



## **Council Meeting**

### **Minutes**

**C#07-25**

**Wednesday, March 26, 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, March 26, 2025 at 9:30 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Councillor Davidson  
Councillor Liu  
Councillor Cui  
Councillor Cilevitz  
Councillor Shiu

Council Members present via videoconference:

Regional and Local Councillor DiPaola  
Councillor Thompson

Regrets:

Regional and Local Councillor Chan

Staff Members present in Council Chambers:

D. Joslin, City Manager  
S. Adams, Commissioner of Corporate and Financial Services  
D. Giannetta, Acting Commissioner of Planning and Building Services  
P. Masaro, Commissioner of Infrastructure and Engineering Services  
T. Steele, Commissioner of Community Services  
A. Dimilta, City Solicitor  
B. Burbidge, Fire Chief  
M. Flores, Director, Policy Planning

D. Guy, Director, Community Standards  
G. Li, Director, Financial Services and Treasurer  
S. Aiello, Manager, Development Zoning and Committee of Adjustment  
K. Chaudhry, Manager, Heritage and Urban Design  
S. DeMaria, Manager, Development Planning  
K. Graham, Manager, Development Planning  
P. Vega, Urban Design/Heritage Planner  
M. Wong, Executive Assistant to the City Manager  
R. Ban, Deputy City Clerk  
J. Cockburn, Program Coordinator  
L. Colacci, Communications Coordinator  
C. Neisen, Fitness Coordinator  
S. Collins, Event Coordinator  
P. Collins, Arena Program Coordinator  
S. Dumont, Council/Committee Coordinator  
L. Sampogna, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

C. Debi, Director, Communications Services  
H. Ng, Manager, Transportation and Traffic  
J. Walters, Manager, Engineering Subdivisions and Infrastructure Planning  
M. Dobbie, Manager, Park and Natural Heritage Planning  
M. Fartsalas, Manager, By-law Policy and Adjudication  
S. Fiore, Senior Planner – Development  
A. Patel, Senior Planner – Parks  
A. Dickinson, Project Manager Affordable Housing

**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)**

**4.1 Yoke Wong, on behalf of the Richmond Hill Road Watch Committee, regarding an update on Road Watch Committee activities in 2023-2024**

Yoke Wong, representing the Richmond Hill Road Watch Committee, presented Council with an update on Road Watch Committee activities held in 2023-2024. She reviewed the committee's mandate, composition, community engagement efforts, highlighting key events they hosted and participated in, as well as the positive impact their initiatives have had on the community.

**5. Council Announcements**

Mayor West extended his gratitude to City staff, LEAF, and community partners for the United Nations University Institute for Water, Environment and Health Sustainability Speakers Series that was recently held at Richmond Hill Centre for the Performing Arts. He acknowledged the strong attendance, the informative discussion on the United Nations Sustainable Development Goals, and thanked his Council colleagues who attended.

Mayor West announced that he will be participating in a trade mission to Germany, aimed at attracting global investment, particularly in high-tech industries to Richmond Hill. He emphasized the importance of promoting Richmond Hill and diversifying trading partners, and thanked staff for coordinating the busy schedule.

**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 Davidson  
Seconded by: Councillor Cilevitz

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

- a) Delegation from Maria Danko, 297 Richmond Street, regarding Notice of Intention to Designate 297 Richmond Street (Item 14.1);
- b) Additional correspondence received regarding the proposed Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law for the City of Richmond Hill - (Item 15.3);
- c) Memorandum from Gus Galanis, Commissioner of Planning and Building Services, dated March 26, 2025, regarding Revisions to Proposed By-law 30-25, Staff Report SRPBS.25.029 - Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law – (Item 15.4);
- d) Additional By-law 30-25 – (Item 18.15).

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#04-25 held February 25, 2025**

Moved by: Councillor Liu  
Seconded by: Councillor Davidson

That the minutes of Council Public Meeting C#04-25 held February 25, 2025, be adopted.

Carried

**9.2 Council Meeting C#05-25 held February 26, 2025**

Moved by: Councillor Liu  
Seconded by: Councillor Davidson

That the minutes of Council Meeting C#05-25 held on February 26, 2025, adopted.

Carried

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

Council consented to separate items 15.1.4. and 15.1.19 for discussion.

