



Council Meeting

Minutes

C#15-25

Wednesday, May 28, 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 28, 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:

P. Masaro, Acting City Manager
S. Adams, Commissioner, Corporate and Financial Services
D. Giannetta, Acting Commissioner, Planning and Building Services
T. Steele, Commissioner, Community Services
A. Dimilta, City Solicitor
G. Li, Director, Financial Services and Treasurer
K. Graham, Manager, Development Planning
S. Fiore, Senior Planner - Development
G. Russo, Planner II - Development
S. Huycke, City Clerk
K. Hurley, Council/Committee Coordinator

L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

C. Debi, Director, Communications Services
N. Khan, Director, Director Building Division and Chief Building Official
B. Levesque, Director, Infrastructure Delivery
F. Suppa, Director, Infrastructure Planning and Development Engineering
H. Ng, Manager, Transportation and Traffic

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 noted that last week the Richmond Hill Baptist Church celebrated over 70 years of community service and extended his congratulations.

Councillor Cui advised of his attendance at the Manse reopening event at the Richmond Hill Presbyterian Church, celebrating their recent renovations, and

encouraged nonprofit organizations seeking office or rental space to engage with the Church.

Councillor Cui announced the upcoming annual Ward 4 Community Garage Sale, encouraged residents participate, and noted that registration is open with a list of participating homes and streets available.

Councillor Shiu thanked attendees of the Community Safety Expo and panel that was held on Sunday. He highlighted the event's focus on crime prevention and encouraged ongoing efforts to keep the community safe.

Regional and Local Councillor Chan advised of his successful 2025 Spring Fair held on Saturday at Richmond Green Sports Centre and Park, highlighting the high attendance, family-friendly atmosphere, and good weather. He expressed gratitude to attendees, officials, staff, and volunteers, and looked forward to next year's event.

Regional and Local Councillor DiPaola invited the Richmond Hill community to attend the free Family Fun Barbecue on June 7th from 12 p.m. to 3 p.m. at Mill Pond Park. He noted that many residents had pre-registered for the event, that free parking was available and advised to arrive early due to limited parking spaces. He noted registration was paused, but the event remained open to all Richmond Hill residents, whether registered or not.

Councillor Thompson advised that both he and Mayor West wore matching t-shirts today in support of Red T-shirt Day from the spring market event held at L'Arche Daybreak, which he attended alongside Mayor West. He added that Mayor West would share information about the event during his council announcements.

Councillor Thompson announced that a Solar Panel Seminar was being held on May 31st, from 2 p.m. to 4:30 p.m. at the Richmond Hill United Church, presented by Climate Action Richmond Hill, which is aimed at educating homeowners about solar power.

Mayor West thanked the Caldwell family for providing t-shirts for sale at the L'Arche Daybreak vendor market to mark the start of AccessAbility Week. He highlighted the emphasis on "Access" and "Ability" as a reminder to create welcoming, accessible communities for all individuals, regardless of barriers, and stressed the importance of fostering an inclusive-built and social environment in Richmond Hill and beyond.

Mayor West thanked staff for their involvement in the "Mayor for a Day" event, where Alyssa from Lauremont School, the essay contest winner, spent the day

learning about City operations. He appreciated staff taking time to engage with her ideas and noted feeling proud of Richmond Hill's accomplishments during the event.

Mayor West announced that the annual Walk for Hill House Hospice took place over the weekend, describing it as a well-supported event that raises significant funds. He highlighted the compassionate care provided by Hill House, allowing families to spend meaningful time with loved ones at the end of life, and expressed support for the hospice's expansion to increase capacity.

Mayor West extended appreciation to Councillor Shiu and other Council Members for hosting well-attended community safety events, highlighting their importance to the community.

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: Councillor Cui

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

- a) Delegation from Beatrice Sohler, 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 14.2);
- b) Delegation from Mauro Sirizzotti, 12 Mill Walk Court, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (Item 14.3);
- c) Delegation from Tom Zelenka, 17 Mill Walk Court, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (Item 14.4);
- d) Delegation from Juliusz Zulauf, 225 Hall Street, Unit 24, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (Item 14.5);
- e) Delegation from Susan Day, 137 Hall Street, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (Item 14.6);

f) 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 15.3).

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 Minutes - Council Public Meeting C#12-25 held May 13, 2025

Moved by: Councillor Liu
Seconded by: Councillor Davidson

That the minutes of Council Public Meeting C#12-25 held May 13, 2025, be adopted.

Carried Unanimously

9.2 Minutes - Council Meeting C#13-25 held May 14, 2025

Moved by: Councillor Liu
Seconded by: Councillor Davidson

That the minutes of Council Meeting C#13-25 held May 14, 2025, be adopted.

Carried Unanimously

10. Identification of Items Requiring Separate Discussion

Council consented to separate item 15.2 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, including the By-laws.

12. Public Hearing(s)

There were no public hearings.

13. Presentation(s)

There were no presentations.

14. Delegation(s)**14.1 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 15.2)**

Murray Evans, 28 Ellery Drive, on behalf of the applicant, addressed Council regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. He clarified that the proposed development was the first under the new “centres and corridors” framework, and that it would not set a precedent as it aligned with existing municipal policies. M. Evans addressed parking concerns, noting the development would exceed provincial and future municipal standards, emphasized the importance of downtown intensification to reduce suburban expansion and reliance on vehicles, and expressed his support for the project.

14.2 Beatrice Sohler, 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 15.2)

Beatrice Sohler, 125 Hall Street, raised concerns with the proposed development highlighting issues with traffic, parking, shadowing, privacy, and the shift toward more one-bedroom units, which she felt would not attract families. She questioned the developer’s reliability, poor maintenance of the historic property, and lack of long-term affordability, expressed hope to revisit the previous townhouse proposal, and supported delaying the project for potential infrastructure improvements. B. Sohler emphasized the need for a development that would prioritize families and community growth.

14.3 Mauro Sirizzotti, 12 Mill Walk Court, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (refer to Item 15.2)

Mauro Sirizzotti, 12 Mill Walk Court, advised of a petition signed by 97 neighbours in opposition to the proposed development on the subject lands. He outlined their concerns including excessive height and density, which in their opinion conflicted with the character of the historic community. He requested a substantial reduction in the height and density, and a redesign of the layout that would preserve greenspace and mature

trees, and the heritage of the Dr. Langstaff House to benefit all residents as a community amenity. M. Sirizzotti also raised concerns with traffic management, waste logistics, compliance with building setbacks, and noted the need for a playground for children in the area. He urged Council to ensure the development would be a responsible addition that integrated with the existing community, as further detailed in the written submission by Mariela Sirizzotti, included as part of Agenda Item 15.4.

14.4 Tom Zelenka, 17 Mill Walk Court, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (refer to Item 15.2)

Tom Zelenka, 17 Mill Walk Court, advised that residents were unaware of the Protected Mayor Transit Station Areas (PMTSA), and questioned what these zones protected. He raised concerns about the proposed development noting impacts on traffic, parking, greenspace, and heritage preservation. He suggested amendments which included moving the proposal eastward for more sunlight, redesigning the heritage home as a community amenity, creating a park and playground, and to improve parking. T. Zelenka indicated that the proposed changes would benefit the developer, residents, the City, and existing residents by increasing the value of condominium units, creating a new city park, enhancing the community's infrastructure, and urged Council to make these amendments to better integrate the development with the surrounding area.

14.5 Juliusz Zulauf, 225 Hall Street, Unit 24, regarding the Revised Official Plan and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street - (refer to Item 15.2)

Juliusz Zulauf, 225 Hall Street, Unit 24, advised of his concerns with the proposed development indicating that the proposed development would significantly increase population density in the area. He highlighted the current population density was already twice the Richmond Hill average and predicted it would increase to over five times the City's average. He compared the proposed development to existing high rise buildings in the area, noting it would be the third largest residential building north of 16th Avenue and would set a problematic precedent. J. Zulauf emphasized that the proposal was too large and would change the character of the community, and requested the proposal be revised and scaled down.

14.6 Susan Day, 137 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 15.2)

Susan Day, 137 Hall Street, expressed concerns about the heritage of the Dr. Langstaff House, which had been an important medical facility for her family. She shared her views on the lack of communication and transparency from the City regarding the development, and with the provincial pressure influencing Council's decision-making process. She also raised issues regarding parking during construction, parking enforcement, and pedestrian safety, particularly concerning construction vehicles blocking sidewalks. S. Day advised of the unsafe crossing from Hall Street to Benson Avenue, and requested the need for safer streets for children, especially around O.M. MacKillop Public School, and urged Council to address these issues to protect the community, as detailed in her written submission included as part of Agenda Item 15.4.

15. Committee and Staff Reports

15.1 Minutes - Committee of the Whole Meeting CW#08-25 held May 21, 2025

That the minutes of the Committee of the Whole meeting CW#08-25 held May 21, 2025, be adopted and the following recommendations be approved:

15.1.1 SRIES.25.009 - 2025 Asset Management Plan - (CW Item 11.1)

Moved by: Councillor Liu
 Seconded by: Councillor Davidson

- 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

15.1.2 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

- City File D02-14039 (Related Files D03-14017 and D06-20047) - (CW Item 11.3) - (Proposed By-law 62-25)

Moved by: Councillor Liu
Seconded by: Councillor Davidson

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

15.1.3 SRCS.25.08 - Mahsa Jina Amini, Memorial Tree and Bench - (CW Item 11.4)

Moved by: Councillor Liu
Seconded by: Councillor Davidson

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

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

Moved by: Councillor Liu

Seconded by: Councillor Davidson

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

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

Moved by: Councillor Liu

Seconded by: Councillor Davidson

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

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

Moved by: Councillor Liu
Seconded by: Councillor Davidson

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

15.1.7 Member Motion - Regional and Local Councillor DiPaola - Property Tax-Rate Classifications - (CW Item 12.1)

Moved by: Councillor Liu
Seconded by: Councillor Davidson

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

15.2 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 Davidson
Seconded by: Councillor Thompson

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.

A recorded vote was taken:

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

Opposed: (1): Councillor Cui

Absent: (1): Councillor Cilevitz

Carried (7 to 1)

15.3 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 15.2)

Moved by: Councillor Liu
Seconded by: Councillor Davidson

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

1. Sue Vukovic, 96 Hall Street, dated May 20, 2025.
2. Juliusz Zulauf, 24-125 Hall Street, dated May 20, 2025.
3. Carolyn Burke, 64 Powell Street, dated May 20, 2025.
4. Tina Cotrupi, 82 Wright Street, dated May 21, 2025.
5. Mariela and Mauro Sirizzotti, 12 Mill Walk Court, dated May 22, 2025.

Carried

15.4 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 15.2)

Moved by: Councillor Liu
Seconded by: Councillor Davidson

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

1. Petition submitted by Mariela Sirizzotti, 12 Mill Walk Court, containing approximately 10 signatures, received May 25, 2025.
2. Agnes Parr, on behalf of YRSCC991 - 125 Hall Street, dated May 11, 2025.
3. Susan Day, 137 Hall Street, dated May 27, 2025.
4. Helen Harela, 101 Benson Avenue, dated May 27, 2025.

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: Councillor Liu
Seconded by: Councillor Davidson

That the following By-laws be approved:

By-law 57-25 - A By-law to enact housekeeping amendments to By-law 19-24, being a By-law under the Building Code Act, 1992, respecting permits and related matters in the City of Richmond Hill

By-law 62-25 - A By-law to Amend By-law 313-96, as amended, and By-law 1275, as amended, of The Corporation 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 74-25

Moved by: Councillor Liu
Seconded by: Councillor Davidson

That By-law 74-25, 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 11:06 a.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk