



Council Meeting

Minutes

C#25-24

Wednesday, November 13, 2024, 9:30 a.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

A Council meeting of the Council of the City of Richmond Hill was held on Wednesday, November 13, 2024 at 9:30 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Regional and Local Councillor Chan
Regional and Local Councillor DiPaola
Councillor Davidson
Councillor Thompson
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
A. Dimilta, City Solicitor
G. Li, Director, Financial Services and Treasurer
L. Chen, Manager, Financial Planning and Analysis
S. DeMaria, Manager, Development Planning
M. Raza, Manager, Fiscal Strategy and Long-Term Planning
F. Toniolo, Senior Planner - Development
S. Huycke, City Clerk
R. Ban, Deputy City Clerk

K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

M. Flores, Director, Policy Planning
D. Giannetta, Director, Development Planning
D. Guy, Director, Community Standards
D. Terzievski, Director, Infrastructure Planning and Development Engineering
P. Chow, Manager, Policy
H. Ng, Manager, Transportation and Traffic
J. Wychreschuk, Manager, Infrastructure Planning
F. Caparelli, Planner I - Development
C. Chu, Senior Planner - Policy
I. Treiger, Financial Management Advisor

1. Call to Order

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

2. Land Acknowledgement

We are gathering on lands that have been home to First Nations Peoples from time immemorial. We acknowledge that what we now call Richmond Hill is on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Mississauga and Chippewa Nations of the Williams Treaty. We also recognize that we are on part of the traditional territories of the Haudenosaunee and the Huron Wendat.

We would also like to acknowledge all First Nation, Inuit and Métis peoples from across North America, also known as Turtle Island, who now reside in the City of Richmond Hill. We are committed to rebuilding constructive and cooperative relationships.

3. National Anthem

The National Anthem was played.

4. Public Forum (not exceeding fifteen minutes)

There were no members of the public who addressed Council during the Public Forum.

5. Council Announcements

Councillor Thompson advised that he along with Mayor West were in attendance at the Winter Classic Ice Hockey Tournament organized by the Ismaili Community Alum Arts and Sports Festival this past weekend which included a women's highlight game, and noted the tournament was taking place again next year.

Councillor Cui shared that he participated for the first time in the CN Tower ClimbUp Challenge with his children this past Sunday which was a great event in support of The United Way.

Councillor Cilevitz acknowledged that today was World Kindness Day and shared that it has been celebrated worldwide on November 13th since 1998 when it was introduced by the World Kindness Movement, and that it was a day to promote and celebrate good deeds and acts of kindness.

Regional and Local Councillor DiPaola extended congratulations to the Royal Canadian Legion Branch 375 and to the Region on the success of their Remembrance Day events.

Regional and Local Councillor DiPaola advised that yesterday he along with all Members of Council were in attendance at the official opening of the Amazon distribution centre in Richmond Hill and shared that Richmond Hill staff were recognized for their assistance to Amazon as they worked through the building process.

Mayor West reiterated the comments made by Regional and Local Councillor DiPaola regarding the opening of the new Amazon distribution centre in Richmond Hill, noted the many benefits that this facility would bring to the community, and shared that they were given a tour of the building which included a mural in their cafeteria that visualized many different aspects of the City.

Mayor West also acknowledged the Royal Canadian Legion Branch 375 and staff who helped organize the annual Remembrance Day events this past Sunday and Monday and extended his thanks to them for continuing to mark Remembrance Day with dignity and to celebrate our veterans.

6. Introduction of Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters raised by Members of Council.

7. Adoption of Agenda

Moved by: Councillor Cilevitz
Seconded by: Councillor Cui

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

- a) Memorandum from Gigi Li, Director, Financial Services and Treasurer, dated November 12, 2024, regarding Supplementary Information for Council's consideration of SRCFS.24.050 - 2024 Stormwater Management Financial Plan - (Item 15.4);
- b) Correspondence from Pat Pollock, 67 Drumern Crescent, dated November 13, 2024, regarding the 2024 Stormwater Management Financial Plan - (Item 15.5).

Carried Unanimously

8. 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*.

9. Adoption of Previous Council Minutes

9.1 Council Public Meeting C#23-24 held October 22, 2024

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Davidson

That the minutes of Council Public Meeting C#23-34 held on October 22, 2024, be adopted.

Carried

9.2 Council Meeting C#24-24 held October 23, 2024

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Davidson

That the minutes of Council Meeting C#24-24 held on October 23, 2024, be adopted.

Carried

10. Identification of Items Requiring Separate Discussion

Council consented to separate Item 15.2.3 for discussion.

11. Adoption of the Remainder of Agenda Items

On a motion of Regional and Local Councillor DiPaola, seconded by Councillor Cilevitz, Council adopted those items, including the By-laws, not identified for separate discussion.

12. Public Hearing(s)

There were no public hearings.

13. Presentation(s)

13.1 Presentation by Jeremy Watts, Acting Chief, York Region Paramedic Services, regarding Updates on Dispatch Modernization and the Master Plan 2021 - 2031

Jeremy Watts, Acting Chief, York Region Paramedic Services, made a presentation to Council regarding Updates on Dispatch Modernization and the Master Plan 2021 - 2031, and shared that the new Medical Priority Dispatch System (“MPDS”) went live today. He provided an overview of paramedic services in York Region including specific information related to services within the City of Richmond Hill; explained in detail how the current 911 and ambulance dispatch systems worked, the various components of a paramedic response and expected outcomes; and shared the public awareness and education communication tactics the Region was utilizing and implementing. Acting Chief Watts concluded the presentation with an update on the Paramedic Services Master Plan 2021 - 2031 which was approved by York Region Council in June 2022, and summarized the key changes and mitigations.

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor Chan

a) That the presentation by Jeremy Watts, Acting Chief, York Region Paramedic Services, regarding Updates on Dispatch Modernization and the Master Plan 2021 - 2031, be received with thanks.

Carried Unanimously

14. Delegation(s)

There were no delegations.

15. Committee and Staff Reports

15.1 Minutes - Budget Committee of the Whole Meeting BCW#04-24 held November 5, 2024

That the minutes of Budget Committee of the Whole Meeting BCW#04-24 held November 5, 2024, be adopted as circulated and the following recommendation be approved:

15.1.1 SRCS.24.17 - Cultural Centre - (BCW Item 5.3)

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Cilevitz

a) That staff report SRCS.24.17 regarding the new Cultural Centre be received.

Carried

15.2 Minutes - Committee of the Whole meeting CW#15-24 held November 6, 2024

That the minutes of Committee of the Whole meeting CW#15-24 held November 6, 2024, be adopted as circulated and the following recommendations approved:

15.2.1 Minutes - Affordable Housing Strategy Implementation Committee meeting AHSIC#01-24 held March 5, 2024 - (CW Item 11.1)

Moved by: Regional and Local Councillor DiPaola
Seconded 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

15.2.2 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 - (CW Item 11.2)

Moved by: Regional and Local Councillor DiPaola
Seconded 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

15.2.3 SRCFS.24.050 - 2024 Stormwater Management Financial Plan - (CW Item 11.3)

Moved by: Councillor Cui
Seconded by: Councillor Cilevitz

- 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.

Carried

15.2.4 SRCFS.24.054 - Dissolution of Capital Sustainability Steering Committee (CSSC) - (CW Item 11.4)

Moved by: Regional and Local Councillor DiPaola
Seconded 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

15.2.5 SRCFS.24.055 - Infrastructure Funding Policy - (CW Item 11.5)

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Cilevitz

- 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

15.2.6 SRCS.24.15 - Automated Speed Enforcement Program - (CW Item 11.6) - (By-law 123-24)

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Cilevitz

- 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

15.2.7 SRPBS.24.102 - Request for Endorsement - Updates to Housing Needs Assessment and Inclusionary Zoning Impact Study - (CW Item 11.7)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Cilevitz

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

15.2.8 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 - (CW Item 11.8) - (By-law 147-24)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Cilevitz

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

15.2.9 SRPBS.24.110 - Request for Approval - Municipal Servicing Allocation - Long Body Homes Inc. - 12370 Leslie Street - City File D03-03020 - (CW Item 11.9)

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Cilevitz

- 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

15.3 Correspondence from Kim Empringham, York Region Federation of Agriculture, dated November 6, 2024, regarding the 2024 Stormwater Management Financial Plan - (refer to Item 15.2.3)

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Cilevitz

- a) That the correspondence from Kim Empringham, York Region Federation of Agriculture, dated November 6, 2024, regarding the 2024 Stormwater Management Financial Plan, be received.

Carried

15.4 Memorandum from Gigi Li, Director, Financial Services and Treasurer, dated November 12, 2024, regarding Supplementary Information for Council's consideration of SRCFS.24.050 - 2024 Stormwater Management Financial Plan - (refer to Item 15.2.3)

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Cilevitz

- a) That the memorandum from Gigi Li, Director, Financial Services and Treasurer, dated November 12, 2024, regarding Supplementary Information for Council's consideration of SRCFS.24.050 - 2024 Stormwater Management Financial Plan, be received.

Carried

15.5 Correspondence from Pat Pollock, 67 Drumern Crescent, dated November 13, 2024, regarding the 2024 Stormwater Management Financial Plan - (refer to Item 15.2.3)

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Cilevitz

a) That the correspondence from Pat Pollock, 67 Drumern Crescent, dated November 13, 2024, regarding the 2024 Stormwater Management Financial Plan, be received.

Carried

16. Other Business

There were no other business items.

17. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

18. By-laws

Moved by: Regional and Local Councillor DiPaola
Seconded by: Councillor Cilevitz

That the following By-laws be approved:

By-law 70-24 - A By-law to Amend By-law 2523, as amended, of the Corporation of the former Township of Vaughan and By-law 235-97, as amended, of The Corporation of the City of Richmond Hill

By-law 112-24 - A By-Law To Amend By-Law 6-24, Respecting City-wide Development Charges for Engineering Services and Growth Studies, as Amended

By-law 113-24 - A By-Law To Amend By-Law 7-24, Respecting City-wide Development Charges for Public Works, as Amended

By-law 114-24 - A By-Law To Amend By-Law 8-24, Respecting City-wide Development Charges for Fire Protection Services, as Amended

By-law 115-24 - A By-Law To Amend By-Law 9-24, Respecting City-wide Development Charges for Parks and Recreation Services, as Amended

By-law 116-24 - A By-Law To Amend By-Law 10-24, Respecting City-wide Development Charges for Library Services, as Amended

By-law 117-24 - A By-Law To Amend By-Law 11-24, Respecting Development Charges for the Bayview North East Development Area, as Amended

By-law 118-24 - A By-Law To Amend By-Law 12-24, Respecting Development Charges for the Headford Excluding Storm Development Area, as Amended

By-law 123-24 - A By-Law to establish a system of Administrative Penalties for violations of Automated Enforcement Systems in the City of Richmond Hill

By-law 147-24 - A By-law to Adopt Amendment 57 to the Richmond Hill Official Plan

Carried

19. Closed Session

There were no closed session items.

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

20.1 By-law 153-24

Moved by: Regional and Local Councillor Chan
Seconded by: Councillor Cui

That By-law 153-24, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

21. Adjournment

Moved by: Councillor Liu
Seconded by: Councillor Cui

That the meeting be adjourned.

Carried

The meeting was adjourned at 10:49 a.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk