



## **Committee of the Whole Meeting**

### **Minutes**

**CW#15-24**

**Wednesday, November 6, 2024, 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, November 6, 2024 at 9:30 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

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

Staff Members present in Council Chambers:

D. Joslin, City Manager  
S. Adams, Commissioner of Corporate and Financial Services  
G. Galanis, Commissioner of Planning and Building Services  
P. Masaro, Commissioner of Infrastructure and Engineering Services  
T. Steele, Commissioner of Community Services  
E. Houdi, Chief of Staff to the Mayor  
H. Punia, Chief of Staff to the Mayor  
M. Flores, Director, Policy Planning  
D. Giannetta, Director, Development Planning  
D. Guy, Director, Community Standards  
A. Ierullo, Director, Economic Development and Richmond Hill Centre  
G. Li, Director, Financial Services and Treasurer  
D. Terziewski, Director, Infrastructure Planning and Development Engineering  
C. Thorne, Assistant City Solicitor

L. Chen, Manager, Financial Planning and Analysis  
P. Chow, Manager, Policy  
L. Conde, Manager, Strategy and Government Relations  
S. DeMaria, Manager, Development Planning  
M. Fartsalas, Manager, By-law Policy and Adjudication  
K. Graham, Manager, Development Planning  
D. Olding, Senior Manager, Richmond Hill Centre Subway  
M. Raza, Manager, Fiscal Strategy and Long-Term Planning  
J. Wychreschuk, Manager, Infrastructure Planning  
A. Dickinson, Project Manager, Affordable Housing  
F. Caparelli, Planner I - Development  
C. Chu, Senior Planner - Policy  
S. Fiore, Senior Planner - Development  
A. Li, Financial Management Advisor  
F. Toniolo, Senior Planner - Development  
I. Treiger, Financial Management Advisor  
S. Huycke, City Clerk  
R. Ban, Deputy City Clerk  
K. Hurley, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

C. Debi, Director, Communications Services  
R. Jones, Director, Information Technology/CIO  
H. Ng, Manager, Transportation and Traffic

**1. Call to Order**

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

Committee consented to recess the meeting between 12:40 p.m. and 1:40 p.m.

**2. Council Announcements**

Mayor West welcomed everyone in attendance at today's meeting including the grade 9 students who were participating in the annual Take Our Kids to Work Day.

Mayor West advised that in partnership with the Royal Canadian Legion Branch 375, the City was holding its annual Remembrance Day Parade and Ceremony on Sunday, November 10th beginning at 10:30 a.m. and extended an invitation for everyone to attend to honour the many sacrifices that have been made in the past on our behalf.

Mayor West expressed his condolences to family and friends on the passing of The Honourable Murray Sinclair, the former Senator who led Truth and Reconciliation Commission, and acknowledged the impact he had on the country.

Mayor West advised that tonight from 6:00 p.m. to 7:30 p.m. a Budget 2025 In-Person Open House was being held at the McConaghy Seniors' Centre with staff and some Members of Council to be in attendance for anyone interested in participating.

Mayor West shared that he recently attended a Richmond Hill Coyotes hockey game and noted their upcoming game being held on December 1st at the Elgin Barrow Arena, as well as the upcoming game for the Richmond Hill Rampage being held on November 8th at the Elvis Stojko Arena.

Councillor Cui advised that tonight a Ward 4 Mill Pond Neighborhood Watch meeting was being hosted at the McConaghy Seniors' Centre from 6:30 p.m. to 8:30 p.m. for those wishing to attend.

### **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 additions:

- a) Delegation by Kim Empringham, York Region Federation of Agriculture, regarding the 2024 Stormwater Management Financial Plan - (Item 10.1);
- b) Delegation by Bruce Hall, The Planning Partnership, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 1921318 Ontario Inc. for 8790 Yonge Street - (Item 10.2).

Carried

### **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 11.2, 11.3, 11.5, 11.6, 11.7, 11.8 and 11.9 for discussion.

**7. Adoption of the Remainder of Agenda Items**

On a motion of Councillor Cilevitz, Committee adopted unanimously those items not identified for separate discussion.

**8. Public Hearing(s)**

There were no public hearings.

**9. Presentation(s)****9.1 Presentation by Mayor West and Members of Council in acknowledgment of Take Our Kids to Work Day**

Darlene Joslin, City Manager, extended a warm welcome to the grade 9 students who were in attendance at today's meeting as part of the annual Take Our Kids to Work Day. She highlighted the many rewarding careers within municipal government and encouraged the students to enjoy the day as they participated in the various activities that had been planned for them.

Mayor West also welcomed the grade 9 students who were in attendance at today's meeting as part of the annual Take Our Kids to Work Day and shared how today was an opportunity for them to see what a full-time career looked like. Mayor West congratulated the students for participating and hoped they had an enjoyable day, and invited each of them to the podium to be part of a group picture with himself and fellow Members of Council and to receive a memento from the City.

**9.2 Presentation by Gary Scandlan, Independent Policy Advisor, retired from Watson & Associates Economists Ltd., regarding the 2024 Stormwater Management Financial Plan - (refer to Item 11.3)**

Gary Scandlan, Independent Policy Advisor, retired from Watson & Associates Economists Ltd., made a presentation to Committee regarding the 2024 Stormwater Management Financial Plan. He advised that Watson & Associates Economists Ltd. had been retained by the City to undertake the Stormwater Financial Plan as well as rate calculations; and provided an overview of the Study Purpose, Stormwater Management Infrastructure, Stormwater Project Types, 2024 Asset Management Plan including Stormwater Management State of Good Repair Needs, Storm Related Flood Risks, Capital Needs by Asset Type and Stormwater Rate History. G. Scandlan detailed the various Stormwater Rate Scenarios that were reviewed and analyzed and highlighted the recommended scenario that took into consideration debt and rate impacts on various property

types, and concluded the presentation with an overview of the staff report recommendations and next steps in the process.

Moved by: Councillor Davidson

a) That the presentation by Gary Scandlan, Independent Policy Advisor, retired from Watson & Associates Economists Ltd., regarding the 2024 Stormwater Management Financial Plan, be received with thanks.

Carried

**9.3 Presentation by Phoebe Chow, Manager, Policy, and Chris White, Principal, Parcel Economics, regarding Updates to Housing Needs Assessment and Inclusionary Zoning Impact Study - (refer to Item 11.7)**

Phoebe Chow, Manager, Policy, provided introductory remarks regarding Updates to the Housing Needs Assessment and Inclusionary Zoning Impact Study and advised that Parcel Economics had been retained by the City to complete the Housing Needs Assessment Update and to conduct a Peer Review of the 2021 Inclusionary Zoning Impact Assessment in accordance with Provincial legislation. P. Chow introduced Chris White, Principal, Parcel Economics, who was in attendance at today's meeting to present the key findings and recommendations.

Chris White, Principal, Parcel Economics, made a presentation to Committee regarding Updates to the Housing Needs Assessment and Inclusionary Zoning Impact Study. He reviewed the purpose and scope of the work that was undertaken and advised of the key findings from the Housing Needs Assessment specific to housing demand, housing supply and housing affordability. C. White discussed the key findings from the Inclusionary Zoning Impact Assessment, addressing economic conditions, assumptions, baseline feasibility and its impact, and concluded the presentation with an overview of the recommendations and next steps in the process.

Moved by: Councillor Cilevitz

a) That the presentation by Phoebe Chow, Manager, Policy, and Chris White, Principal, Parcel Economics, regarding Updates to Housing Needs Assessment and Inclusionary Zoning Impact Study, be received with thanks.

