



## **Council Meeting**

### **Minutes**

**C#13-25**

**Wednesday, May 14, 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, May 14, 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 Shiu

Regrets:

Councillor Cilevitz

Staff Members present in Council Chambers:

S. Adams, Commissioner, Corporate and Financial Services  
G. Galanis, Commissioner, Planning and Building Services  
P. Masaro, Commissioner, Infrastructure and Engineering Services  
T. Steele, Commissioner, Community Services  
A. Dimilta, City Solicitor  
D. Giannetta, Director, Development Planning  
K. Graham, Manager, Development Planning  
S. Huycke, City Clerk  
S. Dumont, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

D. Joslin, City Manager  
C. Debi, Director, Communications Services  
D. Guy, Director, Community Standards  
F. Suppa, Director, Infrastructure Planning and Development Engineering  
R. Ban, Deputy City Clerk  
J. Walters, Manager, Engineering Subdivisions and Infrastructure Planning  
D. Matroja, Planner I - Development

**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 Cui shared that he took part in the Strides for Mackenzie Health run last weekend in support of Mackenzie Health Foundation.

Councillor Cui thanked staff for organizing the Mother's Day Luncheon at the McConaghy Seniors' Centre, and extended a happy Mother's Day to those who celebrated.

Mayor West thanked Councillor Cui for his participation at the Strides for Mackenzie Health run, and the L'Arche Daybreak Walk this past weekend.

Mayor West welcomed the newly sworn-in Cabinet and noted that he looked forward to working with the Prime Minister and both new and returning members of Cabinet.

Mayor West advised that he, as well as a few members of Council, will be attending the Federation of Canadian Municipalities meeting in Ottawa later this month, and that he looked forward to having meaningful conversations with the new Ministers at that time.

Mayor West advised that May 12<sup>th</sup> was International Fibromyalgia Awareness Day and that the entire month was dedicated to raising awareness of the chronic condition.

Mayor West acknowledged May 15<sup>th</sup> as Moose Hide Campaign Day, noting his solidarity with Indigenous and non-Indigenous Canadians from local communities, First Nations, governments, schools, police forces, and various organizations committed to ending violence against women and children. He highlighted the campaign's origins as a British Columbia born Indigenous led grassroots movement aimed at engaging men and boys in ending gender-based violence.

Mayor West wished the Toronto Maple Leafs the best of luck in their upcoming games and expressed his hope for a successful outcome.

**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 Shiu

Seconded by: Regional and Local Councillor DiPaola

That the agenda be adopted as distributed by the Clerk.

Carried

**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#10-25 held April 23, 2025**

Moved by: Councillor Liu  
Seconded by: Councillor Davidson

That the minutes of Council Meeting C#10-25 held April 23, 2025, be adopted.

Carried

**9.2 Council Public Meeting C#11-25 held April 29, 2025**

Moved by: Councillor Liu  
Seconded by: Councillor Davidson

That the minutes of Council Public Meeting C#11-25 held April 29, 2025, be adopted.

Carried

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

Council consented to separate item 15.4 for discussion.

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

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

**12. Public Hearing(s)**

There were no public hearings.

**13. Presentation(s)**

**13.1 Presentation by Altaf Stationwala, President and CEO, Mackenzie Health, regarding an Update on Mackenzie Health Operations and Plans for Future Growth**

Altaf Stationwala, President and CEO, Mackenzie Health, reflected on his 14-year tenure and upcoming departure from Mackenzie Health, and shared his gratitude for the opportunity to serve the community. He provided an overview of hospital operations, highlighted ongoing capacity challenges due to high patient volumes and noted the organization's strong financial position.

He announced a refresh of the Strategic Plan to include an Education and Research pillar, shared the hospital's commitment to patient care excellence, and their culture of supporting staff. He introduced the

Mackenzie Health Cares and the Together We Shine Brightest campaigns and thanked Mayor West and Council for their continued support.

A. Stationwala introduced Mary Agnus Wilson, Executive Vice President, Chief Operating Officer and Chief Nursing Executive at Mackenzie Health, and advised that she is a strong leader who is well prepared to take on the role of Interim President and CEO.

Mary Agnus Wilson expressed her commitment to a smooth leadership transition, continuing to work with Council, and maintaining the delivery of excellent patient care.

Moved by: Councillor Cui  
Seconded by: Councillor Davidson

a) That the presentation by Altaf Stationwala, President and CEO, Mackenzie Health, regarding an Update on Mackenzie Health Operations and Plans for Future Growth, be received with thanks.

b) That Council express its appreciation to Altaf Stationwala for his service to Mackenzie Health, wished him well in his future role with Unity Health, and welcomed Mary Agnus Wilson to the community.

Carried Unanimously

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

There were no delegations.

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

##### **15.1 Minutes - Affordable Housing Strategy Implementation Committee meeting AHSIC#03-24 held December 3, 2024**

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

a) That the minutes of the Affordable Housing Strategy Implementation Committee meeting AHSIC#03-24 held on December 13, 2024, be adopted.

Carried

##### **15.2 Minutes - Budget Committee of the Whole Meeting BCW#01-25 held May 6, 2025**

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

That the minutes of the Budget Committee of the Whole meeting BCW#01-25 held May 6, 2025, be adopted and the following recommendations be approved:

**15.2.1 SRCFS.25.018 - Year-End Operating Results as of December 31, 2024 - (BCW Item 5.1)**

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

- a) That the 2024 Operating Results be received for information purposes;
- b) That the 2024 Operating Budget carryforward items of \$255,000 listed in Appendix "B" to staff report SRCFS.25.018 be approved and carried over to the 2025 Operating Budget;
- c) That the 2024 Library deficit of \$136,600 be funded through a one-time supplementary Municipal Grant in 2024 to support leadership transition planning;
- d) That the surplus allocation and deficit funding as detailed in Appendix "C" to staff report SRCFS.25.018 be approved:
  - i. 2024 Operating Fund surplus of \$1,843,000 be allocated as follows:
    - o \$929,200 transferred to the Tax Rate Stabilization Reserve
    - o \$913,800 transferred to the Workplace Safety and Insurance Board (WSIB) Reserve Fund
  - ii. 2024 Water and Wastewater Fund deficit of \$2,428,200 be funded from the Water Rate Stabilization Reserve.
  - iii. 2024 Stormwater Management Fund surplus of \$197,500 be transferred to the Water Quality Protection Reserve Fund.

Carried

**15.2.2 SRCFS.25.020 - 2024 Investment Portfolio Results - (BCW Item 5.2)**

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRCFS.25.020 regarding 2024 Investment Portfolio Results be received for information purposes.

Carried

**15.3 Minutes - Committee of the Whole Meeting CW#07-25 held May 7, 2025**

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

That the minutes of the Committee of the Whole meeting CW#07-25 held May 7, 2025, be adopted and the following recommendations be approved:

**15.3.1 SRCFS.25.011 - Tax Adjustments under Section 357 and Section 358 of the Municipal Act, 2001 - (CW Item 8.1)**

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

a) That taxes amounting to \$53,245.75 be written off pursuant to the provisions of Section 357 of the *Municipal Act, 2001*;

b) That taxes amounting to \$789.39 be written off pursuant to the provisions of Section 358 of the *Municipal Act, 2001*;

c) That applicable penalty and interest be adjusted accordingly; and,

d) That the Treasurer be directed to adjust the accounts receivable accordingly.

Carried

**15.3.2 Minutes - Accessibility Advisory Committee meeting AAC#01-25 held February 20, 2025 - (CW Item 11.1)**

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

a) That the minutes of the Accessibility Advisory Committee meeting AAC#01-25 held February 20, 2025, be adopted.

Carried

**15.3.3 SRIES.25.008 - Site Alteration Permit Process for 10 Residential Units or Less and Site Alteration Bylaw Update - (CW Item 11.2) - (By-laws 47-25 and 70-25)**

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

- a) That staff report SRIES.25.008 be received;
- b) That strictly for the purposes of Zoning By-law 190-11, the Commissioner of Infrastructure and Engineering Services shall be considered the successor office of the Commissioner of Planning and Building Services, to confirm that municipal services are available for buildings or structures in accordance with the provisions of Zoning By-law 109-11;
- c) That Site Alteration By-law 47-25, attached as Attachment 1, to staff report SRIES.25.008 be enacted and replace Chapter 967 of the City of Richmond Hill Municipal Code;
- d) That Bylaw 166-07 and all amendments thereto be repealed;
- e) That the Mayor and Clerk are authorized to execute development agreements with registered owner(s) of lands subject to a site alteration permit which are required to demonstrate adequate municipal servicing under the provisions of Zoning By-law 109-11 and adequate grading and drainage conditions for a site alteration permit processed under Site Alteration By-law 47-25 (Municipal Code Chapter 967), upon the recommendation of the Commissioner of Infrastructure and Engineering Services;
- f) That Council authorize the acquisition of those lands and/or easements required pursuant to a condition of a development agreement entered into with a registered property owner to satisfy requirements of Zoning By-law 109-11 or Site Alteration By-law 47-25 (Municipal Code Chapter 967);
- g) That By-law 70-25, attached as Attachment 1 to the Memorandum from Staff regarding Staff report SRIES.25.008 Site Alteration Permit Process for 10 Residential Units or Less and Site Alteration Bylaw Update, dated May 2, 2025, be enacted to designate Site Alteration By-law 47-25 violations in Schedule A of the Administrative Penalty By-law 69-16, as amended.

Carried



**15.3.4 SRPBS.25.031 - Request for Approval – Zoning By-law  
Amendment and Draft Plan of Subdivision Applications –  
Jefferson Heights Estates Limited - 12, 24, 36 Beech Avenue  
and 319 Harris Avenue - (By-law 37-25)**

**- City Files D02-18014 and D03-18007 (Related City Files D06-20009 and D05-20004) - (CW Item 11.3)**

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Jefferson Heights Estates Limited for the lands known as Part of Lots 54 to 57, Plan 1916, and Lot 1, Plan 65M-2071 (Municipal Addresses: 12, 24 and 36 Beech Avenue, 319 Harris Avenue), City Files D02-18014 and D03-18007 be approved, subject to the following:

- i. that the subject lands be rezoned from Urban (UR) Zone under By-law 128-04, as amended, to Semi-Detached One (RD1) Zone, Multiple Residential One (RM1) Zone, Open Space (O) Zone and Environmental Protection Area One (EPA1) Zone under By-law 235-97, as amended, and that the amending Zoning By-law establish site specific development standards as outlined in Staff Report SRPBS.25.031;
- ii. that the draft amending Zoning By-law attached hereto as Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and be brought forward to the May 14, 2025 Council meeting for enactment;
- 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;
- iv. that the Plan of Subdivision as depicted on Map 7 to Staff Report SRPBS.25.031 be draft approved subject to the conditions set out in Appendix “C” to this report; and,

- v. 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, as amended.

Carried

**15.3.5 SRPBS.25.047 - Request for Approval – Zoning By-law Amendment Application – Peter An Dung and Ling Huang Chun – 11198 Bayview Avenue - City File ZBLA-24-0004 - (CW Item 11.4) - (By-law 50-25)**

Moved by: Councillor Cui

Seconded by: Regional and Local Councillor DiPaola

a) That the Zoning By-law Amendment application submitted by Peter An Dung and Ling Huang Chun for lands known as Lot 3, Registered Plan 4007 (Municipal Address: 11198 Bayview Avenue), City File: ZBLA-24-0004, be approved, subject to the following:

- i. that the lands be rezoned from Rural Residential One (RR1) Zone under By-law 2325-68, as amended, to Residential Single Family Six (R6) Zone and Flood (F) Zone under By-law 184-87, as amended, and that the amending Zoning By-law establish site specific standards as outlined in Appendix "B" to Staff Report SRPBS.25.047;
- ii. that the draft Zoning By-law Amendment attached hereto as Appendix "B" be finalized to the satisfaction of the Commissioner of Planning and Building Services and be brought forward to the May 14, 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

**15.3.6 Memorandum from Paolo Masaro, Commissioner, Infrastructure and Engineering Services, dated May 2, 2025, regarding SRIES.25.008 Site Permit Process for 10 Residential Units or Less and Site Alteration By-law Update - (CW Item 11.5)**

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

a) That the Memorandum from the Commissioner of Infrastructure and Engineering Services, dated May 2, 2025, be received.

Carried

**15.4 Member Motion - Councillor Davidson - Return of Council Members to In-Person Council and Committee of the Whole Meetings with Limited Remote Participation - (CW Item 12.2)**

- Referred from the May 7, 2025 Committee of the Whole meeting without recommendation for Council direction

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

Whereas the City of Richmond Hill and Council value transparency, professionalism, and effective governance; and

Whereas regular Council and Committee of the Whole meetings provide a critical forum for civic engagement, decision-making, and leadership; and

Whereas the City's annual meeting schedule, posted each December, includes 18 Council meetings and 18 Committee of the Whole meetings — typically one meeting per week — with a two-month summer recess and no scheduled meetings during that period; and

Whereas the advantages of in-person meetings include:

- Enhanced Engagement and Communication: Facilitating clearer dialogue, stronger interpersonal connections among Members and with the public, and allowing for protests and in-person demonstrations of support; and
- Improved Accountability and Professionalism: Encouraging presence, focus, and commitment to municipal business; and
- More Focused Discussions: Reducing distractions and improving the quality of debate and decision-making; and
- Stronger Relationships and Team Building: Building rapport among Council Members, staff, and the public through informal discussions and cooperative interactions before and after meetings; and
- Strengthened Community Connections: Demonstrating commitment to the community and fostering shared responsibility through face-to-face civic responsibility; and

Whereas this policy reinforces the City of Richmond Hill and Council's commitment to accountability, effective governance, Member well-being, and public engagement by upholding an in-person meeting standard while allowing limited flexibility for virtual attendance when necessary; and

Whereas while remote participation can be a valuable supplementary tool, it is not a replacement for the dynamics and advantages of in-person governance.

Now Therefore Be It Resolved:

1. That the Procedure By-law 125-23, as amended, (the "Procedure By-law") be further amended to include the following provision:
  - a. It is expected that Members of Council will normally attend all regularly scheduled Council, Committee of Whole, Council Public Meetings and Budget Committee of the Whole meetings in person.
2. That the Clerk place a By-law to make necessary amendments Procedure By-law on a future Council agenda with an effective date of September 1, 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: Regional and Local Councillor DiPaola

That the following By-laws be approved:

By-law 37-25 - A By-law to Amend By-law 235-97, as amended, and By-law 128-04, as amended, of The Corporation of the City of Richmond Hill

By-law 47-25 - A By-law to regulate site alterations within the City of Richmond Hill and to repeal By-law 166-07

By-law 50-25 - A By-law to Amend By-law 2325-68, as amended, of the former Township of Markham, and By-law 184-87, as amended, of The Corporation of the City of Richmond Hill

By-law 59-25 - A By-law to Assign a Name to a Certain Private Road

By-law 70-25 - A By-law to amend By-law 69-16 of 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 72-25**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

That By-law 72-25, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**21. Adjournment**

Moved by: Councillor Liu

Seconded by: Councillor Shiu

That the meeting be adjourned.

Carried

The meeting was adjourned at 10:36 a.m.

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David West, Mayor

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Stephen M.A. Huycke, City Clerk