited Remote Participation, be referred to the Council meeting on May 14, 2025, without recommendation for Council direction.

Motion to Refer Carried Unanimously

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Adjournment

Moved by: Mayor West

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 11:10 a.m.