Carried Unanimously

**10. Delegation(s)****10.1 Kim Empringham, York Region Federation of Agriculture, regarding the 2024 Stormwater Management Financial Plan - (refer to Item 11.3)**

Kim Empringham, Secretary/Treasurer/Director, York Region Federation of Agriculture (YRFA), addressed Committee regarding the 2024 Stormwater Management Financial Plan. She advised that the Town of Georgina and Township of King had exempted farmland from their Stormwater Management Fees and that the Minister of Rural Affairs had sent a letter to mayors across the province asking that they approve the same recommendation within their municipality. K. Empringham provided background information on the YRFA and their role in advocating for farmers and agriculture, highlighted the many benefits that their lands provided to municipalities which should be taken into consideration, and reiterated their request that farmland be exempted from the Stormwater Management Fee.

**10.2 Bruce Hall, The Planning Partnership, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 1921318 Ontario Inc. for 8790 Yonge Street - (refer to Item 11.2)**

Bruce Hall, The Planning Partnership, agent for the applicant, addressed Committee regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 1921318 Ontario Inc. for 8790 Yonge Street. He provided background and contextual information related to the applications for the subject lands, advised that they worked with City staff to address the issues and provide refinements to get to this point in the process, and explained why the appeal was submitted to the Ontario Land Tribunal. B. Hall addressed the proposed development in relation to the Richmond Hill Centre Secondary Plan and the benefits it would bring to the community, and confirmed their support for the proposed settlement.

**11. Committee and Staff Reports****11.1 Minutes - Affordable Housing Strategy Implementation Committee meeting AHSIC#01-24 held March 5, 2024**

Moved by: Councillor Cilevitz

a) That the minutes of the Affordable Housing Strategy Implementation Committee meeting AHSIC#01-24 held March 5, 2024, be adopted.

Carried Unanimously

**11.2 SRCM.24.08 - Request for Direction - Official Plan and Zoning By-law Amendment Applications - 1921318 Ontario Inc. - 8790 Yonge Street - City Files OPA-24-0001 and ZBLA-24-0002**

Moved by: Councillor Cilevitz

a) That staff report SRCM.24.08 regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by 1921318 Ontario Inc. for 8790 Yonge Street be received for information purposes;

b) That the Ontario Land Tribunal (OLT) be advised that Council supports the revised development proposal as outlined in staff report SRCM.24.08 and generally depicted on Maps 6 and 7 to staff report SRCM.24.08 associated with Official Plan and Zoning By-law Amendment applications submitted by 1921318 Ontario Inc. (City Files OPA-24-0001 and ZBLA.24.0002) for lands known as Part of Lot 37, Concession 1, W.Y.S., (municipal address: 8790 Yonge Street);

- i. That the OLT be requested to approve the Official Plan Amendment substantially in accordance with the document in Appendix "B" to staff report SRCM.24.08;
- ii. That the OLT be requested to approve the Zoning By-law Amendment generally in accordance with the document set out in Appendix "C" to staff report SRCM.24.08;
- iii. That pursuant to Section 34(17) of the *Planning Act*, Council deems that no further notice be required with respect to any necessary modifications to the amending Zoning By-law to implement the revised development proposal on the subject lands.

c) That the authority to assign servicing allocation to the proposed development to be constructed on the subject lands be delegated to the City's Commissioner of Planning and Building Services subject to the criteria in the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11;

d) That the appropriate City staff be directed to appear at the Ontario Land Tribunal in support of Council's position concerning the subject applications.

