



## Special Council Education and Training Meeting

### Minutes

**C#20-21**

**Tuesday, May 4, 2021, 1:30 p.m.**

**(Electronic Meeting pursuant to Section 238(3.3) of the Municipal Act, 2001)**

An electronic Special Council meeting, pursuant to Section 238(3.3) of the Municipal Act, 2001, of the Council of the City of Richmond Hill was held on Tuesday, May 4, 2021 at 1:33 p.m. via videoconference.

Council Members Present via videoconference:

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

Regrets: Mayor Barrow

Staff Members present via videoconference:

M. Dempster, City Manager  
S. Adams, Commissioner of Corporate and Financial Services  
K. Kwan, Commissioner of Planning and Infrastructure  
A. Dimilta, City Solicitor  
D. Flaherty, Chief of Staff  
D. Dexter, Director, Financial Services and Treasurer  
G. Galanis, Director, Development Planning  
A. Ierullo, Director, Economic Development and Richmond Hill Center  
N. Khan, Director, Building Division and Chief Building Official  
P. Lee, Director, Policy Planning  
T. Steele, Director, Community Standards  
D. Terzieski, Director, Infrastructure Planning and Development Engineering  
S. Cham, Manager, Development Zoning  
C. Greco, Manager, Real Estate  
H. Ng, Manager, Transportation and Traffic

S. von Kursell, Manager, Policy  
B. Osler, Economic Development Programs Coordinator  
B. Afsana, Planner II - Policy  
C. Chu, Senior Planner - Policy  
S. Huycke, City Clerk  
R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator

Isanna Biglands and Christine Pacini, SHS Consulting were also in attendance.

**1. Adoption of Agenda**

Moved by: Councillor West  
Seconded by: Councillor Cilevitz

That the agenda be adopted as distributed by the Clerk.

Carried

**2. 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*.

**3. Scheduled Business**

**3.1 Education and Training meeting with respect to the City of Richmond Hill's Affordable Housing Strategy**

Kelvin Kwan, Commissioner of Planning and Infrastructure provided opening remarks regarding the City's Affordable Housing Strategy. He advised that the presentation would be divided into two sections; the importance and the need for affordable housing in Richmond Hill; and the suite of tools that could be used by a municipality to assist with the development of an Affordable Housing Strategy. He noted the importance for the City to work in partnership with the development industry, non-profit sector and senior levels of government to make the project a success, and shared feedback on challenges to find affordable housing in Richmond Hill that would reduce long commutes and retain millennial talent. Commissioner Kwan advised that the project team would provide a walk-through of the various tools available that could be used by the municipality to help develop affordable housing and welcomed Council's thoughts and questions. Commissioner Kwan acknowledged staff's continued efforts on the project and introduced Patrick Lee, Director,

Policy and Sybelle von Kursell, Manager, Policy, as the City's senior project team contacts.

Sybelle von Kursell, Manager of Policy, explained what affordable housing was, as defined by the Canadian Mortgage and Housing Corporation (CHMC), why affordable housing was important in Richmond Hill, and reviewed the 2019 Council recommendations for the creation of more affordable housing in Richmond Hill. She reviewed the Provincial Policy Statements definition of "affordable" for ownership and rental-housing types, and noted the same approach was used to prepare the Strategy. She reviewed the household income distribution by decile (2019) for all households and renter households, who was in need of "affordable" housing, and indicated households were challenged to afford housing as their purchasing power was not keeping up with inflation. S. von Kursell reviewed why the Strategy was being prepared; Ontario's housing continuum for market and non-market housing, and the purpose of Richmond Hill's Affordable Housing Strategy to have housing that was affordable, suitable and adequate.

Isanna Bigland, SHS Consulting, reviewed the development stages of the Affordable Housing Strategy and noted that several consultations were held with a range of stakeholders and was integral to helping develop the Strategy. She presented key findings of the housing analysis in Richmond Hill which included: the need for a diverse housing stock that included smaller dwellings as well as family sized dwellings; mismatch between place of work and residence; misalignment between household sizes and dwelling sizes; homeownership becoming more unaffordable; a greater proportion of households turning to the rental market for housing; the need for more housing which was suitable, adequate and affordable; the need for supportive housing significantly outpaced the supply; and a need for more purpose-built rental housing units. I. Bigland identified five key housing gaps, four Affordable Housing Strategy goals, and three Affordable Housing Strategy targets for the City of Richmond Hill.

Christine Pacini, SHS Consulting, advised that the proposed Affordable Housing Strategy required a multi-prong approach and partnerships, and indicated that the proposed strategies were aimed at households with low and moderate incomes, and would benefit many households throughout the income continuum. She reviewed the proposed tools available for inclusion into the Strategy, noted the impacts, and concluded the presentation by reviewing next steps for the proposed Richmond Hill Affordable Housing Strategy.

Moved by: Councillor West  
Seconded by: Councillor Chan

a) That the presentation by Sybelle von Kursell, Manager, Policy, Planning and Infrastructure; and Isanna Biglands and Christine Pacini of SHS Consulting regarding the City of Richmond Hill's Affordable Housing Strategy and the draft Affordable Housing Strategy Report, be received.

Carried

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

**4.1 By-law 58-21**

Moved by: Councillor Chan  
Seconded by: Councillor West

That By-law 58-21, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**5. Adjournment**

Moved by: Councillor Muench  
Seconded by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 3:55 p.m.

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Joe DiPaola, Acting Mayor

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Stephen M.A. Huycke, City Clerk