



Council Public Meeting

Minutes

C#50-20

Wednesday, December 2, 2020, 6:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

An Electronic Council Public Meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Wednesday, December 2, 2020 at 6:30 p.m. in Committee Room 1 via videoconference.

Council Members Present via video conference:

Mayor Barrow
Regional and Local Councillor Perrelli
Regional and Local Councillor DiPaola
Councillor Beros
Councillor Muench
Councillor Liu
Councillor West
Councillor Cilevitz
Councillor Chan

The following members of Staff were present via videoconference:

K. Kwan, Commissioner of Planning and Infrastructure Department
P. Lee, Director, Policy Planning
D. Terzievski, Director Development Engineering and Transportation
S. Cham, Manager, Development Zoning
S. von Kursell, Manager, Policy
C. Chu, Senior Planner - Policy
F. Toniolo, Senior Planner – Development

The following members of Staff was present in Committee Room 1:

R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator

Mayor Barrow read the Public Hearing Statement.

1. Adoption of Agenda

Moved by: Councillor Cilevitz
Seconded by: Councillor West

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

a) Correspondence received regarding the proposed Expanded Permissions for Additional Residential Units (Secondary Units) for the City of Richmond Hill - (Item 3.1.1)

2. Disclosure 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*.

3. Scheduled Business:

3.1 SRPI.20.009 - Request for Comments on Expanded Permissions for Additional Residential Units (Secondary Suites) – City of Richmond Hill – City Files D01-20011 and D24-20002

Chun Chu and Ferdi Toniolo of the Planning and Infrastructure Department made a presentation to Council regarding the proposed City-wide Official Plan Amendment (OPA) 23 and Zoning By-law Amendment to expand existing permissions for additional residential units (secondary suites) to ground-related housing, in order to conform with Provincially legislated requirements and to facilitate housing diversity.

C. Chu reviewed the proposal to permit on a city-wide basis, one additional residential unit in single detached, semi-detached, and townhouse dwellings, as well as one additional residential unit in a structure accessory to these ground-related dwellings on the same lot, and advised that the associated Zoning By-law Amendment would implement the policies of OPA 23. She provided context to the Province's Bill 108, *More Homes, More Choice Act, 2019*, reviewed the City's Affordable Housing Strategy noting it would address the demands for Additional Residential Units (ARU) in Richmond Hill, and summarized the contents of the proposed OPA 23.

F. Toniolo provided an overview of the proposed Zoning By-law Amendment, and presented examples including side views of an ARU

within a Primary Dwelling Unit as well as a detached accessory structure, and an ARU within a Primary Dwelling Unit and above-detached garage abutting a lane.

C. Chu concluded the presentation by providing a comprehensive review of the next steps in the process, and advised that staff's recommendation was that the report be received for information purposes only and that all comments be referred back to staff.

Clovis Grant, CEO, 360°kids Support Services, reviewed the organization's mission, services, and successes to assisting at-risk and homeless youth. He advised that he was in support of the proposed expanded permissions for additional residential units (secondary suites) in Richmond Hill, noted that the stock for affordable housing was limited in York Region, and explained the importance and benefits of having affordable housing for all ages and stages of families and youths.

John Li, on behalf of the Richmond Hill Umbrella Residents Group, expressed his concerns regarding the number of approved high-rise residential developments in Richmond Hill, presented various data outlining job opportunity to population ratio in York Region, 2016 household family incomes in Richmond Hill, and 2012-2018 York Region traffic accidents statistics, and advised that in his opinion, jobs should be a priority within the municipality rather than population growth.

Moved by: Regional and Local Councillor Perrelli
Seconded by: Councillor Beros

a) That staff report SRPI.20.009, with respect to the municipally initiated amendments to the City's Official Plan and Zoning By-laws to permit additional residential units (City Files D01-20011 and D24-20002), be received for information purposes only and that all comments be referred back to staff.

Carried

4. Adjournment

Moved by: Regional and Local Councillor Perrelli
Seconded by: Councillor Beros

That the meeting be adjourned

Carried

The meeting was adjourned at 7:40 p.m.

Dave Barrow, Mayor

Ryan Ban, Deputy City Clerk