Carried Unanimously

**11.3 SRCFS.24.050 - 2024 Stormwater Management Financial Plan**

Moved by: Mayor West

- a) That staff report SRCFS.24.050 regarding 2024 Stormwater Management Financial Plan be received;
- b) That to address the anticipated deficit balance in the stormwater management capital funding availability, Council approve the 2025 Stormwater Management Financial Plan as detailed in Appendix A to staff report SRCFS.24.050;
- c) That Council approve the recovery of all stormwater management costs through full cost recovery rates:
  - i. That Council approve the Scenario 2 option for funding the City's ten-year stormwater management capital program, where \$3 million in Canada Community Building Fund funding will be used annually for the first five years and \$22 million of debt will be issued to smooth the rate increases;
  - ii. That staff be directed to provide a report to Council on the debt issuance process and plan before June 2025;
  - iii. That Council approve in principle, the timing and funding of the ten-year stormwater management capital plan as provided in Appendix A, Table 2.1, to staff report SRCFS.24.050; and
  - iv. That Council consider the stormwater rates provided in Appendix A, Table B-8, to staff report SRCFS.24.050, related to Scenario 2 in future years' budget deliberations.

**Motion to Refer:**

Moved by: Regional and Local Councillor Chan

- a) That staff report SRCFS. 24.050 be referred to Council without recommendation for Council to provide direction.

A recorded vote was taken:

In favour: (1): Regional and Local Councillor Chan

Opposed: (8): Councillor Cilevitz, Councillor Cui, Regional and Local Councillor DiPaola, Mayor West, Councillor Thompson, Councillor Liu, Councillor Davidson, Councillor Shiu

Motion to Refer Failed to Carry (1 to 8)



Moved by: Mayor West

- a) That staff report SRCFS.24.050 regarding 2024 Stormwater Management Financial Plan be received;
- b) That to address the anticipated deficit balance in the stormwater management capital funding availability, Council approve the 2025 Stormwater Management Financial Plan as detailed in Appendix A to staff report SRCFS.24.050;
- c) That Council approve the recovery of all stormwater management costs through full cost recovery rates:
  - i. That Council approve the Scenario 2 option for funding the City's ten-year stormwater management capital program, where \$3 million in Canada Community Building Fund funding will be used annually for the first five years and \$22 million of debt will be issued to smooth the rate increases;
  - ii. That staff be directed to provide a report to Council on the debt issuance process and plan before June 2025;
  - iii. That Council approve in principle, the timing and funding of the ten-year stormwater management capital plan as provided in Appendix A, Table 2.1, to staff report SRCFS.24.050; and
  - iv. That Council consider the stormwater rates provided in Appendix A, Table B-8, to staff report SRCFS.24.050, related to Scenario 2 in future years' budget deliberations.

A recorded vote was taken:

In favour: (8): Mayor West, Councillor Cui, Councillor Shiu, Councillor Cilevitz, Councillor Liu, Councillor Davidson, Regional and Local Councillor DiPaola, Councillor Thompson

Opposed: (1): Regional and Local Councillor Chan

Carried (8 to 1)

#### **11.4 SRCFS.24.054 - Dissolution of Capital Sustainability Steering Committee (CSSC)**

Moved by: Councillor Cilevitz

- a) That staff report SRCFS.24.054 regarding the Dissolution of the Capital Sustainability Steering Committee (CSSC) be received;

b) That the Capital Sustainability Steering Committee (CSSC) be dissolved;

c) That staff proceed with the development and implementation of a comprehensive Financial Sustainability Strategy based on the guidance provided by CSSC as part of the annual Capital Budget process.

Carried Unanimously

**11.5 SRCFS.24.055 - Infrastructure Funding Policy**

Moved by: Councillor Cui

a) That staff report SRCFS.24.055 regarding Infrastructure Funding Policy be received;

b) That the Infrastructure Funding Policy attached as Appendix "A" to staff report SRCFS.24.055 be approved;

c) That the Mayor and City Clerk be authorized to execute a Development Agreement and any further agreements or documentation as may be necessary to give effect to the Infrastructure Acceleration Incentive Program (Housing Accelerator Fund), upon the recommendation of the Commissioner of Infrastructure and Engineering Services.

Carried Unanimously

**11.6 SRCS.24.15 - Automated Speed Enforcement Program**

Moved by: Councillor Cui

a) That staff report SRCS.24.15 regarding a proposed Automated Speed Enforcement Program be received;

b) That the proposed Automated Speed Enforcement Program, using Newmarket's Joint Processing Centre and internal adjudication of Penalty Orders (tickets) through the City's Administrative Monetary Penalty System, be endorsed;

c) That the Administrative Penalties for Automated Enforcement By-law 123-24, attached as Attachment 1 to staff report SRCS.24.15, be enacted;

d) That the City Manager be delegated authority to execute all necessary agreements with the Town of Newmarket, Ministry of Transportation and Ministry of Attorney General to implement the Automated Speed Enforcement program;

e) That staff report back to Council in 2025 with an update on the Automated Speed Enforcement Program to confirm the number and location of sites, outline a comprehensive public awareness plan, and present an implementation timeline.

Carried Unanimously

**11.7 SRPBS.24.102 - Request for Endorsement - Updates to Housing Needs Assessment and Inclusionary Zoning Impact Study**

Moved by: Councillor Davidson

a) That staff report SRPBS.24.102 regarding Request for Endorsement - 2024 Housing Needs Assessment, Peer Review of the 2021 Inclusionary Zoning Impact Assessment, and 2024 Inclusionary Zoning Impact Assessment, be received;

b) That Council endorse the 2024 Housing Needs Assessment attached as Appendix "A" to staff report SRPBS.24.102;

c) That Council endorse the Peer Review of the 2021 Inclusionary Zoning Impact Assessment attached as Appendix "B" to staff report SRPBS.24.102;

d) That Council endorse the 2024 Inclusionary Zoning Impact Assessment attached as Appendix "C" to staff report SRPBS.24.102.

Carried Unanimously

**11.8 SRPBS.24.108 - Request for Approval - Official Plan Amendment and Zoning By-law Amendment Applications - 9750 Yonge Limited - 9750 and 9760 Yonge Street - City Files D01-21003 and D02-21005 - Related File D06-21017**

Moved by: Councillor Cui

a) That the Official Plan and Zoning By-law Amendment applications submitted by 9750 Yonge Limited for lands known as Part of Block 39, Registered Plan 65M-2079 and Part of Block 3, Registered Plan 65M-2368 (municipal addresses: 9750 and 9760 Yonge Street), City Files D01-21003 and D02-21005, be approved subject to the following:

- i. that the Official Plan be amended to include site specific policies related to height and density on the subject lands as outlined in staff report SRPBS.24.108, and that the draft Official Plan Amendment attached as Appendix "B" be approved;

- ii. that the Residential Office Complex (RO) Zone under by-law 181-81, as amended be revised with site specific development standards as outlined in staff report SRPBS.24.108;
- iii. that the amending Zoning By-law be brought forward to Council for consideration and enactment subject to the following:
  - 1. that the draft Zoning By-law attached as Appendix “C” be finalized and forwarded to a future meeting of Council for adoption;
  - 2. 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 Zoning By-law to implement the proposed development on the subject lands;

b) That the authority to assign servicing allocation to the proposed development be delegated to the Commissioner of Planning and Building Services subject to the criteria in the City’s Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with the provisions of By-law 109-11.

Carried Unanimously

**11.9 SRPBS.24.110 - Request for Approval - Municipal Servicing Allocation - Long Body Homes Inc. - 12370 Leslie Street - City File D03-03020**

Moved by: Councillor Cui

a) That Council assign 725.36 persons equivalent of servicing allocation to the development to be constructed on the lands known as Part of Lot 1, Concession 2, E.Y.S. (municipal address: 12370 Leslie Street), City File D03-03020, to be released in accordance with the City’s Interim Growth Management Strategy and in accordance with By-law 109-11, as amended;

b) That Council revoke any unused servicing allocation for which building permits have not been issued two (2) years from the date of allocation assignment, in accordance with the City’s Interim Policy for Allocating Sanitary Sewer Capacity, as amended.

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: Regional and Local Councillor DiPaola

That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 2:14 p.m.