



## **Committee of the Whole Meeting**

### **Minutes**

**CW#05-25**

**Wednesday, April 2, 2025, 9:30 a.m.**

**Council Chambers**

**225 East Beaver Creek Road**

**Richmond Hill, Ontario**

A Committee of the Whole meeting of the Council of the City of Richmond Hill was held on Wednesday, April 2, 2025 at 9:30 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

Councillor Liu (Chair)  
Regional and Local Councillor DiPaola  
Councillor Davidson  
Councillor Thompson  
Councillor Cui  
Councillor Shiu

Committee Members present via videoconference:

Regional and Local Councillor Chan  
Councillor Cilevitz

Regrets:

Mayor West

Staff Members present in Council Chambers:

T. Steele, Acting City Manager  
S. Adams, Commissioner, Corporate and Financial Services  
G. Galanis, Commissioner, Planning and Building Services  
P. Masaro, Commissioner of Infrastructure and Engineering Services  
A. Adari, Assistant City Solicitor  
M. Flores, Director, Policy Planning  
D. Giannetta, Director, Development Planning  
G. Li, Director, Financial Services and Treasurer  
P. Chow, Manager, Policy  
K. Graham, Manager, Development Planning

F. Caparelli, Planner I - Development  
A. Crawford, Planner II - Policy  
S. Huycke, City Clerk  
R. Ban, Deputy City Clerk  
K. Hurley, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Member present via videoconference:

D. Guy, Director, Community Standards

**1. Call to Order**

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

**2. Council Announcements**

There were no Council announcements.

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

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

**4. Adoption of Agenda**

Moved by: Regional and Local Councillor DiPaola

a) Correspondence received from Russell Newman, 144 Douglas Road, dated March 30, 2025, regarding the proposed Zoning By-law Amendment Application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road - (Item 11.6);

b) Delegation by Tony Cicirello, 270 Douglas Road, regarding the proposed Zoning By-law Amendment Application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road - (Item 10.1).

Carried Unanimously

**5. Disclosures of Pecuniary Interest and General Nature Thereof**

There were no disclosures of pecuniary interest by members of Council under the *Municipal Conflict of Interest Act*.

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

Committee consented to separate Items 11.2 and 11.3 for discussion.

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

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

**8. Public Hearing(s)**

There were no public hearings.

**9. Presentation(s)**

There were no presentations.

**10. Delegation(s)**

**10.1 Tony Cicirello, 270 Douglas Road, regarding the proposed Zoning By-law Amendment Application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road - (refer to Item 11.3)**

Tony Cicirello, 270 Douglas Road, addressed Committee regarding the proposed Zoning By-law Amendment Application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road. He advised of his concerns with the application as the smaller lot sizes and proposed design would not fit contextually with the existing neighbourhood and would subsequently set a precedent for future development in the area. T. Cicirello further expressed his concerns with potential drainage and flooding issues, environmental impacts and reduced privacy for the existing residents and advised that he would like to see the community preserved.

**11. Committee and Staff Reports**

**11.1 SRPBS.25.033 - Site Plan Control By-law Update**

Moved by: Councillor Thompson

a) That staff report SRPBS.25.033 regarding Site Plan Control By-law Update, be received;

b) That Council repeal Site Plan Control By-law 76-23 and Pre-Consultation By-law 123-08;

c) That Council approve and enact proposed Site Plan Control By-law 38-25, attached as Appendix "D" to staff report SRPBS.25.033.

Carried Unanimously

**11.2 SRPBS.25.034 - Request for Approval - Municipally-Initiated Official Plan Amendment on Employment Land Protection**

Moved by: Councillor Shiu

- a) That the municipally-initiated Official Plan Amendment regarding employment land protections, City File MOPA-24-0002, be approved;
- b) That draft Official Plan Amendment 61, attached as Appendix “C” to staff report SRPBS.25.034, be brought forward to the April 9, 2025 Council meeting for adoption.

Carried Unanimously

**11.3 SRPBS.25.040 - Request for Approval - Zoning By-law Amendment Application - Arash Azimifar and Zohreh Mirbagheri - 262 Douglas Road - City File D02-18011 (Related Files D06-18022 and D06-18023)**

Moved by: Councillor Davidson

- a) That the Zoning By-law Amendment application submitted by Arash Azimifar and Zohreh Mirbagheri for lands known as Part of Lot 9, Registered Plan 163 (municipal address: 262 Douglas Road), City File D02-18011, be approved, subject to the following:
  - i. that the subject lands be rezoned from Residential Third Density (R3) Zone under Zoning By-law 1703, as amended, to Single Detached Two (R2) Zone under By-law 313-96, as amended, with site specific exceptions;
  - ii. that the draft Zoning By-law Amendment, attached as Appendix “B” to staff report SRPBS.25.034, be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought to the April 9, 2025 Council meeting for consideration and enactment; and,
  - iii. 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

**11.4 SRCFS.25.016 - Status Update - Pending Items List**

Moved by: Councillor Thompson

a) That staff report SRCFS.25.016 regarding a status update on the Pending Items List, be received for information.

Carried Unanimously

**11.5 SRIES.25.003 - Authorization to Execute Servicing Agreement and Acquire Lands, D06-21073 Golden Ambra Highrise Inc. and D02-19016**

Moved by: Councillor Thompson

a) That staff report SRIES.25.003 regarding Authorization to Execute Servicing Agreement and Acquire Lands, D06-21073 Golden Ambra Highrise Inc. and D02-19016, be received;

b) That upon written recommendation of the Commissioner of Infrastructure and Engineering Services, the Mayor and the Clerk be authorized to execute a servicing agreement with Golden Ambra Highrise Inc. and Campo Ridge Home Corp. for the construction of a new municipal watermain;

c) That the acquisition of lands and easements required pursuant to a condition of the servicing agreement with Golden Ambra Highrise Inc. and Campo Ridge Home Corp., be authorized.

Carried Unanimously

**11.6 Correspondence received from Russell Newman, 144 Douglas Road, dated March 30, 2025, regarding the proposed Zoning By-law Amendment Application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road - (refer to Item 11.3)**

Moved by: Councillor Thompson

a) That the correspondence from Russell Newman, 144 Douglas Road, dated March 30, 2025, regarding the proposed Zoning By-law Amendment Application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road, be received.

Carried Unanimously

**12. Other Business**

There were no other business items.

**13. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**14. Adjournment**

Moved by: Regional and Local Councillor DiPaola

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 9:57 a.m.