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

On a motion of Councillor Cui, seconded by Councillor Shiu, Council unanimously 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 of the William F. Bell Young Entrepreneur Award to Owen Knowles, founder of Owen Knowles Interior Car Detailing**

Mayor West opened his remarks by honoring the legacy of former Richmond Hill Mayor William F. Bell. He shared background information about the William F. Bell Young Entrepreneur Award, an initiative launched by the City to celebrate outstanding young entrepreneurs participating in the Ontario Summer Company program. Mayor West then welcomed Mayor Bell's wife Jackie, his daughter Julie Ihamaki, and his brother John Bell, who were in attendance to present this year's award

Speaking on behalf of her family, J. Ihamaki announced that the 2024 award recipient was Owen Knowles, the founder of Owen Knowles Interior Car Detailing, a mobile interior car detailing service. She commended O. Knowles for his entrepreneurial spirit, highlighting both the success of his business and the challenges he overcame through dedication and perseverance.

Mayor West, alongside the Bell family, proudly presented O. Knowles with the 2024 William F. Bell Young Entrepreneur Award, recognizing his hard work, innovation, and commitment to excellence.

**13.2 Presentation by Darlene Joslin, City Manager, to Silva Karagoz, Manager, Corporate Donor Relations, United Way Greater Toronto, on behalf of the City of Richmond Hill 2024 United Way Campaign Committee**

Darlene Joslin, City Manager, and 2024 United Way Campaign Chair, recognized the success of the campaign, staff's support, local and regional agencies that will benefit, and acknowledged members of the

2024 United Way Campaign Committee. D. Joslin alongside Mayor West, on behalf of the City, presented Silva Karagoz, Manager, Corporate Donor Relations, United Way Greater Toronto, with a cheque in the amount of \$33,216.66.

S. Karagoz expressed her gratitude for a successful campaign and partnership with the City, and highlighted how the funds raised will help create sustainable change and build a stronger more resilient community.

Mayor West expressed his gratitude to the 2024 United Way Campaign Committee for their efforts in supporting the United Way, and advised that he looked forward to the upcoming 2025 campaign.

#### **14. Delegation(s)**

##### **14.1 Maria Danko, 297 Richmond Street, regarding Notice of Intention to Designate 297 Richmond Street - (refer to Item 15.1.4.1)**

Maria Danko, 297 Richmond Street, addressed Council regarding the Notice of Intention to Designate her property as a heritage site. She supported the City's preservation efforts and shared her commitment to restoring her home's exterior. Noting the significant repairs still needed, she requested increased financial assistance beyond the \$5000 grant, and approval to sell the side yard to fund the restoration. She expressed appreciation for the City's efforts and her hope for a positive response.

#### **15. Committee and Staff Reports**

##### **15.1 Minutes - Committee of the Whole Meeting CW#04-25 held March 19, 2025**

That the minutes of Committee of the Whole meeting CW#04-25 held March 19, 2025, be adopted as circulated and the following recommendations be approved:

##### **15.1.1 Minutes - Official Plan Update Committee Meeting OPUC#01-24 held September 10, 2024 - (CW Item 11.1)**

Moved by: Councillor Ciu  
Seconded by: Councillor Shiu

a) That the minutes of the Official Plan Update Committee meeting OPUC#01-24 held September 10, 2024, be adopted.

Carried Unanimously

**15.1.2 Minutes - Accessibility Advisory Committee Meeting AAC#03-24 held November 28, 2024 - (CW Item 11.2)**

Moved by: Councillor Ciu  
Seconded by: Councillor Shiu

a) That the minutes of the Accessibility Advisory Committee meeting AAC#03-24 held November 28, 2024, be adopted.

Carried Unanimously

**15.1.3 Minutes - Heritage Richmond Hill Meeting HRH#01-25 held February 6, 2025 - (CW Item 11.3)**

Moved by: Councillor Ciu  
Seconded by: Councillor Shiu

a) That the minutes of the Heritage Richmond Hill meeting HRH#01-25 held February 6, 2025, be adopted.

Carried Unanimously

**15.1.4 Extract - Heritage Richmond Hill Meeting HRH#02-25 held March 6, 2025**

**15.1.4.1 SRPBS.25.027 - Notice of Intention to Designate 297 Richmond Street - City File D12-07379 - (CW Item 11.4.1)**

Moved by: Councillor Cilevitz  
Seconded by: Councillor Davidson

a) That staff report SRPBS.25.027 regarding Notice of Intention to Designate 297 Richmond Street, be received;

b) That City Council state its intention to designate the property at 297 Richmond Street 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: 297 Richmond Street, attached as Attachment "A" to staff report SRPBS.25.027;

c) That staff be directed to publish and serve Council's Notice of Intention to Designate as per the requirements of the *Ontario Heritage Act*;

- d) That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, that staff be directed to place a Designation By-law before Council at a future Council meeting for adoption;
- e) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried Unanimously

**15.1.5 SRIES.25.004 - Authorize Execution of Amending Subdivision Agreement for City Contribution - 19T-11004 Montagna Capital (BT) Inc. - (CW Item 11.5)**

Moved by: Councillor Ciu  
 Seconded by: Councillor Shiu

- a) That staff report SRIES.25.004 regarding Authorize Execution of Amending Subdivision Agreement for City Contribution, be received;
- b) That upon the written recommendation of the Commissioner Infrastructure and Engineering Services, the Mayor and Clerk be authorized to execute the Amending Subdivision Agreement with Montagna Capital (BT) Inc. to include a City Contribution towards the construction of boundary road improvements and active transportation improvements associated with Subdivision File 19T-11004.

Carried Unanimously

**15.1.6 SRIES.25.005 - Authorization to Execute Servicing Agreement and Acquire Lands - 19T-02002 North Leslie Residential Landowners Group Inc. - (CW Item 11.6)**

Moved by: Councillor Ciu  
 Seconded by: Councillor Shiu

- a) That staff report SRIES.25.005 regarding Authorization to Execute Servicing Agreement and Acquire Lands, be received;
- b) That upon the written recommendation of the Commissioner of Infrastructure and Engineering Services, the Mayor and the Clerk be authorized to execute a servicing agreement with the North Leslie Residential Landowners Group Inc. for the installation of a



public road and municipal servicing related to Subdivision File 19T-02002;

c) That the acquisition of lands or easements required pursuant to a condition of the servicing agreement with the North Leslie Residential Landowners Group Inc., be authorized.

Carried Unanimously

**15.1.7 SRPBS.25.004 - Request for Approval – Official Plan and Zoning By-law Amendment Applications – Yongehill Developments 11305 Inc. – 11305 Yonge Street - City Files D01-17006 and D02-17027 (Related City File: D06-18050) - (CW Item 11.7) - (By-laws 41-25, 42-25)**

Moved by: Councillor Ciu

Seconded by: Councillor Shiu

a) That the revised Official Plan and Zoning By-law Amendment applications submitted by Yongehill Developments 11305 Inc. for lands known as Blocks 123, 126 and 136, Registered Plan 65M-2816 (Municipal Address: 11305 Yonge Street), City Files D01-17006 and D02-17027, be approved, subject to the following:

- i. that the City's Official Plan be amended to include site specific policies as outlined in staff report SRPBS.25.004;
- ii. that the draft Official Plan Amendment attached as Appendix "B" to staff report SRPBS.25.004 be brought to a future Council meeting for consideration and adoption;
- iii. that the draft Zoning By-law Amendment attached as Appendix "C" to staff report SRPBS.25.004 be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought to a future Council meeting for consideration and enactment; and,
- iv. 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.

Carried Unanimously

**15.1.8 SRPBS.25.023 - Request for Approval - Dave Barrow Civic Square Park Plan - (CW Item 11.8)**

Moved by: Councillor Ciu  
Seconded by: Councillor Shiu

- a) That staff report SRPBS.25.023 regarding the Dave Barrow Civic Square Park Plan, be received;
- b) That the Dave Barrow Civic Square Park Plan, attached as Attachment "A" to staff report SRPBS.25.023, be approved;
- c) That all comments be directed to staff for consideration as part of the detailed design stage for Dave Barrow Civic Square Park;
- d) That a project be included in the Capital Plan Forecast to facilitate the evolution of Dave Barrow Civic Square as contemplated in Dave Barrow Civic Square Park Plan, Attachment "A" to staff report SRPBS.25.023.

Carried Unanimously

**15.1.9 SRPBS.25.024 - Local Contribution Requirement under York Region Development Charges Deferral for Affordable Rental Buildings Policy (CW Item 11.9)**

Moved by: Councillor Ciu  
Seconded by: Councillor Shiu

- a) That staff report SRPBS.25.024 regarding the Local Contribution Requirement under York Region's Development Charges Deferral for Affordable Rental Policy, attached as Appendix "A" to staff report SRPBS.25.024, be received;
- b) That the deferral of City Development Charges for the eligible affordable purpose-built rental housing project submitted by Elm 9700 Yonge Lands Limited, subject to a Development Charges Deferral Agreement being entered into between Elm 9700 Yonge Lands Limited and the Region of York in accordance with the Region's Policy, be approved;
- c) That the Mayor and Clerk be authorized to execute any agreements referred to in item b) to staff report SRPBS.25.024 and any further documentation as necessary, between the City, the Region of York and Elm 9700 Yonge Lands Limited that are required to implement the Development Charges payment deferral

upon the recommendation of the Director of Financial Services and Treasurer, and the Commissioner of Building and Planning Services;

d) That the deferral of the payment of City Development Charges otherwise owing for the same time period as the Region of York, and allow for forgivable interest on the deferred payment for future eligible proposed affordable rental developments pursuant to the Region's Policy, subject to a Development Charges Deferral Agreement being entered into with the developer and the Region of York in accordance with the Region's Policy, be approved; and,

e) That the Mayor and Clerk be authorized to execute the Development Charges Deferral Agreements referred to in item d) to staff report SRPBS.25.024 and any further documentation provided for in such agreement and/or the Region's Policy, in order to implement the Development Charges payment deferral upon the recommendation of the Director of Financial Services and Treasurer, and the Commissioner of Building and Planning Services.

Carried Unanimously

**15.1.10 SRPBS.25.029 - Request for Approval – Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law – City of Richmond Hill – City File MZBA-23-0001 - (CW Item 11.10) - (By-laws 21-25, 30-25)**

Moved by: Councillor Ciu

Seconded by: Councillor Shiu

a) That the municipally initiated Comprehensive Zoning By-law, City File MZBA-23-0001 to implement a Zoning By-law for the City of Richmond Hill regarding the Yonge Street and Carrville/16th Avenue Key Development Area, Yonge Street and Bernard Avenue Key Development Area, Village Local Centre, Newkirk Local Centre, Oak Ridges Local Centre, Local Development Areas, Regional Mixed-Use Corridors, and Local Mixed-Use Corridor, in accordance with the recommendations outlined in Staff Report SRPBS.25.029, be approved as follows:

i) that Council repeal the former Zoning By-laws applicable to the subject lands as outlined within the Schedules

included in the draft Comprehensive Zoning By-law attached hereto as Appendix “B”;

ii) that the lands located within the City’s Centres and Corridors be rezoned to the new zone categories as outlined in Staff Report SRPBS.25.029 and as illustrated in the Schedules included in the draft Comprehensive Zoning By-law attached hereto as Appendix “B”;

iii) that the draft Comprehensive Zoning By-law attached to Staff Report SRPBS.25.029 as Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and be brought forward to the March 26, 2025 Council meeting for enactment; and,

iv) 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 Comprehensive Zoning By-law to implement a Zoning By-law for the City’s Centres and Corridors.

b) That the municipally initiated draft Amendment to Municipal Code Chapter 1106, known as the “Accessible Parking By-law” attached to Staff Report SRPBS.25.029 as Appendix “C” be approved and that the draft Amendment to Municipal Code Chapter 1106 be brought forward to the March 26, 2025 Council meeting for enactment.

Carried Unanimously

**15.1.11 SRCFS.25.006 - Development Agreement Surety Bonds Policy - (CW Item 11.11)**

Moved by: Councillor Ciu

Seconded by: Councillor Shiu

a) That staff report SRCFS.25.006 regarding Development Agreement Surety Bonds Policy, be received;

b) That the Development Agreement Surety Bond Policy, attached as Appendix “A” to staff report SRCFS.25.006, be received for informational purposes only;

c) That staff be directed to update the standard development agreement templates to include the option to provide Pay-On-Demand Surety Bonds as a form of security; and

d) That the Mayor and City Clerk be authorized to execute amending agreements to replace existing security as set out in the Development Agreement Surety Bond Policy, upon the recommendation of Commissioner of Corporate and Financial Services.

Carried Unanimously

**15.1.12 SRCFS.25.008 - 2024 Council and Committee Remuneration and Expenses - (CW Item 11.12)**

Moved by: Councillor Ciu

Seconded by: Councillor Shiu

a) That staff report SRCFS.25.008 regarding 2024 Council and Committee Remuneration and Expenses, be received.

Carried Unanimously

**15.1.13 SRCS.25.04 - Responsible Pet Ownership and Animal Regulation By-law Enactment - (CW Item 11.13) - (By-laws 22-25, 23-25, 24-25, 25-25, 26-25)**

Moved by: Councillor Ciu

Seconded by: Councillor Shiu

a) That staff report SRCS.25.04 regarding Responsible Pet Ownership and Animal Regulation By-law Enactment, be received;

b) That the Responsible Pet Ownership and Animal Regulation By-law 22-25, attached as Attachment "1" to staff report SRCS.25.04, be enacted;

c) That By-law 23-25, attached as Attachment "2" to staff report SRCS.25.04, be enacted to include designated Responsible Pet Ownership and Animal Regulation By-law violations in Schedule 'A' of the Administrative Penalty By-law 69-16, as amended;

d) That By-law 24-25, attached as Attachment "3" to staff report SRCS.25.04, be enacted to amend the Kennel Licensing By-law 188-05 and Municipal Code Chapter 321;

- e) That By-law 25-25, attached as Attachment "4" to staff report SRCS.25.04, be enacted to include designated Kennel Licensing By-law violations in Schedule 'A' of the Administrative Penalty By-law 69-16, as amended;
- f) That By-law 26-25, attached as Attachment "5" to staff report SRCS.25.04, be enacted to amend the Tariff of Fees By-law 121-24, to add fees for cat licensing and re-inspections; and
- g) That the following By-laws and all associated amendments be repealed:
  - i. Animal Keeping By-law 15-88 (Municipal Code Chapter 304)
  - ii. Animal Trespassing By-law 76-79 (Municipal Code Chapter 306)
  - iii. Cat Keeping By-law 23-88 (Municipal Code Chapter 309)
  - iv. Dog Control By-law 260-99 (Municipal Code Chapter 310)
  - v. Dog Licensing By-law 15-01 (Municipal Code Chapter 314)

Carried Unanimously

**15.1.14 Correspondence from Christopher Tanzola, Overland LLP, dated March 4, 2025, regarding the proposed Comprehensive Zoning By-law Project (Centres and Corridors) and Accessible Parking By-law - (CW Item 11.14)**

Moved by: Councillor Ciu  
 Seconded by: Councillor Shiu

- a) That the correspondence from Christopher Tanzola, Overland LLP, dated March 4, 2024, regarding the proposed Comprehensive Zoning By-law Project (Centres and Corridors) and Accessible Parking By-law, be received.

Carried Unanimously

**15.1.15 Correspondence received regarding the proposed Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law for the City of Richmond Hill - (CW Item 11.15)**

Moved by: Councillor Ciu  
Seconded by: Councillor Shiu

That the following correspondence regarding the proposed Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law for the City of Richmond Hill, be received:

1. Adam Layton, Goldberg Group, on behalf of Country Wide (Jefferson) and Giuseppina Brunetto, dated March 13, 2025.
2. Adam Layton, Goldberg Group, on behalf of 9712 Yonge Street, dated March 13, 2025.
3. Adam Layton, Goldberg Group, on behalf of Yonge Ridge Developments Inc., dated March 13, 2025.
4. Adam Layton, Goldberg Group, on behalf of Country Wide Homes (Jefferson) Inc., dated March 13, 2025.
5. Adam Layton, Goldberg Group, on behalf of King South-East Developments 295 Inc., dated March 14, 2025.
6. Adam Layton, Goldberg Group, on behalf of Leslie View Developments 11580 Inc., dated March 14, 2025.
7. Adam Layton, Goldberg Group, on behalf of Yongehurst Developments Inc., dated March 14, 2025.
8. Todd Trudelle, Goldberg Group, on behalf of 2575563 Ontario Inc., dated March 14, 2025.
9. Todd Turdelle, Goldberg Group, on behalf of Baif Developments Limited, dated March 14, 2025.
10. Todd Trudelle, Goldberg Group, on behalf of First Baymac Developments Limited and Canadian Property Holdings (Ontario), dated March 17, 2025.
11. Todd Trudelle, Goldberg Group, on behalf of Whitehorn Investments Limited, et al, dated March 17, 2025.
12. Lauren Capilongo, Malone Given Parsons Ltd., on behalf of Yonge and Bloomington Ltd., dated March 17, 2025.

13. Ian Andres, Goodmans LLP, on behalf of Baif Developments Limited, dated March 17, 2025.

14. Victoria Mortelliti, Building Industry and Land Development Association (BILD), dated March 18, 2025.

Carried Unanimously

**15.1.16 Correspondence received regarding Responsible Pet Ownership and Animal Regulation By-law Enactment - (Item 11.16)**

Moved by: Councillor Ciu  
Seconded by: Councillor Shiu

That the following correspondence regarding Responsible Pet Ownership and Animal Regulation By-law Enactment, be received:

1. Kenneth Stewart, Richmond Hill resident, dated March 17, 2025.
2. Michael Taggart, 307 Annshiela Drive, Keswick, Richmond Hill Business Owner and active in a local charitable cat rescue, dated March 18, 2025.

Carried Unanimously

**15.1.17 Correspondence from Michael Theodores, 481 Major Mackenzie Drive East, dated March 18, 2025, regarding the Dave Barrow Civic Square Park Plan - (CW Item 11.17)**

Moved by: Councillor Ciu  
Seconded by: Councillor Shiu

a) That the correspondence from Michael Theodores, 481 Major Mackenzie Drive East, dated March 18, 2025, regarding the Dave Barrow Civic Square Park Plan, be received.

Carried Unanimously

**15.1.18 Member Motion - Councillor Davidson - Suspend City of Richmond Hill Use of the X (Twitter) Platform - (CW Item 12.1)**

Moved by: Councillor Ciu  
Seconded by: Councillor Shiu



Whereas the City of Richmond Hill is committed to ensuring its communications are conducted on platforms that uphold its core values of respect, inclusivity, integrity, and responsible communication; and

Whereas X Corp., under the ownership of Elon Musk, has demonstrated actions and policies that no longer align with these values; and

Whereas Canadian municipalities use X to share public service announcements, emergency alerts, and government updates; and

Whereas Elon Musk has privileged access to U.S. government files, questions could arise about whether X's internal data is secure and whether municipal communications could be subject to monitoring or influence; and

Whereas if X's infrastructure is linked to U.S. intelligence networks, there is a risk that municipal data could be accessed, stored, or analyzed outside of Canada, raising transparency and security concerns; and

Whereas while there is no direct evidence that Musk's access to U.S. government files impacts the City of Richmond Hills' data, the possibility of increased U.S. influence over X could raise concerns about transparency, security, and content control; and

Whereas several Canadian municipalities, the Richmond Hill Public Library, as well as the Supreme Court of Canada, have already suspended their X accounts and transitioned to alternative platforms.

Now therefore, be it resolved:

1. That staff be directed to prepare a report for Council on the suspension of all official City accounts, including Fire and Emergency Services, from X Corp. platforms and the transition to alternative platforms that align with the City's values and communication needs. The report should include:
  - A review of alternative platforms that prioritize accessibility, transparency, and public engagement.

- A timeline for transitioning while ensuring continued communication with residents.
- A public engagement strategy to inform residents and encourage them to follow the City on new platforms.
- Data on current users and engagement.
- An overview of actions taken by other municipalities.

2. That staff present the report, including recommendations and an implementation timeline, to Council at the Committee of the Whole on Wednesday, April 16, 2025.

Carried Unanimously

**15.1.19 Member Motion - Councillor Thompson - Feasibility Study for Highway 407 - (CW Item 12.2)**

Moved by: Councillor Thompson

Seconded by: Councillor Cilevitz

Whereas in 1987 the original intention for starting construction on Hwy 407 was to relieve traffic congestion in the rapidly growing Greater Toronto Area (GTA); and

Whereas Ontario taxpayers paid \$1.6 Billion to have Hwy 407 constructed; and

Whereas tolls were to be used to exclusively cover the highway's construction costs; and

Whereas those tolls would be lifted once those costs were covered (expected to occur within 30 years); and

Whereas, in 1998, Premier Mike Harris passed Bill 70, allowing the sale of Highway 407 to a private consortium on a 99-year lease, enabling the consortium to set its own toll rates with no safeguards against rate hikes; and

Whereas by 2014 privatization has led to a 300% increase in tolls, limiting the use of Highway 407 by Ontario residents and causing high traffic volumes on local roads; and

Whereas high tolls disproportionately affect low- and mid-income Ontario residents who rely on the Highway for commuting to work; and

Whereas trucking companies avoid Highway 407 due to its tolls, leading to high volumes of trucks on GTA roads, particularly on Highway 7 as well as Highway 401; and

Whereas a Transport Action Ontario study suggests a toll subsidy for trucks could increase truck usage of Highway 407, reducing volume on Highway 401 by 12,000 - 21,000 trucks per day; and

Whereas subsidizing truck lanes on Highway 407 would facilitate faster delivery of goods, reduce gas emissions, reduce transport costs for Ontario businesses, and support local economic development; and

Whereas a pilot project to subsidize truck lanes on Highway 407 would provide valuable insights into the economic impact of diverting truck traffic from Highway 7 and Highway 401; and

Whereas this pilot program would allow the government to conduct a cost-benefit analysis measuring potential savings in lost productivity, reduced vehicle operating costs, and increased efficiency for Ontario businesses using Highway 407; and

Whereas toll revenues from Highway 407 currently benefit private entities, while Ontario residents continue to face high costs and unnecessary traffic volumes; and

Whereas potentially purchasing Highway 407 back would eliminate profit-driven motives, allowing for toll rates to reflect public interest rather than corporate profit; and

Whereas lower tolls from public ownership would increase highway usage, alleviate traffic on other highways, and generate revenue through increased usage; and

Whereas current trends suggest that unregulated tolls will continue to see Hwy 407 remain underutilized for the foreseeable future; and

Whereas MTO projections show commuter speeds below 20-40 km/hr on all 400-series Highways by 2041, except Highway 407, whether or not Highway 413 is built.

Now Therefore Be It Resolved that:

1. That the City of Richmond Hill requests the Government of Ontario to conduct a feasibility study assessing the financial, environmental, and logistical implications of buying back the lease for Highway 407.
2. That the Government of Ontario be asked to explore the possibility of the private entity implementing:
  - a. Dedicated truck lanes on Highway 407;
  - b. A one-year pilot program to subsidize or eliminate tolls for dedicated truck lanes on Highway 407;
  - c. An evaluation of the impact of dedicated truck lanes on traffic congestion, the environment and overall transportation efficiency.
3. That a copy of this resolution be forwarded to the Premier of Ontario, the Ontario Minister of Transportation and the local MPP's for Richmond Hill.
4. That this resolution be circulated to all municipalities that host a portion of Highway 407.

**An Amendment was:**

Moved by: Councillor Davidson  
 Seconded by: Councillor Cui

That clause 2(b) of the main motion be deleted.

A recorded vote was taken:

In favour: (4): Councillor Davidson, Regional and Local Councillor DiPaola, Councillor Cui, Councillor Liu

Opposed: (4): Councillor Cilevitz, Councillor Thompson, Councillor Shiu, Mayor West

Absent: (1): Regional and Local Councillor Chan

Failed to Carry on a Tie Vote (4 to 4)

**Main Motion:**

Moved by: Councillor Thompson

Seconded by: Councillor Cilevitz

Whereas in 1987 the original intention for starting construction on Hwy 407 was to relieve traffic congestion in the rapidly growing Greater Toronto Area (GTA); and

Whereas Ontario taxpayers paid \$1.6 Billion to have Hwy 407 constructed; and

Whereas tolls were to be used to exclusively cover the highway's construction costs; and

Whereas those tolls would be lifted once those costs were covered (expected to occur within 30 years); and

Whereas, in 1998, Premier Mike Harris passed Bill 70, allowing the sale of Highway 407 to a private consortium on a 99-year lease, enabling the consortium to set its own toll rates with no safeguards against rate hikes; and

Whereas by 2014 privatization has led to a 300% increase in tolls, limiting the use of Highway 407 by Ontario residents and causing high traffic volumes on local roads; and

Whereas high tolls disproportionately affect low- and mid-income Ontario residents who rely on the Highway for commuting to work; and

Whereas trucking companies avoid Highway 407 due to its tolls, leading to high volumes of trucks on GTA roads, particularly on Highway 7 as well as Highway 401; and

Whereas a Transport Action Ontario study suggests a toll subsidy for trucks could increase truck usage of Highway 407, reducing volume on Highway 401 by 12,000 - 21,000 trucks per day; and

Whereas subsidizing truck lanes on Highway 407 would facilitate faster delivery of goods, reduce gas emissions, reduce transport costs for Ontario businesses, and support local economic development; and

Whereas a pilot project to subsidize truck lanes on Highway 407 would provide valuable insights into the economic impact of diverting truck traffic from Highway 7 and Highway 401; and

Whereas this pilot program would allow the government to conduct a cost-benefit analysis measuring potential savings in lost productivity, reduced vehicle operating costs, and increased efficiency for Ontario businesses using Highway 407; and

Whereas toll revenues from Highway 407 currently benefit private entities, while Ontario residents continue to face high costs and unnecessary traffic volumes; and

Whereas potentially purchasing Highway 407 back would eliminate profit-driven motives, allowing for toll rates to reflect public interest rather than corporate profit; and

Whereas lower tolls from public ownership would increase highway usage, alleviate traffic on other highways, and generate revenue through increased usage; and

Whereas current trends suggest that unregulated tolls will continue to see Hwy 407 remain underutilized for the foreseeable future; and

Whereas MTO projections show commuter speeds below 20-40 km/hr on all 400-series Highways by 2041, except Highway 407, whether or not Highway 413 is built.

Now Therefore Be It Resolved that:

1. That the City of Richmond Hill requests the Government of Ontario to conduct a feasibility study assessing the financial, environmental, and logistical implications of buying back the lease for Highway 407.
2. That the Government of Ontario be asked to explore the possibility of the private entity implementing:
  - a. Dedicated truck lanes on Highway 407;
  - b. A one-year pilot program to subsidize or eliminate tolls for dedicated truck lanes on Highway 407;
  - c. An evaluation of the impact of dedicated truck lanes on traffic congestion, the environment and overall transportation efficiency.
3. That a copy of this resolution be forwarded to the Premier of Ontario, the Ontario Minister of Transportation and the local MPP's for Richmond Hill.
4. That this resolution be circulated to all municipalities that host a portion of Highway 407.

A recorded vote was taken:

In favour: (7): Councillor Cilevitz, Councillor Shiu, Councillor Cui, Regional and Local Councillor DiPaola, Mayor West, Councillor Thompson, Councillor Liu

Opposed: (1): Councillor Davidson

Absent: (1): Regional and Local Councillor Chan

Main Motion Carried (7 to 1)

**15.2 Correspondence from Jeffrey Streisfield, Landlaw, dated March 20, 2025, regarding the proposed Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law (refer to Item 15.1.10)**

Moved by: Councillor Cui

Seconded by: Councillor Shiu

a) That the correspondence from Jeffrey Streisfield, Landlaw, dated March 20, 2025, regarding the proposed Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law, be received.

Carried Unanimously

**15.3 Additional correspondence received regarding the proposed Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law for the City of Richmond Hill - (refer to Item 15.1.10)**

Moved by: Councillor Cui

Seconded by: Councillor Shiu

That the following correspondence regarding the proposed Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law for the City of Richmond Hill, be received:

1. Michael Manett, MPLAN Inc., on behalf of the owner of 11005 Yonge Street, dated March 20, 2025.
2. Adam Layton, Goldberg Group, on behalf of 2593000 Ontario Ltd., dated March 24, 2025.
3. Michael Manett, MPLAN Inc., on behalf of the owners of 11488 Yonge Street and 49 Gable Road, dated March 24, 2025.

4. Ian Andres, Goodmans LLP, on behalf of Metroview Developments (Harding) Inc. and Metroview Developments (Elmwood) Inc., dated March 25, 2025.
5. Ian Andres, Goodmans LLP, on behalf of Baif Developments Limited, dated March 25, 2025.
6. Adam Layton, Goldberg Group, on behalf of Wycliffe Village Inc., dated March 25, 2025.
7. Adam Layton, Goldberg Group, on behalf of 2747883 Ontario Inc. and 2753502 Ontario Inc., dated March 25, 2025.

Carried Unanimously

**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: Councillor Cui  
Seconded by: Councillor Cilevitz

That the following By-laws be approved:

- 18.1 By-law 21-25 - A By-law to prescribe regulations for accessible parking for the use of persons with disabilities in the spirit and intent of the Accessibility for Ontarians with Disabilities Act, 2005.
- 18.2 By-law 22-25 - A By-law to promote responsible pet ownership and regulate animal control within the City of Richmond Hill
- 18.3 By-law 23-25 - A By-law to amend By-law 69-16 of the City
- 18.4 By-law 24-25 - A By-law to amend By-law 188-05, being the City of Richmond Hill Kennel Licensing By-law
- 18.5 By-law 25-25 - A By-law to amend By-law 69-16
- 18.6 By-law 26-25 - A By-law to amend By-law 121-24 being a By-law to authorize fees or charges for certain services (Tariff of Fees By-law)



- 18.7 By-law 27-25 - A By-law to amend By-law 1703, as amended, of the former Township of Whitchurch and By-law 313-96, as amended, of The Corporation of the City of Richmond Hill
- 18.8 By-law 31-25 - A By-law to establish lands as public highway
- 18.9 By-law 33-25 - A By-law to Remove Certain Lands from Part Lot Control
- 18.10 By-law 40-25 - A By-law to amend Procurement By-law 113-16, as amended
- 18.11 By-law 41-25 - A By-law to Adopt Amendment 60 to the Richmond Hill Official Plan
- 18.12 By-law 42-25 - A By-law to amend By-law 184-87, as amended of The Corporation of the City of Richmond Hill
- 18.13 By-law 43-25 - A By-law to amend By-law 2523, as amended, of The Corporation of the former Township of Vaughan
- 18.14 By-law 44-25 - A By-law to amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill, By-law 1275, as amended, of the former Township of King and By-law 434-88, as amended, of The Corporation of the City of Richmond Hill
- 18.15 By-law 30-25 - A By-law to regulate the use of lands and the location and use of buildings and structures within the City of Richmond Hill

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 46-25**

Moved by: Councillor Liu

Seconded by: Councillor Cilevitz

That By-law 46-25, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**21. Adjournment**

Moved by: Councillor Cui

Seconded by: Councillor Shiu

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 10:35 a.m.

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David West, Mayor

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Ryan Ban, Deputy City Clerk