



Committee of the Whole Meeting

Minutes

CW#08-25

Wednesday, May 21, 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, May 21, 2025 at 9:30 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

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

Staff Members present in Council Chambers:

D. Joslin, 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
T. Steele, Commissioner of Community Services
A. Adari, Assistant City Solicitor
D. Giannetta, Director, Development Planning
B. Levesque, Director, Infrastructure Delivery
G. Li, Director, Financial Services and Treasurer
D. Baldesarra, Manager, Corporate Asset Management
K. Graham, Manager, Development Planning
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

C. Debi, Director, Communications Services

M. Flores, Director, Policy Planning

A. Farrugia, Manager, Urban Forestry, Natural Environment and Horticulture

S. Fiore, Senior Planner - Development

1. Call to Order

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

2. Council Announcements

Regional and Local Councillor Chan announced that on Saturday, May 24th he will be hosting his annual Spring Fair at the Richmond Green Sports Centre and Park that would include various booths, live performances, children's activities and a barbeque and extended an invitation for everyone to attend.

Councillor Shiu shared that he will be hosting a Community Safety Expo on Sunday, May 25th at the Langstaff Community Centre with the Richmond Hill Board of Trade, York Region Police, Road Watch Committee and various elected officials to share information regarding public safety and extended an invitation for everyone to attend.

Councillor Cilevitz advised that on Saturday, May 24th she will be hosting a Ward 5 Music Festival "Songs from the Hill" at the Richmond Hill United Church featuring two musical artists and invited everyone to attend to enjoy a night of music and camaraderie within the community.

Regional and Local Councillor DiPaola acknowledged and thanked York Region Police for their help hosting his community Safety Seminar this past weekend at the Rouge Woods Community Centre and noted that he hoped to hold additional events of this nature in the future.

Councillor Thompson announced that a new community garden was coming to Ward 2 through the Urban Farm Initiative, highlighted the many benefits this would bring to the community, and acknowledged staff in Public Works, Urban Forestry, Natural Environment and Horticulture for their assistance in making this initiative happen.

Councillor Thompson shared that today was National Waitstaff Day and encouraged anyone dining out today to remember to tip their waitstaff.

Mayor West extended congratulations to Master Myungs Taekwondo Academy in Richmond Hill on their 25th anniversary and acknowledged the expertise of Master Fong who operates the facility and has trained many high-level athletes.

Mayor West advised that this morning he attended the Richmond Hill Prayer Breakfast and extended his thanks to all of the volunteers who helped organize a great event.

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: Councillor Davidson

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

- a) Delegation by Frank Liou, 64 Benson Avenue, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (Item 10.1);
- b) Delegation by Agnes Parr, President, YRSCC991, 125 Hall Street, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (Item 10.2);
- c) Delegation by Mark Zhang, 57 Hall Street, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (Item 10.3);
- d) Withdrawal of delegation by Juliusz Zulauf, 24-125 Hall Street, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (Item 10.4);
- e) Delegation by Murray Evans, 28 Ellery Drive, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (Item 10.5);
- f) Delegation by Daryl Chong, President and CEO, Greater Toronto Apartment Association, regarding the Member Motion submitted by Regional and Local Councillor DiPaola regarding Property Tax-Rate Classifications - (Item 10.6);
- g) Delegation by Steven Nightingale, Oxford Properties Group, regarding the Member Motion submitted by Regional and Local Councillor DiPaola regarding Property Tax-Rate Classifications - (Item 10.7);
- h) Additional Correspondence received regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (Item 11.6);

i) Correspondence from Hamid Kashani, Hamid Kashani Architects, dated May 15, 2025, regarding the Mahsa Jina Amini, Memorial Tree and Bench - (Item 11.7).

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, 11.4 and 12.1 for discussion.

7. Adoption of the Remainder of Agenda Items

On a motion of Councillor Cilevitz 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 Frank Liou, 64 Benson Avenue, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (refer to Item 11.2)

Frank Liou, 64 Benson Avenue, addressed Committee regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. He advised of his concerns with the proposed development as it was too big for the area, the local roads were not equipped to handle the additional volume, impact on existing traffic congestion, its proximity to a local school, and would not be good for the residents. F. Liou requested that a low to mid-rise development be considered for the site as it would be more appropriate for the neighbourhood.

10.2 Agnes Parr, President, YRSCC991, 125 Hall Street, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (refer to Item 11.2)

Agnes Parr, President, YRSCC991, 125 Hall Street, addressed Committee regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. She advised of their concerns with the proposed development because of the height which would overshadow their homes, potential damage on the structure of their building as a result of the construction phase of the project, location of the access road, increased volume of traffic and impact on the area, location of the garbage area and transformer platform, and that it doesn't fit with the character of the neighbourhood. A. Parr requested on behalf of the owners of 125 Hall Street that the negative impacts of the proposed development on the existing residents be taken into consideration and that something appropriate be built on the site, as further detailed in her correspondence distributed as part of Item 11.6.

10.3 Mark Zhang, 57 Hall Street, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (refer to Item 11.2)

Mark Zhang, 57 Hall Street, addressed Committee regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. He advised of his concerns with the density of the proposed development and the impact it would have on area parking and traffic congestion, discussed the findings of the Transportation Impact Study (TIS) that was submitted in support of the development, and displayed pictures to show that the area was already dealing with existing traffic and parking issues. M. Zhang further advised of his concerns that the proposed development would not have direct access to Yonge Street and that it was not suitable for the neighbourhood.

10.4 Juliusz Zulauf, 24-125 Hall Street, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (refer to Item 11.2)

Juliusz Zulauf, 24-125 Hall Street, withdrew his delegation request regarding the Revised Official Plan and Zoning By-law Amendment

Applications submitted by Hall Street Development Corporation for 107 Hall Street.

10.5 Murray Evans, 28 Ellery Drive, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (refer to Item 11.2)

Murray Evans, 28 Ellery Drive, on behalf of the applicant, addressed Committee regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. He shared additional information related to the site location; provided an overview of the proposed development that included the retention of an existing designated heritage dwelling on the subject lands; and discussed the proposed development within the context of the Downtown Local Centre and Major Transit Station Area (MTSA). M. Evans provided additional information related to the height and design of the proposed development, its location on the subject lands, and conformity with the City's Official Plan; and highlighted the positive benefits the proposal would bring to the community.

10.6 Daryl Chong, President and CEO, Greater Toronto Apartment Association, regarding the Member Motion submitted by Regional and Local Councillor DiPaola regarding Property Tax-Rate Classifications - (refer to Item 12.1)

Daryl Chong, President and CEO, Greater Toronto Apartment Association, addressed Committee regarding the Member Motion submitted by Regional and Local Councillor DiPaola regarding Property Tax-Rate Classifications. He provided background information about their organization and who they represented and acknowledged the current housing crisis. D. Chong discussed the importance and benefits of rental options despite there being an undersupply available to the population and advised of his support of the Member Motion to create a separate property tax classification for purpose-built rental buildings distinct from other types of multi-residential dwellings as it was a step in the right direction.

10.7 Steven Nightingale, Oxford Properties Group, regarding the Member Motion submitted by Regional and Local Councillor DiPaola regarding Property Tax-Rate Classifications - (refer to Item 12.1)

Steven Nightingale, Oxford Properties Group, addressed Committee regarding the Member Motion submitted by Regional and Local Councillor DiPaola regarding Property Tax-Rate Classifications. He shared that they

were focused on the development of mixed use residential and were in support of the Member Motion as it was a positive first step in the implementation of a reduced property tax rate for the City to support new rental projects. S. Nightingale noted the undersupply of purpose-built rental housing in Richmond Hill and across the GTA; highlighted the many benefits that this housing type provided and how a new classification system was crucial in supporting these types of developments, providing examples of other municipalities that have implemented reduced property tax rates for purpose-built rental buildings.

11. Committee and Staff Reports

11.1 SRIES.25.009 - 2025 Asset Management Plan

Moved by: Councillor Cilevitz

- a) That staff report SRIES.25.009 regarding the 2025 Asset Management Plan received;
- b) That the City's 2025 Asset Management Plan, attached as Attachment "A" to staff report SRIES.25.009, be approved;
- c) That the City Clerk circulate this report to the Ontario Ministry of Infrastructure.

Carried Unanimously

11.2 SRPBS.25.049 - Request for Approval - Revised Official Plan and Zoning By-law Amendment Applications - Hall Street Development Corporation - 107 Hall Street - City Files OPA-23-0001 and ZBLA-23-0002

Moved by: Councillor Cui

- a) That the revised Official Plan and Zoning By-law Amendment applications submitted by Hall Street Development Corporation for lands known as Block 1, Plan 65M-4652 (municipal address: 107 Hall Street), City Files OPA-23-0001 and ZBLA-23-0002, be approved, subject to the following:
 - i. that the draft Official Plan Amendment attached as Appendix "B" to staff report SRPBS.25.049 be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought to a future Council meeting for consideration and adoption;

- ii. that amending Zoning By-laws be brought forward to a future Council meeting, to establish site specific development standards as outlined in staff report SRPBS.25.049, all to the satisfaction of the Commissioner of Planning and Building Services, 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-laws to implement the proposed development on the subject lands.

Motion to Refer:

Moved by: Councillor Cilevitz

That staff report SRPBS.25.049 regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street be referred to the May 28, 2025 Council without recommendation for Council to provide direction.

A recorded vote was taken:

In favour: (9): Councillor Cilevitz, Councillor Cui, Regional and Local Councillor Chan, Councillor Thompson, Councillor Liu, Mayor West, Councillor Shiu, Regional and Local Councillor DiPaola, Councillor Davidson

Opposed: (0): None

Motion to Refer Carried Unanimously (9 to 0)

11.3 SRPBS.25.054 - Request for Approval - Revised Zoning By-Law Amendment Application - 1001004738 Ontario Inc. - 8, 10, 12, 14, 16 and 18 Bostwick Crescent and 2, 6 and 8 Bond Crescent

Moved by: Councillor Cilevitz

a) That the revised Zoning By-law Amendment application submitted by 1001004738 Ontario Inc. for lands known as Lots 63, 66 and 67 and Part of Lots 1, 62, 64 and 65, Registered Plan 136 (Municipal Addresses: 8, 10, 12, 14, 16 and 18 Bostwick Crescent and 2, 6 and 8 Bond Crescent), City File D02-14039 be approved, subject to the following:

- i. that the subject lands be rezoned from Multiple Residential One (RM1) Zone under By-law 313-96, as amended, and Commercial (C) Zone under By-law 1275, as amended, to Multiple Residential One (RM1) Zone and Open Space (O) Zone under By-law 313-96,

as amended, and that the amending Zoning By-law establish site specific development standards as outlined in staff report SRPBS.25.054;

- ii. that the draft amending Zoning By-law attached as Appendix “B” to staff report SRPBS.25.054 be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to a future Council meeting for consideration and 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 Zoning By-law Amendment to implement the proposed development on the subject lands; and,
- iv. that prior to the amending Zoning By-law being brought forward to Council for consideration and enactment, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law 121-24, as amended.

Carried Unanimously

11.4 SRCS.25.08 - Mahsa Jina Amini, Memorial Tree and Bench

Moved by: Regional and Local Councillor Chan

a) That staff report SRCS.25.08 regarding Mahsa Jina Amini, Memorial Tree and Bench be received;

b) That a tree and bench with a memorial plaque be installed in the green space adjacent to the Lois Hancey Aquatic Centre to commemorate the anniversary of Mahsa Jina Amini’s death and support the “Women, Life, Freedom” movement.

Carried Unanimously

11.5 Correspondence received regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (refer to Item 11.2)

Moved by: Councillor Cilevitz

That the correspondence regarding the proposed Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street be received:

1. Tevfik Kayagil, 131 Hall Street, dated May 4, 2025.

2. Davar Sepehri, 16 Mill Walk Court, dated May 8, 2025.
3. Aaron Agassi, 9 Mill Walk Court, dated May 8, 2025.
4. Tikumara R. Greenwell, Unit 14 - 125 Hall Street, dated May 8, 2025.
5. Candice Greenwell, Unit 14 -125 Hall Street, dated May 9, 2025.
6. Igor and Rosanna Eren, 128 Hall Street, dated May 9, 2025.
7. Mark Zhang and Jessica Yang, 57 Hall Street, dated May 9, 2025.
8. Frank Liou, President, and Neil Zaph, Vice-President, York Region Condominium Corporation No. 811, dated May 9, 2025.
9. Roohangiz Tabibzadegan, 16 Mill Walk Court, dated May 10, 2025.
10. Dirk Hooykaas and Diane Grégoire, 115 Wright Street, dated May 12, 2025.
11. Stephanie Monk, 146 Hall Street, dated May 12, 2025.
12. Yulia Michaliov, 144 Hall Street, dated May 13, 2025.

Carried Unanimously

11.6 Additional Correspondence received regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (refer to Item 11.2)

Moved by: Councillor Cilevitz

That the additional correspondence regarding the proposed Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street be received:

1. Agnes Parr, President, York Region Standard Condominium Corporation 911 (YRSCC991), representing the unit owners of 125 Hall Street, dated May 11, 2025.
2. Pola Yeshayav, 140 Hall Street, dated May 14, 2025.
3. Tamim Mushfeq and Mariam Sarvari, 78 Wright Street, dated May 15, 2025.
4. Chen He, 59 Hall Street, dated May 15, 2025.
5. Anna Rebrova, 125 Hall Street, dated May 15, 2025.

6. Tyler Packham, 88 Benson Avenue, dated May 16, 2025.
7. Surajit Chaudhri, 125 Hall Street, Unit 15, dated May 16, 2025.
8. Tatiana Poliveannaia and Maria-Nikolette Muraru, 129 Hall Street, dated May 17, 2025.
9. Mehdi Manouchehri, 74 Mill Street, dated May 17, 2025.
10. Caterina Liberatore, 161 Lucas Street, dated May 18, 2025.
11. Tom Zelenka, 17 Mill Walk Court, dated May 19, 2025.
12. Residents of Mill Walk Court, dated May 19, 2025.
13. Mark Zhang, 57 Hall Street, dated May 19, 2025.
14. Juliusz Zulauf, 24-125 Hall Street, dated May 20, 2025.

Carried Unanimously

11.7 Correspondence from Hamid Kashani, Hamid Kashani Architects, dated May 15, 2025, regarding the Mahsa Jina Amini, Memorial Tree and Bench - (refer to Item 11.4)

Moved by: Councillor Cilevitz

a) That the correspondence from Hamid Kashani, Hamid Kashani Architects, dated May 15, 2025, regarding the Mahsa Jina Amini, Memorial Tree and Bench, be received.

Carried Unanimously

12. Other Business

12.1 Member Motion - Regional and Local Councillor DiPaola - Property Tax-Rate Classifications

Moved by: Regional and Local Councillor DiPaola

Whereas the Region of York sets tax rate classifications for lower tier municipalities;

Whereas currently there is no distinction between different types of multi-residential units;

Whereas to increase the diversity of housing in Richmond Hill and to allow for more affordable options for our residents it would be beneficial to incentivize purpose-built rental buildings;

Whereas in order to lower property taxes on purpose-built rental buildings it is necessary to have a separate class of property.

Therefore Be It Resolved that the City of Richmond Hill Council requests the Region of York to create a separate property tax classification for purpose-built rental buildings distinct from other types of multi-residential dwellings,

And Therefore Be It Resolved that this resolution be forwarded to the Region of York and all of the lower-tier municipalities in the Region of York.

Motion to Amend:

Moved by: Regional and Local Councillor DiPaola

That the Motion be amended to read as follows:

Whereas the Region of York sets tax rate classifications for lower tier municipalities;

Whereas to increase the diversity of housing in Richmond Hill and to allow for more affordable options for our residents it would be beneficial to incentivize purpose-built rental buildings;

Whereas in order to lower property taxes on purpose-built rental buildings it is necessary to have a separate class of property.

Therefore Be It Resolved that the City of Richmond Hill Council supports implementing a 35% municipal property tax rate discount for eligible new for purpose-built rental buildings distinct from other types of multi-residential dwellings to encourage additional purpose-built rental supply

And Therefore Be It Resolved that this resolution be forwarded to the Region of York and all of the lower-tier municipalities in the Region of York.

Motion to Amend Carried Unanimously

Main Motion as Amended:

Moved by: Regional and Local Councillor DiPaola

Whereas the Region of York sets tax rate classifications for lower tier municipalities;

Whereas to increase the diversity of housing in Richmond Hill and to allow for more affordable options for our residents it would be beneficial to incentivize purpose-built rental buildings;

Whereas in order to lower property taxes on purpose-built rental buildings it is necessary to have a separate class of property.

Therefore Be It Resolved that the City of Richmond Hill Council supports implementing a 35% municipal property tax rate discount for eligible new for purpose-built rental buildings distinct from other types of multi-residential dwellings to encourage additional purpose-built rental supply

And Therefore Be It Resolved that this resolution be forwarded to the Region of York and all of the lower-tier municipalities in the Region of York.

Carried Unanimously

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Adjournment

Moved by: Mayor West

That the meeting be adjourned

Carried Unanimously

The meeting was adjourned at 11:54 a.m.