



Council Meeting

Minutes

C#03-21

Wednesday, January 27, 2021, 9:30 a.m.

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

An electronic 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 Wednesday, January 27, 2021 at 9:30 a.m. in Committee Room 1 via videoconference.

Council Member present in Committee Room 1:

Mayor Barrow

Council Members present via videoconference:

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

Staff Members present via videoconference:

M. Dempster, City Manager
S. Adams, Commissioner of Corporate and Financial Services
D. Joslin, Commissioner of Community Services
K. Kwan, Commissioner of Planning and Infrastructure
P. Masaro, Executive Director, Engineering and Infrastructure Services
D. Dexter, Director, Financial Services/Treasurer
A. Dimilta, City Solicitor
G. Galanis, Director, Development Planning
N. Kalyvas, Director, Facility Design Construction and Maintenance
P. Lee, Director, Policy Planning
B. Levesque, Director, Infrastructure Delivery Services
T. Steele, Director, Community Standards
D. Terzievski, Director, Development Engineering

S. von Kursell, Manager, Policy
D. Beaulieu, Manager Development – Subdivisions
A. Farrugia, Manager, Parks Operations
D. Giannetta, Manager, Development - Site Plans
J. Leung, Manager, Urban Design
H. Ng, Manager, Transportation
J. Walters, Manager, Development Engineering Subdivisions and Stormwater Management
J. Wychreschuk, Manager, Water Resources
B. DeFreitas, Senior Planner - Policy
A. Dunn, Planner II - Development
K. Faria, Senior Planner – Development
C. Lee, Planning Researcher

Staff Members present in Committee Room 1:

K. Mortfield, Chief of Staff
S. Huycke, City Clerk
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator

1. Call to Order/National Anthem

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

2. Public Forum (not to exceed 15 minutes)

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

3. Council Announcements

Councillor West advised that for the first time in the event’s history, the annual Richmond Hill Winter Carnival was going to be held virtually due to COVID-19 and would be running from January 28 to February 7, 2021. He highlighted that there were a number of activities planned for kids and extended an invitation for everyone to participate virtually.

Regional and Local Councillor Perrelli acknowledged the impact the lockdown has had on small businesses and as a sign of support, his office had high quality face masks made with a “Richmond Hill Shop Local” design to help promote local businesses in the community. Regional and Local Councillor Perrelli advised that residents interested in obtaining 2 complementary masks can send him an email or visit his website.

4. Introduction of Emergency/Time Sensitive Matters

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

5. Adoption of Agenda

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

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

- a) Correspondence received regarding the Member Motion submitted by Councillor Muench regarding Permeable Pavement Solutions - Item 13.12;
- b) Correspondence received regarding the Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Dora Homes Inc. for 91 Snively Street and 0 Glenmore Avenue - Item 13.13.

Carried

6. 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*.

7. Adoption of Previous Council Minutes

7.1 Council Public Meeting C#50-20 held December 2, 2020

Moved by: Councillor Chan
Seconded by: Councillor Liu

That the minutes of Council Public Meeting C#50-20 held on December 2, 2020 be adopted.

Carried Unanimously

7.2 Council Meeting C#51-20 held December 9, 2020

Moved by: Councillor Chan
Seconded by: Councillor Liu

That the minutes of Council Meeting C#51-20 held on December 9, 2020 be adopted.

Carried Unanimously

7.3 Emergency or Time Sensitive Special Council Meeting C#02-21 held January 18, 2021

Moved by: Councillor Chan
Seconded by: Councillor Liu

That the minutes of Emergency or Time Sensitive Special Council Meeting C#02-21 held on January 18, 2021 be adopted.

Carried Unanimously

8. Identification of Items Requiring Separate Discussion

Council consented to separate Items 13.5, 13.6, 13.8 and 14.1 for discussion.

9. Adoption of Remainder of Agenda Items

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

10. Public Hearings

There were no public hearings.

11. Presentations

There were no presentations.

12. Delegations

12.1 Adil Abood, Waterton Engineering Management Ltd., regarding the proposed Zoning By-law Amendment application submitted by Brookside Castle Corporation for 24 Brookside Road - (Item 13.6)

Adil Abood, Waterton Engineering Management Ltd., agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment application submitted by Brookside Castle Corporation for 24 Brookside Road. He advised that the application had undergone three design revisions with the final revision submitted to the City in January 2020, and that despite the limitations presented by the pandemic, they managed to work effectively with the City and the public to address all of the comments received to the satisfaction of staff. Mr. Abood advised that they were in agreement with the staff report recommendations from the report brought forward in November 2020 and the recommendations contained in staff report SRPS.21.015, and was in attendance to answer any questions.

12.2 John Li, 206 Brookside Road, regarding the proposed Zoning By-law Amendment Application submitted by Brookside Castle Corporation for 24 Brookside Road - (Item 13.6)

John Li, 206 Brookside Road, Yonge-Bernard Residents Association (YRA), addressed Council regarding the proposed Zoning By-law Amendment Application submitted by Brookside Castle Corporation for 24 Brookside Road, noting that he reviewed the application and in his opinion, there were no improvements made to what was presented in November 2020. He reiterated the comments he made at the November 25, 2020 Council meeting that in principle, he supported the proposed application because of the benefits the medical services would provide the community, but he had outstanding concerns related to the narrow entrance and impact on area traffic and displayed a traffic flow analysis map to highlight his concerns.

12.3 Sherry Zhang, 23 Rothbury Road, regarding the proposed Zoning By-law Amendment Application submitted by Brookside Castle Corporation for 24 Brookside Road - (Item 13.6)

Sherry Zhang, 23 Rothbury Road, on behalf of area residents, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by Brookside Castle Corporation for 24 Brookside Road. She reiterated the comments she made at the November 25, 2020 Council meeting related to the parking ratio, proposed entrance and impact on traffic safety, and expressed concern with approving an amendment to the Zoning By-law because of the precedent it would set for the neighbourhood. Ms. Zhang requested that the entrance to the proposed medical office building be located off of Yonge Street and the parking ratio not be lowered.

12.4 Antony Rubino, 217 Mill Street, regarding the Mill Street and Altamira Road Drainage Investigation - Capital Budget Approval - (Item 13.8)

Antony Rubino, 217 Mill Street, addressed Council regarding the Mill Street and Altamira Road Drainage Investigation - Capital Budget Approval, thanking staff for identifying long term solutions with respect to property flooding along Mill Street during storm events. He advised that following the August 4, 2020 flood, damage was caused by an increased complexity of municipal drainage in the Mill Pond area due to redevelopment, as well as an obstruction of an existing drainage ditch along the east side of the lot of 231 Mill Street, and advised of the water damage to his basement and serious health hazards because of mold that

resulted from the flood. Mr. Rubino reviewed steps taken to date to resolve the damage to his property, and requested Council put into place a plan for adequate drainage to be installed in the area, including enforcement, by approving the recommendations contained staff report SRPI.21.007.

12.5 Dennis Hodgkinson, 225 Mill Street, regarding the Mill Street and Altamira Road Drainage Investigation - Capital Budget Approval - (Item 13.8)

Dennis Hodgkinson, 225 Mill Street, addressed Council regarding the Mill Street and Altamira Road Drainage Investigation - Capital Budget Approval. He advised of the regular flooding and property damage following a rainfall that has occurred since the owners of 231 Mill Street obstructed the drainage ditch along the east of their property, and how it has become a serious issue over the years. Mr. Hodgkinson requested that Council approve the recommendations contained in staff report SRPI.21.007 to remediate the flooding issues and prevent any future damage to those affected properties in the Mill Street area.

12.6 George Kourtis, 12 Wolfson Crescent, regarding the Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Dora Homes Inc. for 91 Snively Street and 0 Glenmore Avenue - (Item 13.5)

George Kourtis, 12 Wolfson Crescent, addressed Council regarding the Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Dora Homes Inc. for 91 Snively Street and 0 Glenmore Avenue, advising that he and area residents had raised their concerns in 2013 when the application was brought before Council, and reiterated issues related to the road construction and proposed lot dimensions. He acknowledged the unique and beautiful area around Wolfson Crescent and that in his opinion, the proposed development would have a negative impact on the character of the community. He advised that he was not opposed to new development but was opposed to approving variances to the existing municipal by-laws that would not benefit the neighbourhood, as further detailed in his correspondence distributed as part of Item 13.13.

13. Committee and Staff Reports

13.1 Minutes - Heritage Richmond Hill meeting HRH#07-20 held December 8, 2020

That the minutes of Heritage Richmond Hill meeting HRH#07-20 held December 8, 2020 be adopted as circulated and the following recommendation be approved:

13.1.1 SRPI.20.039 - Heritage Permit Application for the Phase 2 David Dunlap Observatory Park Woodland Restoration - Project D12-07228

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

a) That the Heritage Permit Application to implement the proposed woodland restoration plan as described in the David Dunlap Observatory Park Phase 2 South-West Detailed Woodland Restoration and Implementation Plan (attached as Appendix 'A' to staff report SRPI.20.039), be approved.

Carried

13.2 Minutes - Youth Action Committee meeting held December 16, 2020

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

That the minutes of Youth Action Committee meeting held December 16, 2020 be approved.

Carried

13.3 Extracts - Heritage Richmond Hill meeting HRH#01-21 held January 19, 2021

13.3.1 Presentation by Tracey Steele, Director, Community Standards, and Joanne Leung, Manager, Urban Design, entitled "Protecting Heritage Properties - Monitoring, Maintenance and Enforcement" - (Item 5.1)

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

a) That the presentation by Tracey Steele, Director, Community Standards, and Joanne Leung, Manager, Urban Design, entitled

"Protecting Heritage Properties - Monitoring, Maintenance and Enforcement", be received;

b) That Council direct staff to explore different mechanisms for ensuring that designated properties continue to be properly managed and that they meet the standards of the Property Standards By-law while the owners are awaiting Development Application approvals;

c) That Council direct staff to explore the opportunity to educate and inform property owners of their responsibilities under the Property Standards By-law;

d) That Council direct staff to explore a mechanism to inform and educate residents of what is in the Property Standards By-law and that there is an ability to advise the City about properties that are not maintained up to Property standards.

Carried

13.3.2 SRPI.21.011 - Notice of Intent to Demolish 16 Centre Street West - City File D12-07105 - (Item 5.2)

Moved by: Regional and Local Councillor Perrelli

Seconded by: Regional and Local Councillor DiPaola

a) That the property located at 16 Centre Street West does not merit cultural heritage designation under Part IV of the *Ontario Heritage Act*;

b) That 16 Centre Street West be removed from Richmond Hill's Heritage Register.

Carried

13.3.3 SRPI.21.016 - Heritage Permit Application - 11121 Leslie Street - John McCague House - City File D12-07270 - (Item 5.3)

Moved by: Regional and Local Councillor Perrelli

Seconded by: Regional and Local Councillor DiPaola

a) That the Heritage Permit Application to allow the demolition and replication of the driveway at 11121 Leslie Street as described in the Conservation and Replication Plan attached as Appendix B to staff report SRPI.21.016, be approved.

Carried

13.3.4 Request to update the 2009 Heritage Policy Review and Key Directions Report and the Heritage Review Discussion Paper, as part of the City's Official Plan Update Process - (Item 5.4.1)

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

a) That Council direct staff to update the 2009 Heritage Policy Review and Key Directions Report, and the Heritage Review Discussion Paper, to include a framework that would allow for Heritage Richmond Hill Committee to provide input into the current update of the City of Richmond Hill's Official Plan Update.

Carried

13.4 SRPI.21.003 - Heritage Restoration Agreements - 33 Roseview Avenue and 1000 Elgin Mills Road East - City Files D12-07378 and D12-07173

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

a) That the Mayor and Clerk be authorized to execute the Heritage Restoration Agreement between the City of Richmond Hill and Tupelo Investments Limited to secure the careful protection and alteration of 33 Roseview Avenue as described in staff report SRPI.21.003, to be released upon the written recommendation of the Commissioner of Planning and Infrastructure;

b) That the Mayor and Clerk be authorized to execute the Heritage Restoration Agreement between the City of Richmond Hill and Elgin House Properties Ltd. to secure the careful protection and alteration of 1000 Elgin Mills Road East as described in staff report SRPI.21.003, to be released upon the written recommendation of the Commissioner of Planning and Infrastructure.

Carried

13.5 SRPI.21.001 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Dora Homes Inc. - 91 Snively Street and 0 Glenmore Avenue - City Files D02-12039 and D03-12010

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

a) That the revised Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Dora Homes Inc. for lands known as Lots 43, 44, 45, 46, 47 and 48, Plan 201 (Municipal Addresses: 91 Snively Street and 0 Glenmore Avenue), City Files D02-12039 and D03-12010, be approved, subject to the following:

- (i) that the subject lands be rezoned from Agricultural “A” Zone under By-law 1703, as amended, to “Single Detached Four (R4) Zone” and “Environmental Protection Area One (EPA1) Zone” under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific development standards as set out in staff report SRPI.21.001;
- (ii) that prior to forwarding the final amending Zoning By-law to Council for consideration and enactment, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law;
- (iii) that the Plan of Subdivision as depicted on Map 7 to staff report SRPI.21.001 be draft approved, subject to the conditions as set out in Appendix “C” hereto;
- (iv) 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.

b) That 13.99 persons equivalent of additional servicing allocation be assigned to the subject lands, to be released by the Commissioner of Planning and Infrastructure in accordance with By-law 109-11, as amended.

Carried

13.6 SRPI.21.015 - Request for Approval - Zoning By-law Amendment Application - Brookside Castle Corporation - 24 Brookside Road - City File D02-14031 (Related File D06-19061)

Moved by: Councillor West

Seconded by: Regional and Local Councillor Perrelli

a) That the revised Zoning By-law Amendment application submitted by Brookside Castle Corporation for the lands known as Part of Lot 3 and Part of Block A, Plan 1642 (Municipal Address: 24 Brookside Road), City File D02-14031, be approved, subject to the following:

- (i) that the subject lands be rezoned from Flood (F) Zone under By-law 2523, as amended, and General Commercial One (GC1) Zone under By-law 190-87, as amended to Flood (F) Zone and General Commercial One (GC1) Zone under By-law 190-87, as amended, and that the amending Zoning By-law establish the site specific development standards as outlined in staff report SRPI.20.017 and staff report SRPI.21.015;
- (ii) 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;
- (iii) that prior to forwarding the final amending Zoning By-law to Council for consideration and enactment, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law.

b) That all comments concerning the applicant's related Site Plan application (City File D06-19061) be referred back to staff.

Carried Unanimously

13.7 SRPI.21.019 - Sustainability Metrics Update Project

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

- a) That staff report SRPI.21.019 regarding an update to the Sustainability Metrics Project, be received;
- b) That the recommended updates to the City's Sustainability Metrics tool and threshold scoring as set out in staff report SRPI.21.019 be approved in principle subject to further consultation with building industry stakeholders (refer to Appendix 1 and Appendix 3 respectively);
- c) That the recommendations set out in staff report SRPI.21.019 to consider a three-pronged approach to incentives, consisting of: (1) financial, (2) awards and recognition and (3) capacity building be approved in principle, and that City Staff be directed to report back to Council with specific incentives and an implementation plan;
- d) That the recommended updates to the City's Key Performance Indicator (KPI) to establish a target of 30% of Site Plan and Draft Plan of

Subdivision applications obtaining a score above “good” be approved, and that City Staff be directed to monitor this target for efficacy;

e) That upon the finalization of the update to the metrics tools and corresponding threshold scores, City Staff provide sufficient advance notice to stakeholders of the forthcoming application of the updated tools and threshold scores to new Site Plan and Draft Plan of Subdivision applications.

Carried

13.8 SRPI.21.007 - Mill Street and Altamira Road Drainage Investigation - Capital Budget Approval

Moved by: Councillor West

Seconded by: Regional and Local Councillor Perrelli

a) That a capital budget of \$95,000 be approved for a drainage investigation and interim drainage improvements for the existing Mill Street and Altamira Road residential area;

b) That the work be funded from the Water Quality Protection Reserve Fund.

Carried

13.9 SRPI.21.006 - Council Direction for Summitcrest Drive Noise Investigation

Moved by: Regional and Local Councillor Perrelli

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRPI.21.006 regarding Council Direction for Summitcrest Drive Noise Investigation, be received;

b) That staff be directed to advise the residents of Summitcrest Drive that the City’s obligations with respect to noise mitigation for the Summitcrest community have been satisfied;

c) That staff be directed to continue to assist the residents of Summitcrest Drive to work with CN Rail and Metrolinx to determine the impacts of the GO Rail expansion on the community and any mitigation requirements.

Carried

13.10 SRCM.21.01 - Delegation of Authority - Winter Recess Accounting - Reference By-law 86-20 Enacted by Council on June 24, 2020 (December 21, 2020 to January 15, 2021)

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

a) That staff report SRCM.21.01 regarding Delegation of Authority, Winter Recess Accounting, be received.

Carried

13.11 Proclamation - Personal Support Worker Day - May 19, 2021

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

a) That May 19, 2021 be proclaimed as Personal Support Worker Day in the City of Richmond Hill.

Carried

13.12 Correspondence received regarding the Member Motion submitted by Councillor Muench regarding Permeable Pavement Solutions - (refer to Item 14.1)

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

That the correspondence received regarding the Member Motion submitted by Councillor Muench regarding Permeable Pavement Solutions to address Climate Change, Secondary Suites and Stormwater Management for Driveways, Sidewalks and Parking Lots, be received:

- a) Gloria Marsh, York Region Environmental Alliance, dated January 22, 2021;
- b) Ellise Gasner, LID Permeable Paving/ Business Development and Sales, received January 25, 2021;
- c) Walter Herman, hydroPAVERS, dated January 25, 2021.

Carried

13.13 Correspondence received regarding the Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Dora Homes Inc. for 91 Snively Street and 0 Glenmore Avenue - (refer to Item 13.5)

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

That the correspondence received regarding Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Dora Homes Inc. for 91 Snively Street and 0 Glenmore Avenue, be received:

- a) George Kourtis, 12 Wolfson Crescent, dated January 25, 2021;
- b) Teresa Caravella, 14 Wolfson Crescent, dated January 26, 2021.

Carried

14. Other Business

14.1 Member Motion - Councillor Muench - Permeable Pavement Solutions to address Climate Change, Secondary Suites and Stormwater Management for Driveways, Sidewalks and Parking Lots

Moved by: Councillor Muench
Seconded by: Councillor Beros

Whereas, climate change is affecting weather patterns, increasing the frequency and force of rain and flooding, leading to damaging and costly insurance and property damage; and

Whereas, the City of Richmond Hill Council passed a motion on June 6, 2019 joining citizens and jurisdictions across Canada and the world by declaring a climate emergency, in recognition of the urgent need for climate action, and as a commitment to protect our community and the current and future generations we call Richmond Hill home; and

Whereas, the City of Richmond Hill is putting forth as part of its future Official Plan policies and plans to reduce GHG Emissions Reduction targets as outlined in December 9, 2020 report 13.6, SRPI.20.030; and

Whereas, the rapid growth of urbanization and densification in our City have led the landscape to become less Permeable due to coverage of buildings and paved surfaces; and

Whereas, the increasing coverage of the landscape and subsequent decrease of natural drainage have led to more runoff entering our streams, rivers and lakes at an increasing rate, causing flooding in

communities and roads, erosion of streams, destruction of wildlife / aquatic habitat and a rise in ground temperature; and

Whereas, ageing stormwater infrastructure and the increasing imperviousness of cities all raise enormous challenges for sustainable urban stormwater management; and

Whereas, conventional stormwater management approaches have not been successful in achieving the level of management necessary in maintaining base-flow characteristics in streams, to prevent stream erosion and to avoid degradation of water quality and aquatic habitat, and

Whereas, Ontario Regulation 299/19 regarding additional residential unit dwellings and the effects of Bill 108, which became law in 2019 (as presented to Richmond Hill Council on December 2, 2020), require municipalities to update their official plans and zoning By-laws to permit additional residential units within houses that are single detached, semi-detached, townhouses, and also, within accessory structures, which inevitably, create a need for wider driveways, additional parking spaces, and tandem parking, which in turn will put increased stormwater burdens on our stormwater infrastructure that does not have the capacity to take this burden on unchecked; and

Whereas, there is an emerging consensus by Conservation authorities and good planning principles that a larger proportion of stormwater should be managed naturally through our ecosystem, or if not possible, via alternatives that mimic the natural functions of pre-development hydrology; and

Whereas, Municipalities and Conservation authorities including the Toronto and Regional Conservation Authority (TRCA) continue to study and actively advocate for alternatives to decrease water runoff into our storm and wastewater infrastructure by utilizing stormwater ponds, reducing Non- Permeable usage of lands, increasing tree canopy, and promoting “greener initiatives” over the past 20 years; and

Whereas, the use and expansion of Stormwater Ponds should be minimized as Stormwater Ponds create safety, liability and health concerns to people and wildlife, and are (breeding areas) magnets for West Nile Virus. Furthermore, Stormwater ponds are costly to land development, hurting housing affordability; and

Whereas, Stormwater costs and subsequent stormwater tax rates continue to climb and have been increasing between 7.5% and 10% per year for the past 10 years; and

Whereas, Richmond Hill residents had significant sewer backflow insurance claims on January 11, 2020 during a storm event that will likely happen again and needs to be addressed; and

Whereas, the Federation of Canadian Municipalities (FCM) has incentives and substantial grants available to encourage Municipalities to utilize Permeable products; and

Whereas, Non Permeable traditional products used on driveways, sidewalks, and parking lots increase the imperviousness of land surfaces, resulting in increased volumes and rates of stormwater runoff, creating costly stormwater infrastructure maintenance and long term infrastructure costs to the City, taxpayer, and future residents; and

Whereas, today, Permeable paving products and systems are cost competitive to NON- Permeable products, and have proven installations for over three decades throughout Europe, Asia, United States, and Canada, with successful installations in Ontario Municipalities including Richmond Hill, Mississauga, Kitchener, Pickering and Toronto, to name a few; and

Whereas, incorporating “Permeable pavers and/or related Permeable systems” will reduce the Heat Island Effect, reducing the ground and Earth’s temperature; and

Whereas, the use of Permeable pavers and systems can help reduce pressure on sewer systems, avoid erosion in yards, prevent lawn chemicals and contaminants from entering rivers and watersheds, and replenish local aquifers; and

Whereas, cities including Richmond Hill require sustainable water management strategies, and have By-laws (84-03) that require the front of properties to be Permeable; and

Whereas, Utilizing Permeable products and systems meets Goal 4 of our Strategic Plan, in accordance with which is the use of “Wise Management of Resources”; and

Whereas, Permeable pavers will save millions of dollars of repair, maintenance and replacement costs to our Stormwater management systems;

Therefore Be It Resolved,

1. That the Commissioner of Planning and Infrastructure be directed to make all efforts to assist in achieving the spirit and intent of the following and initiate any and all amendment processes where necessary to amend Richmond Hill By-laws including 84-03 (if necessary) to include:

1.1 The following definitions (amendments as required) be added to our By-law(s) such as By-law 84-03 and all planning criteria as follows:

1.1.1 “Permeable”

- A suggestion is as follows (See University of Delaware fact sheet for reference - (attachment Item / link 1)

<https://www.udel.edu/academics/colleges/canr/cooperative-extension/fact-sheets/permeable-impermeable-surfaces/>

- Capable of being permeated,
- Penetrable especially,
- Having pores or openings that permit liquids or gases to pass through a Permeable membrane
- A cloth that liquids can pass right through is an example of something that would be described as Permeable... Rainwater sinks through Permeable rock to form an underground reservoir.

1.1.2 “Permeable Paver” (Amendments as required) A product that is Permeable and allows liquids or gases to go through it at a rate above the requirement of the 100 year storm criteria

- Permeable surfaces (also known as porous or pervious surfaces) allow water to percolate into the soil to filter out pollutants and recharge the water table.
- In Contrast, Impermeable / Impervious surfaces are solid surfaces that don't allow water to penetrate, forcing it to run off
- Whereby the 100 year storm is defined as rainfall event that has 98mm within a 24 hour period; and
- The “Permeable product or system” is able to absorb 4 inches of rain in a 24 hour period; and

- The “Permeable product or system” is able to absorb 4mm of rain per square foot; and
- The “Permeable Paver, Product or System” can manage a minimum of 4 inches of rain in a 24 hour period from all side surfaces through infiltration, evapotranspiration, water harvesting and reuse.

Further References (attached and linked)

- Impact Assessment Agency of Canada (attachment / link Item 2)
<https://www.canada.ca/en/impact-assessment-agency.html>
- Flood definition (Attachment / link Item 3)
https://www.ceaa.gc.ca/050/documents_staticpost/54755/96112/09.pdf
- 100 Year storm (attachment Item / link 4)
https://www.nrcs.usda.gov/wps/portal/nrcs/detail/wi/programs/?cid=nrcs142p2_020752
- University of Delaware fact sheet for reference - (attachment Item / link 5)
<https://www.udel.edu/academics/colleges/canr/cooperative-extension/fact-sheets/PERMEABLE-imPERMEABLE-surfaces/>

1.2 “Permeable System” (Amendments as required) A substance and system that allows liquids or gases to go through it at a rate above the requirement of the Ontario 100 year storm criteria (4 mm per square foot)

1.3 “Stormwater Management” (Amendments as required) A system that aims to reduce runoff of rainwater or melted snow into streets, lawns, and other sites

1.4 “Permeable Paver” and/or “Permeable System” has a minimum 15 year warranty

2. That the Commissioner of Planning and Infrastructure be directed to make all efforts to assist in achieving the spirit and intent of the following and initiate any and all amendment processes where necessary to amend Richmond Hill By-laws including 84-03 (if necessary) to include:

2.1 The City of Richmond Hill; amend By-law 84-03 to permit upon successful application, residential driveways to be retrofitted and be allowed to have surface area driveways

greater than 55% of the property as long as the entire driveway satisfies the "Permeable System" as outlined in the Permeable definition in item 1 and meets all qualifications of installation by the warranty provider.

2.2 Note: A letter or engineering stamp with full warranty information and indemnity must be provided by the applicant for the "Permeable System" or by the product Warranty supplier

3. That all new planning applications must have Driveways that utilize "Permeable Paver or systems" with greater consideration to products or systems that have reduced GHG emissions

3.1 Note: An exception will exist for driveways that require gutter systems where Permeable products or Permeable systems may impede drainage and have the potential to create water damage to the property,

4. That the City of Richmond Hill as a priority objective encourages All Sidewalks going forward to use a "Permeable System" and/or pavers as outlined in Item 1, and in compliance that the system will meet or exceed the 100 year stormwater requirements unless deemed unfeasible

5. That the City of Richmond Hill as a priority objective encourages All commercial and industrial Parking Lots going forward to utilize "Stormwater Management" practices and "Permeable System" as outlined in Item 1, and in compliance that the system will meet or exceed the 100 year storm requirements unless deemed unfeasible,

6. That all City departments' encourage, and support stormwater management best practices of development applications in the Multi-Residential, Non-Residential and Residential Properties.

7. That for development properties that utilize stormwater management, Permeable pavers or systems, a stormwater and wastewater technical credit or where possible, a financial credit, where applicable, be applied when evaluating planning proposals.

8. That the City of Richmond Hill provide a Stormwater Credit Program to offer Multi-Residential and/or Non-Residential Property (commercial and industrial) owners or tenants the opportunity to receive a reduction in their stormwater tax charge for implementing and maintaining stormwater management practices of Permeable pavers or systems on their property

consistent or exceeding that offered by the City of Mississauga policy By-law as outlined below

8.1 Example of Mississauga credit program and storm By-Law
(item 6 and 7 in attachments)

<https://web.mississauga.ca/wp-content/uploads/2020/03/19160938/09-01-04-Stormwater-Credit-Program-for-Multi-Residential-and-or-Non-Residential-Properties-Policy.pdf>

<https://www.mississauga.ca/wp-content/uploads/2019/05/05150013/Stormwater-Fees-and-Charges-By-law-0295-2020.pdf>

9. That as Commercial and Industrial Landowners may receive a form of Stormwater tax credit, so too must Residential property Owners. The City of Richmond Hill staff are to provide options in a report to Council before December 31, 2021, on how Residential Homeowners who expand their driveways and use a “Permeable System” in existing single detached, semi-detached and townhouses, as well as accessory structures, may benefit from Ontario Regulation 299/19 and Bill 108 and

9.1 Receive a Stormwater tax credit

10. That all development applications are to demonstrate innovative stormwater management measures as part of their application.

11. That for properties that utilize “Permeable Systems” and other stormwater systems beyond driveways, sidewalks, and parking lots, such as roof top terraces, an engineering, planning credit and / or financial credit is to be provided as consideration to the applicant

12. That through the increase of Permeable stormwater management and “Permeable System” usage, all planning applications should be required to provide technical calculations and appropriate credits which should reduce the size and scale of traditional “holding / stormwater ponds” as reductions in holding or stormwater ponds improves public safety, reduces operational costs to the city and assist in housing affordability initiatives by better utilization of land.

13. That a renewed collective organizational effort to reduce GHG and carbon footprint emissions by specifying and requiring Permeable products and systems (this will assist our Richmond Hill’s Community Energy & Emissions Plan) (CEEP) to become standard for driveways,

sidewalks and parking lots which will assist in achieving our Net Zero 2050 targets.

14. That to enforce and ensure all property owners in Richmond Hill, (as with other Municipalities such as Toronto) follow stormwater management and enforcement practices including

14.1 Disconnecting any and all downspouts from City's sewer system similar to Toronto (see below link for reference (item 8))

<https://www.toronto.ca/services-payments/water-environment/managing-rain-melted-snow/basement-flooding/mandatory-downspout-disconnection/>.

14.2 A modernized green or blue roof by law be enacted (see enclosed the link to the City of Toronto Roof By-law for reference) for buildings greater than 2,000m² (See links below item 9 & 10)

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/green-roofs/green-roof-bylaw/>

http://www.toronto.ca/legdocs/municode/1184_492.pdf

15. Staff report back to Council by December 31, 2021 with

15.1 Status report on the impact of the January 10, 2020 had as a result of the stormwater and sewer backup into Richmond Hill residential and churches

15.2 A report on Stormwater Backflow valves and Sump Pump compensation options for residential households

16. That Staff undertake all necessary measures to respond to the effects above;

17. That the City of Richmond Hill send a copy of this resolution to York Regional Council and all other municipalities in Ontario, all conservation authorities in Ontario, Members of Provincial Parliament (M.P.P.'s) in York Region, Ministry of the Environment, the Association of Municipalities of Ontario and the Federation of Canadian Municipalities.

Motion to Refer

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

That the Member Motion of Councillor Muench titled, Permeable Pavement Solutions to address Climate Change, Secondary Suites and Stormwater Management for Driveways, Sidewalks and Parking Lot, and all the comments be referred to staff for a thorough review and report back to Council as soon as possible with an update to Council in 3 months.

A recorded vote was taken on the Motion to Refer:

In favour: (5): Councillor Beros, Councillor West, Regional and Local Councillor Perrelli, Councillor Chan, Mayor Barrow

Opposed: (4): Councillor Cilevitz, Councillor Liu, Councillor Muench, Regional and Local Councillor DiPaola

Motion to Refer Carried (5 to 4)

15. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

16. By-laws

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

That the following By-laws be approved:

By-law 5-21 - A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill and By-law 1275, as amended, of the former Township of King

By-law 6-21 - A By-law to Amend By-law 137-09, as amended, of The Corporation of the City of Richmond Hill

By-law 9-21 - A By-law to Remove Certain Lands from Part Lot Control

By-law 10-21 - A By-law to Remove Certain Lands from Part Lot Control

By-law 11-21 - A By-law to Remove Certain Lands from Part Lot Control

Carried

17. Closed Session

There were no closed session items.

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

18.1 By-law 17-21

Moved by: Councillor West
Seconded by: Councillor Beros

That By-law 17-21, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

19. Adjournment

Moved by: Councillor West
Seconded by: Councillor Beros

That the meeting be adjourned.

Carried

The meeting was adjourned at 11:23 a.m.

Dave Barrow, Mayor

Stephen M.A. Huycke, City Clerk