



Council Public Meeting

Minutes

C#18-25

Tuesday, June 24, 2025, 7:00 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

A Council Public Meeting of the Council of the City of Richmond Hill was held on Tuesday, June 24, 2025 at 7:00 p.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 Cilevitz

Council Members present via videoconference:

Councillor Liu
Councillor Shiu

Regrets:

Councillor Cui

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning
S. Aiello, Manager, Development Zoning
E. Li, Project Manager Development Zoning
K. Faria, Senior Planner - Development
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

1. Call to Order

Mayor West called the meeting to order at 7:00 p.m. and read the public hearing statement.

2. Adoption of Agenda

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

- a) Correspondence received subsequent to the February 25, 2025 and December 10, 2024 Council Public Meetings regarding the Comprehensive Zoning By-law Project - (Item 4.1.1.1);
- b) Correspondence presented at the February 25, 2025 Council Public Meeting regarding the Comprehensive Zoning By-law Project - (Item 4.1.1.2);
- c) Correspondence presented at the December 10, 2024 Council Public Meeting regarding the Comprehensive Zoning By-law Project - (Item 4.1.1.3);
- d) Additional Correspondence received regarding the Comprehensive Zoning By-law Project - (Item 4.1.1.4);
- e) Delegations received regarding the Comprehensive Zoning By-law Project - (Item 4.1.2).

Carried

3. 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*.

4. Scheduled Business:**4.1 SRPBS.25.070 - Request for Comments - Comprehensive Zoning By-law Project (Neighbourhood, including the North Leslie Secondary Plan and West Gormley Secondary Plan Areas, Employment Lands, Greenway System, Leslie Street Institutional Area, and Utility Corridor) - City of Richmond Hill - City File MZBA-23-0001**

Salvatore Aiello, Manager, Development Zoning, of the Planning and Building Services Department, provided an overview of the proposed amendment to the Comprehensive Zoning By-law (CZBL) for the City of Richmond Hill with respect to the City's Neighbourhood, including the

North Leslie Secondary Plan and West Gormley Secondary Plan Areas, Employment Lands, Greenway System, Leslie Street Institutional Area, and Utility Corridor. He provided an overview of the applicable legislative and planning policy regime for the draft CZBL framework and reviewed key elements of interest within the draft CZBL including framework, zone categories and zones. S. Aiello concluded the presentation by providing an interactive zoning schedule demonstration.

Michael Theodores, 481 Major Mackenzie Drive East, addressed Council regarding the proposed amendment to the Comprehensive Zoning By-law (CZBL) for the City of Richmond Hill. He inquired as to why his correspondence from February 2025 was included as part of the agenda, and provided comments regarding the CZBL specific to his concerns with transit and Richmond Hill GO service for residents within Richmond Hill. M. Theodores stressed the importance of advocating and taking transit into consideration when development proposals are being reviewed to create a shared experience.

Mark Resnick, BAIF Developments Limited, addressed Council regarding the proposed amendment to the Comprehensive Zoning By-law (CZBL) for the City of Richmond Hill. He provided comments specific to how the CZBL would impact their property located at 13515 and 13715 Yonge Street and 53 St. Laurent Drive which was proposed for residential use and would result in non-compliance under the CZBL, requesting that it be excluded from the new by-law. He further provided comments specific to how the CZBL would impact their property located at 305 Stouffville Road which was also proposed for residential use, requesting that the proposed CZBL be amended to maintain the current development permissions. M. Resnick concluded by sharing their concerns regarding the impact of the CZBL on employment lands as the new by-law eliminated commercial, retail and office uses from the list of permitted uses unless the use existed on October 24, 2024.

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

a) That staff report SRPBS.25.070 with respect to an Amendment to the Comprehensive Zoning By-law for the City of Richmond Hill regarding the City's Neighbourhood, including the North Leslie Secondary Plan and West Gormley Secondary Plan Areas, Greenway System (Oak Ridges Moraine Natural Core, Oak Ridges Moraine Natural Linkage, Oak Ridges Moraine Countryside, Greenbelt Plan Protected Countryside, Natural

Core, Natural Linkage, Countryside, Parkway Belt West and Major Urban Open Space), Employment Lands (Employment Area and Employment Corridor), Utility Corridor, and Leslie Street Institutional Area, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

5. Adjournment

Moved by: Councillor Thompson

Seconded by: Councillor Cilevitz

That the meeting be adjourned

Carried

The meeting was adjourned at 8:16 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk