



## **Council Meeting**

### **Minutes**

**C#03-25**

**Wednesday, February 12, 2025, 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, February 12, 2025 at 9:30 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Regional and Local Councillor Chan  
Councillor Davidson  
Councillor Thompson  
Councillor Liu  
Councillor Cui  
Councillor Cilevitz  
Councillor Shiu

Council Member present via videoconference:

Regional and Local Councillor DiPaola

Staff Members present in Council Chambers:

D. Joslin, City Manager  
T. Steele, Commissioner of Community Services  
S. Adams, Commissioner of Corporate and Financial Services  
G. Galanis, Commissioner of Planning and Building Services  
P. Masaro, Commissioner of Infrastructure and Engineering Services  
A. Dimilta, City Solicitor  
M. Flores, Director, Policy Planning  
D. Giannetta, Director, Development Planning  
K. Chaudhry, Manager, Heritage and Urban Design  
S. DeMaria, Manager, Development Planning  
J. Smith, Urban Design/Heritage Planner  
P. Vega, Urban Design/Heritage Planner

S. Huycke, City Clerk  
R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

C. Debi, Director, Communications Services  
D. Hearn, Director, Recreation and Culture  
B. Levesque, Director, Infrastructure Delivery  
G. Li, Director, Financial Services and Treasurer  
L. Conde, Manager, Strategy and Government Relations  
H. Ng, Manager, Transportation and Traffic  
J. Wychreschuk, Manager, Infrastructure Planning

**1. Call to Order**

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

Mayor West transferred the Chair to Regional and Local Councillor Chan between 10:15 a.m. and 10:40 a.m. during consideration of Agenda Item 17.1.

**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)**

**4.1 Cathy Blott, 1765 Haldimand Road 17, Cayuga, regarding the Humber Flats Stormwater Management System**

Cathy Blott, professional biologist, 1765 Haldimand Road 17, Cayuga, addressed Council regarding the development of the Humber Flats Stormwater Management System. She raised concerns that proposed changes following an environmental assessment could negatively impact its ecological benefits, emphasized the importance of preserving the site's existing monitoring methods, and the need for collaboration with various stakeholders to protect its future.

**4.2 Marie Adams, 520 Sunset Beach Road, and Deborah Weiss, 424 Sunset Beach Road, regarding traffic calming measures on Sunset Beach Road**

Marie Adams and Deborah Weiss, residents of Sunset Beach Road, addressed Council to oppose the installation of bollards as traffic calming measures on Sunset Beach Road. They acknowledged the need for traffic control, but indicated bollards were visually unappealing, expensive to maintain, and posed safety risks. They emphasized that local homeowners were opposed to the installation of bollards and urged Council to support their position and prioritize alternative traffic calming measures.

**5. Council Announcements**

Councillor Cilevitz announced that Saturday, February 15<sup>th</sup> was observed as National Flag Day in Canada. She shared its history and significance, and encouraged the community to show their support and Canadian pride by wearing red and white.

Councillor Cui announced that on Monday, February 17<sup>th</sup>, the Chinese community will be celebrating the Spring Festival at Elgin Barrow Arena from 1 p.m. to 5 p.m. He highlighted the planned events, and extended an invitation to the community to join in the festivities.

Councillor Davidson shared her experience attending the King's Coronation Medal Awards last Sunday, acknowledged it was well attended, and extended congratulations to all recipients.

Councillor Thompson reminded everyone that Valentine's Day was two days away and encouraged them to find a way to appreciate a loved one.

Regional and Local Councillor Chan shared that today marked the 15<sup>th</sup> day of the Lunar New Year, also known as the Lantern Festival, and explained its significance. He extended warm wishes to those celebrating the occasion, and wished everyone a wonderful Valentine's Day on Friday.

Mayor West recognized Richmond Hill’s own Jordan Binnington, who will be representing Team Canada as the starting goaltender against Sweden in the 4 Nations Face-off Tournament, and wished him and the team the best of luck in the tournament.

Mayor West acknowledged the many Lunar New Year celebrations he attended, recognized that today marked the end of the festivities, and extended a Happy Lunar New Year to those celebrating.

Mayor West recognized the upcoming Family Day weekend, and encouraged everyone to take the opportunity to celebrate by spending quality time with family and friends.

Mayor West echoed remarks about National Flag Day, encouraged everyone to celebrate and reflect on what makes us Canadian, and to enjoy the occasion.

**6. Introduction of Emergency/Time Sensitive Matters**

**6.1 Introduction of Emergency/Time Sensitive Matter - Member Motion – Mayor West - “Made in Canada” Procurement Policy**

Moved by: Councillor Cilevitz  
Seconded by: Councillor Davidson

a) That the Member Motion submitted by Mayor West regarding “Made in Canada” Procurement Policy, be added to the agenda as a Time Sensitive Matter.

Carried

**7. Adoption of Agenda**

Moved by: Councillor Cilevitz  
Seconded by: Councillor Liu

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

a) Correspondence from Eileen P. K. Costello, Aird & Berlis LLP, dated February 11, 2025, regarding Objection to Notice of Intention to Designate - 12345 Yonge Street - (Item 15.6);

b) Emergency/Time Sensitive Matters – Member Motion – Mayor West - “Made in Canada” Procurement Policy – (Item 17.1).

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 Meeting C#01-25 held January 22, 2025**

Moved by: Councillor Davidson

Seconded by: Councillor Shiu

That the minutes of Council Meeting C#01-25 held on January 22, 2025, be adopted.

Carried

**10. Identification of Items Requiring Separate Discussion**

Council consented to separate items 15.3 and 17.1 for discussion.

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

On a motion of Councillor Liu, seconded by Councillor Shiu, Council adopted those items not identified for separate discussion.

**12. Public Hearing(s)**

There were no public hearings.

**13. Presentation(s)**

**13.1 Presentation by Mayor West, on behalf of Members of Council, to Team Canada member Rachel Piggott, in recognition of winning the 2025 IIHF U18 Women's World Championship**

Mayor West made a presentation to Team Canada's Rachel Piggott in recognition for winning gold at the 2025 IIHF U18 Women's World Championship. He acknowledged her role as a forward, her achievements with Team Ontario, and her local roots, including playing for local teams and attending Alexander Mackenzie High School. He recognized her accomplishments and wished her continued success in her hockey career. Mayor West, on behalf of the City of Richmond Hill extended congratulations to the team and presented her with a certificate for being the 2025 IIHF U18 Women's World Champions.

**14. Delegation(s)**

There were no delegations.

**15. Committee and Staff Reports**

**15.1 Minutes - Committee of the Whole Meeting CW#02-25 held February 5, 2025**

That the minutes of Committee of the Whole meeting CW#02-25 held February 5, 2025, be adopted as circulated and the following recommendations be approved:

**15.1.1 SRCFS.25.003 - Non-Competitive Acquisition of Bell Mobility Cellular and Data Services - (CW Item 11.1)**

Moved by: Councillor Liu  
Seconded by: Councillor Shiu

- a) That staff report SRCFS.25.003 regarding Non-Competitive Acquisition of Bell Mobility Cellular and Data Services be received;
- b) That Wireless Cellular Services for existing cellular data plans be awarded non-competitively to Bell Mobility for a period of up to 3 years at a cost not exceeding \$325,000 (exclusive of Taxes) pursuant to Article 7.1 Section (b)(1) and Appendix “B” Part I - Sole Source Acquisitions, Section (c) of the Procurement By-law 113-16 to ensure compatibility with existing products;
- c) That the Commissioner of Corporate and Financial Services, and upon the recommendations of the Chief Information Officer, be authorized to execute any necessary documentation to affect the contract(s).

Carried Unanimously

**15.1.2 SRPBS.25.011 - Request for Approval - Draft Plan of Condominium - Montagna Capital (BT) Inc. - 1577 to 1621 Major Mackenzie Drive East - City File CON-24-0001 (Related City File SP-23-0011) - (CW Item 11.2)**

Moved by: Councillor Liu  
Seconded by: Councillor Shiu

- a) That the Draft Plan of Condominium application submitted by Montagna Capital (BT) Inc. known as Block 3, Registered Plan 65M-4807 (municipal addresses: 1577 to 1621 Major Mackenzie Drive East), City File CON-24-0001, be approved, subject to the following:
  - i. the conditions of draft plan approval as set out in Appendix “A” to staff report SRPBS.25.011;

- ii. that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City’s Tariff of Fees By-law; and,
- iii. that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to staff report SRPBS.25.011, if required.

Carried Unanimously

**15.1.3 SRCM.25.02 - 2024 Strategic Plan Progress Report and Implementation Plan - (CW Item 11.4)**

Moved by: Councillor Liu  
 Seconded by: Councillor Shiu

- a) That staff report SRCM.25.02 regarding the 2024 Strategic Plan Progress Report and Implementation Plan be received;
- b) That the 2024-2027 Strategic Plan - 2024 Annual Report and Implementation Plan, attached as Appendix 1 to staff report SRCM.25.02, be posted on the City’s website for public information.

Carried Unanimously

**15.1.4 SRCM.25.05 - Active Transportation Fund - Grant Application - (CW Item 11.5)**

Moved by: Councillor Liu  
 Seconded by: Councillor Shiu

- a) That staff report SRCM.25.05 regarding Active Transportation Fund - Grant Application, be received;
- b) That the City’s submission of an application to the Active Transportation Fund as outlined in staff report SRCM.25.05 be endorsed;
- c) That should the City’s Active Transportation Fund grant application be successful, Council approve:
  - i. An up to \$4,140,800 budget increase to the existing Active Transportation - Bantry Avenue and Briggs Avenue project for the expanded scope of the road reconstruction and boulevard extension on part of Bantry Avenue, as outlined in staff report SRCM.25.05, with approximately \$3,977,640 to be funded from the Active Transportation Fund, and the

remaining City portion to be funded from appropriate funding sources as determined by the Treasurer, including Development Charges, Transportation Network R&R, and Water Quality Protection reserve funds.

Carried Unanimously

**15.1.5 Correspondence received regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street - (CW Item 11.6)**

Moved by: Councillor Liu  
Seconded by: Councillor Shiu

That the following correspondence regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street, be received:

1. Peter Wai Tak Lok, 23 Onigam Lane, dated February 5, 2025.
2. Jiman Park, 16 Russel Wice Avenue, dated February 5, 2025.
3. Jane Yu, 355 Hartwell Way, dated February 5, 2025.

Carried Unanimously

**15.2 SRPBS.25.014 - Request for Approval - Draft Plan of Condominium - Leslie Richmond Developments Limited - 1521 19th Avenue and 11491 Leslie Street - City File CON-24-0002 (Related City Files D06-18030 and D06-23005)**

Moved by: Councillor Liu  
Seconded by: Councillor Shiu

a) That draft Plan of Condominium application submitted by Leslie Richmond Developments Limited for the lands known as Block 2, Registered Plan 65M-4762 and Block 1, Registered Plan 65M-4825 (municipal addresses: 1521 19th Avenue and 11491 Leslie Street), City File CON-24-0002, be approved, subject to the following:

- i. the conditions of draft plan approval as set out in Appendix "A" to staff report SRPBS.25.014;



- ii. that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City’s Tariff of Fees By-law; and,
- iii. that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to staff report SRPBS.25.014, if required.

Carried Unanimously

**15.3 SRPBS.25.005 - Objection to Notice of Intention to Designate – 12345 Yonge Street – City File D12-07497**

Moved by: Councillor Cilevitz  
 Seconded by: Councillor Davidson

- a) That Staff Report SRPBS.25.005 titled "Objection to Notice of Intention to Designate 12345 Yonge Street", be received;
- b) That the Notice of Objection to designation under Part IV, Section 29 of the *Ontario Heritage Act* submitted by or on behalf of the property owners of 12345 Yonge Street, be received;
- c) That City Council withdraw its intention to designate the subject property at 12345 Yonge Street under Part IV, Section 29 of the *Ontario Heritage Act*;
- d) That staff be directed to engage in discussions with the property owners and their heritage consultant to further investigate the cultural heritage value of the subject property at 12345 Yonge Street;
- e) That should access to additional information confirm the subject property’s cultural heritage value, staff be directed to report back to a future Committee of the Whole meeting to recommend designation of the property at 12345 Yonge Street under Part IV, Section 29 of the *Ontario Heritage Act* prior to the deadline of December 31, 2026, as per Bill 200; and,
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

**15.4 SRPBS.25.006 - Objection to Notice of Intention to Designate – 13 Church Street South – City File D12-07147**

Moved by: Councillor Liu

Seconded by: Councillor Shiu

- a) That Staff Report SRPBS.25.006 titled "Objection to Notice of Intention to Designate 13 Church Street South", be received;
- b) That the Notice of Objection to designation under Part IV, Section 29 of the *Ontario Heritage Act* submitted by or on behalf of the property owner of 13 Church Street South, be received;
- c) That City Council affirm its intention to designate the subject property at 13 Church Street South under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance, and in accordance with the Statement of Significance included as Attachment "A" to staff report SRPBS.25.006;
- d) That staff be directed to bring a Designation By-law for the subject property at 13 Church Street South before Council at a future Council meeting for adoption; and,
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

**15.5 Correspondence from Man Kuen Ng, 64 Lunay Drive, dated February 5, 2025, regarding the proposed Draft Plan of Condominium - Leslie Richmond Developments Limited - 1521 19th Avenue and 11491 Leslie Street - (refer to Item 15.2)**

Moved by: Councillor Liu  
Seconded by: Councillor Shiu

- a) That the correspondence from Man Kuen Ng, 64 Lunay Drive, dated February 5, 2025, regarding the proposed Draft Plan of Condominium submitted by Leslie Richmond Developments Limited for 1521 19th Avenue and 11491 Leslie Street, be received.

Carried Unanimously

**15.6 Correspondence from Eileen P. K. Costello, Aird & Berlis LLP, dated February 11, 2025, regarding Objection to Notice of Intention to Designate - 12345 Yonge Street - (refer to Item 15.3)**

Moved by: Councillor Liu  
Seconded by: Councillor Shiu

a) That the correspondence from Eileen P. K. Costello, Aird & Berlis LLP, dated February 11, 2025, regarding Objection to Notice of Intention to Designate 12345 Yonge Street, be received.

Carried Unanimously

**16. Other Business**

There were no other business items.

**17. Emergency/Time Sensitive Matters**

**17.1 Member Motion – Mayor West - “Made in Canada” Procurement Policy**

Moved by: Mayor West  
Seconded by: Councillor Cilevitz

Whereas, the unprecedented and unpredictable nature of American policies have compelled all levels of government to act—including municipalities across Ontario—seeking solutions to protect local, Ontario, and Canadian businesses, to ensure continuity, while minimizing any impact on the public’s quality of life if these tariffs are in fact imposed on Canada.

Whereas, the recently imposed U.S. tariffs threaten Canadian goods and economy and to support our local and national economy, it is in the City’s best interest to adopt a new procurement approach that prioritizes Canadian-made products, services, and suppliers.

Whereas, prioritizing Canadian-made products, services, and suppliers will protect and create jobs within Richmond Hill, Ontario, and across Canada.

Whereas, the City of Richmond Hill has a responsibility to lead by example in supporting domestic industries while ensuring fiscal responsibility and value for taxpayer dollars.

Whereas, this policy aligns with federal and provincial efforts to support Canadian industries, ensuring a unified approach to economic sustainability in the face of international trade challenges.

Whereas, reducing dependence on foreign suppliers, particularly those affected by unpredictable trade policies, will strengthen local supply chains, and enhance economic resilience for the City of Richmond Hill and its residents.

Now Therefore Be It Resolved:

1. Council directs staff to investigate the feasibility of a new “Made in Canada”- Procurement Policy, by identifying the key financial and legal implication of prioritizing Canadian-made goods and services wherever possible and in compliance with applicable trade agreements and legislation.
2. Staff to report back on the implication of a “Made in Canada”- Procurement Policy at the February 26<sup>th</sup> Council Meeting.

Carried Unanimously

**18. By-laws**

There were no By-laws for consideration.

**19. Closed Session**

**19.1 Resolution to Move Into Closed Session and General Nature Thereof:**

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

That Council move into closed session:

- a) To consider personal matters about identifiable individuals, including municipal or local board employees, with respect to the 2025 Richmond Hill Volunteer Achievement Awards (Section 239(2)(b) of the Municipal Act, 2001).

Carried Unanimously

**19.2 Resolution to Reconvene in Open Session**

Council moved into closed and then returned to open session (10:40 a.m. to 11:21 a.m.).

**19.3 Adoption of Recommendations Arising from the Closed Session Meeting**

The following recommendations were made in open session for Closed Session Item A:

**19.3.1 SRCS.25.03 – 2025 Richmond Hill Volunteer Achievement Awards – (Item A)**

Moved by: Councillor Davidson  
 Seconded by: Councillor Cui

a) That the proposed 2025 Volunteer Achievement recipients, as outlined in confidential Closed Session Staff Report SRCS.25.03, be approved;

b) That the names of the 2025 Volunteer Achievement recipients be disclosed on Tuesday, April 22, 2025 at the Richmond Hill Centre for the Performing Arts, located at 10268 Yonge Street.

Carried

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

**20.1 By-law 29-25**

Moved by: Regional and Local Councillor Chan

Seconded by: Councillor Cui

That By-law 29-25, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**21. Adjournment**

Moved by: Councillor Cui

Seconded by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 11:24 a.m.

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David West, Mayor

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Stephen M.A. Huycke, City Clerk