



## **Council Meeting**

### **Minutes**

**C#09-25**

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

Council Members present in Council Chambers:

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

Staff Members present in Council Chambers:

T. Steele, Acting City Manager  
S. Adams, Commissioner of Corporate and Financial Services  
G. Galanis, Commissioner of Planning and Building Services  
P. Masaro, Commissioner of Infrastructure and Engineering Services  
A. Dimilta, City Solicitor  
C. Debi, Director, Communications Services  
M. Flores, Director, Policy Planning  
D. Giannetta, Director, Development Planning  
G. Li, Director, Financial Services and Treasurer  
A. McArthur, Director, People and Culture  
P. Chow, Manager, Policy Planning  
A. Cinerari, Manager, Human Resources  
K. Graham, Manager, Development Planning  
L. Hood, Supervisor, Communications Services

A. Pacitto, Supervisor Brand and Marketing  
L. Chan, Communications Advisor  
E. Chung, Communications Advisor  
P. Enright, Communications Advisor  
A. O'Malley, Communications Advisor  
A. Russell, Digital Communications Specialist  
S. Yoon, Digital and User Experience Analyst  
J. Bowden, Graphic Designer  
F. Caparelli, Planner I - Development  
A. Crawford, Planner II - Policy  
L. Colacci, Communications Coordinator  
J. Hogg, Design and Production Coordinator  
S. Huycke, City Clerk  
R. Ban, Deputy City Clerk  
L. Sampogna, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

D. Guy, Director, Community Standards  
F. Suppa, Director, Infrastructure Planning and Development Engineering

**1. Call to Order**

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

**2. Land Acknowledgement**

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

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

**3. National Anthem**

The National Anthem was played.

**4. Public Forum (not exceeding fifteen minutes)**

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

**5. Council Announcements**

Councillor Cilevitz advised that Passover will begin at sundown on Saturday, explained the significance of the holiday, and extended warm Passover wishes to everyone celebrating.

Councillor Thompson reminded the community of the upcoming Federal Election, explained that Richmond Hill was divided into two ridings, and noted that the Richmond Hill Board of Trade was hosting two "All Candidates Debate", taking place on April 15 at the Oak Ridges Community Centre at 6:30 p.m., and on April 16 at the Bayview Hill Community Centre at 6:30 p.m.

Councillor Cui acknowledged that April 2<sup>nd</sup> was Autism Awareness Day, and noted that there were various initiatives to raise awareness, organized by different charity teams held in Richmond Hill and other cities.

Mayor West reported on the successful trade mission held in Germany, highlighting that Canada was the featured Country at the Hannover Messe trade show. He advised that the mission included many productive meetings and discussions, thanked staff for their support and leadership in organizing the trip, and looked forward to positive outcomes from the mission.

Mayor West announced that today marked the International Day of Pink, highlighted its importance in promoting inclusivity and diversity, and standing against bullying and discrimination.

Mayor West echoed Councillor Cui's remarks, recognizing April as Autism Awareness Month, and highlighted that a flag raising event was held at the municipal offices earlier this morning. He also acknowledged members of Autism Ontario in attendance, noting their presence was a meaningful way to raise awareness of the contributions individuals with autism make to the community.

Mayor West echoed remarks by Councillor Cilevitz and extended warm wishes to those observing Passover.

Mayor West acknowledged the Richmond Hill Coyotes Hockey Team had won their first-ever championship in the Central Ontario Super Hockey League (COSHL), and extended congratulations to the team.

Mayor West advised that the annual Maple Syrup Festival will be held this Saturday at Richmond Green Sports Centre and Park from 10 a.m. to 4 p.m. and invited the community to join in on the many planned activities.

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

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

**7. Adoption of Agenda**

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Chan

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

a) Closed Session - To consider matters relating to labour relations or employee negotiations with respect to the Salaried Employees Association (SEA) Negotiations, pursuant to Section 239(2)(d) of the *Municipal Act, 2001* – (Item 19.1);

b) Delegation from Kathrine Mabley, 300 Douglas Road, regarding the proposed application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road – (Item 14.1).

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 Public Meeting C#06-25 held March 25, 2025**

Moved by: Councillor Cui

Seconded by: Councillor Shiu

That the minutes of Council Public Meeting C#06-25 held on March 25, 2025, be adopted.

Carried

**9.2 Council Meeting C#07-25 held March 26, 2025**

Moved by: Councillor Cui

Seconded by: Councillor Shiu

That the minutes of Council Meeting C#07-25 held on March 26, 2025, be adopted.

Carried

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

Council consented to separate items 15.1.3, 18.3 and 19.1 for discussion.

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

On a motion of Councillor Liu, seconded by Councillor Davidson, 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 Candice Debi, Director, Communications Services, to Mayor West and Members of Council regarding 3 MarComm, 1 Viddy, and 11 AVA communications and marketing awards awarded to the City of Richmond Hill – (refer to the Agenda for a complete list of awards)**

Mayor West announced the various communications and marketing awards the City had received, and expressed his appreciation to the Communications staff for their dedication and hard work.

Candice Debi, Director, Communication Services, made a presentation to Members of Council announcing that the City had been honoured with 15 awards for excellence in communications, recognizing efforts to keep the community informed, engaged and connected. She noted that the awards spanned over a two-year period, celebrated the City's achievements, and highlighted the creativity, innovation, and dedication involved in delivering high-quality services to residents. C. Debi commended Communications staff for their talent and strong commitment to public service, and expressed gratitude to Members of Council for their ongoing support, leadership, and for fostering an environment where excellence can thrive.

**14. Delegation(s)**

**14.1 Kathrine Mabley, 300 Douglas Road, regarding the proposed application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road - (refer to Items 15.1.3 and 18.3)**

Kathrine Mabley, 300 Douglas Road, addressed Council regarding the proposed application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road. She raised concerns with a proposed land severance near Lake Wilcox, and shared her experience with a past pumping station failure causing sewage to flood her basement. She further expressed concerns with environmental impacts, including runoff into the lake and loss of wildlife. She indicated that she was not opposed to development but emphasized the need for responsible and respectful development. K. Mabley, on behalf of 10 Joyces Point residents, requested Council address three key concerns: drainage risk, environmental impact, and City liability, and urged Council to consider the environmental, infrastructure, and community implications before approving the severance.

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

### **15.1 Minutes - Committee of the Whole Meeting CW#05-25 held April 2, 2025**

That the minutes of the Committee of the Whole meeting CW#05-25 held April 2, 2025, be adopted and the following recommendations be approved:

#### **15.1.1 SRPBS.25.033 - Site Plan Control By-law Update - (CW Item 11.1)**

Moved by: Councillor Liu  
 Seconded by: Councillor Davidson

- 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

#### **15.1.2 SRPBS.25.034 - Request for Approval - Municipally-Initiated Official Plan Amendment on Employment Land Protection - (CW Item 11.2)**

Moved by: Councillor Liu  
 Seconded by: Councillor Davidson

- 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

**15.1.3 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) - (CW Item 11.3) - (Proposed By-law 39-25)**

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

- 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.

**Motion to Refer**

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

a) That staff report SRPBS.25.040 regarding the proposed Zoning By-law Amendment Application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road, be referred to staff, and staff be directed to report back at the April 23, 2025 Council Meeting with a memorandum addressing the questions and comments raised by Council at the April 9, 2025 Council Meeting.

Motion to Refer Carried Unanimously

**15.1.4 SRCFS.25.016 - Status Update - Pending Items List - (CW Item 11.4)**

Moved by: Councillor Liu  
Seconded by: Councillor Davidson

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

Carried

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

Moved by: Councillor Liu  
Seconded by: Councillor Davidson

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

**15.1.6 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 - (CW Item 11.6)**

Moved by: Councillor Liu  
Seconded by: Councillor Davidson

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

**15.2 Correspondence received from Tony Cicirello, 279 Douglas Road, dated April 1, 2025, regarding the proposed Zoning By-law Amendment Application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road - (refer to Item 15.1.3)**

Moved by: Councillor Liu  
Seconded by: Councillor Davidson

a) That the correspondence from Tony Cicirello, 279 Douglas Road, dated April 1, 2025, regarding the proposed Zoning By-law Amendment Application submitted by Arash Azimifar and Zohreh Mirbagheri for 262 Douglas Road, be received.

Carried

**16. Other Business**

There were no other business items.

**17. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**18. By-laws**

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

That the following By-laws be approved:

18.1 By-law 34-25 - A By-law to Adopt Amendment 61 to the Richmond Hill Official Plan

18.2 By-law 38-25 -A By-law to establish a Site Plan Control Area, define development that may not be undertaken without the approval of plans

and drawings and to appoint an authorized person in relation to approvals pursuant to Section 41 of the Planning Act

18.4 By-law 54-25 - A By-law to Remove Certain Lands from Part Lot Control

Carried

18.3 By-law 39-25 - A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill By-law 1703, as amended of the former Township of Whitchurch, was referred to the April 23, 2025 Council meeting, along with SRPBS.25.040 (refer to Agenda Item 15.1.3).

**19. Closed Session**

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

Moved by: Councillor Cui  
Seconded by: Councillor Davidson

That Council move into Closed Session:

a) To consider matters relating to labour relations or employee negotiations with respect to the Salaried Employees Association (SEA) Negotiations, pursuant to Section 239(2)(d) of the *Municipal Act, 2001*.

Carried

**19.2 Resolution to Reconvene in Open Session**

Council moved into closed and then returned to open session (10:39 a.m. to 10:53 a.m.).

**19.3 Adoption of the Recommendations Arising from the Closed Session Meeting (if required)**

**19.3.1. SRCFS.25.021 – Ratification of the Salaried Employees Association Working Agreement, and adjustment to Non-Union Staff and Member of Council Benefits and Salaries – (Item A)**

Moved by: Councillor Cilevitz  
Seconded by: Councillor Davidson

a) That the Memorandum of Settlement between the Corporation of the City of Richmond Hill and the Salaried Employees Association (“SEA”), attached to confidential closed session staff report SRCFS.25.021 as Appendix 1, containing the negotiated changes

to the Working Agreement, which includes an annual increase in salaries of 3.75% effective January 1, 2025, 3.8% effective January 1, 2026, and 2.7% effective January 1, 2027, be ratified;

b) That the Mayor and Clerk be authorized to sign any agreement necessary to give effect to the settlement on the recommendation of the Director of People and Culture;

c) That adjustments to the terms and conditions of employment and benefits for the City’s Non-union Administrative employees, as generally outlined in confidential closed session staff report SRCFS.25.021, including annual increases of 3.75% effective January 1, 2025, 3.8% effective January 1, 2026, and 2.7% effective January 1, 2027, be approved;

d) That Members of Council be provided the same adjustment to the benefits provided to the City’s Non-union Administrative employees, as generally outlined in confidential closed session staff report SRCFS.25.021, and annual increases to the remuneration paid to Members of Council of 2.25% effective January 1, 2025 and 2.25% effective January 1, 2026.

Carried

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

**20.1 By-law 55-25**

Moved by: Councillor Cilevitz  
Seconded by: Councillor Davidson

That By-law 55-25, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**21. Adjournment**

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

That the meeting be adjourned.

Carried

The meeting was adjourned at 10:54 a.m.

---

David West, Mayor

---

Stephen M.A. Huycke, City Clerk