



## **Council Public Meeting**

### **Minutes**

**C#23-25**

**Tuesday, September 9, 2025, 6:00 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, September 9, 2025 at 6:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Regional and Local Councillor DiPaola  
Councillor Davidson  
Councillor Thompson  
Councillor Cui

Council Members present via videoconference:

Regional and Local Councillor Chan  
Councillor Liu  
Councillor Cilevitz  
Councillor Shiu

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning  
M. Shilton, Manager, Development Planning  
D. Matroja, Planner I – Development  
R. Ban, Deputy City Clerk  
S. Dumont, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

#### **1. Call to Order**

Mayor West called the meeting to order at 6:00 p.m. and read the public hearing statement.

**2. Adoption of Agenda**

Moved by: Councillor Thompson  
Seconded by: Councillor Davidson

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

- a) Correspondence received regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Pinewalk Estates Inc. for 263 Oxford Crescent – (Item 4.1.1).
- b) Delegations received regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Pinewalk Estates Inc. for 263 Oxford Crescent – (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.25.082 - Request for Comments - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Pinewalk Estates Inc. - 263 Oxford Crescent - City Files ZBLA-25-0011 and SUB-25-0003 - (Ward 4)**

Diya Matroja, Planner I, of the Planning and Building Services Department, provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to permit a residential development to be comprised of two (2) single detached and eight (8) semi-detached dwellings and a portion of a public road on the subject lands. D. Matroja advised that staff’s recommendation was that the staff report be received for information purposes only and that all comments be referred back to staff.

Alyssa Woods, KLM Planning, on behalf of the owner, described the location of the subject lands and the adjacent land uses. A. Woods noted that while the existing Neighbourhood designation permitted the proposed uses outlined in the development application, a zoning by-law amendment was required to facilitate the proposed development. A. Woods described the development proposal, the Draft Plan of Subdivision, and reviewed

conceptual renderings of the single detached and semi-detached dwelling units.

Geoff Green, 297 Church Street South, shared concerns regarding several trees that have died in Lennox Park. He reviewed the cost of planting a tree, and shared his views on the projected annual cost associated with replacing trees that have died in Richmond Hill parks. As a cost saving measure and to ensure a greener Richmond Hill, he recommended that the City prioritize watering trees planted in parks, and that homeowners be engaged as partners to maintain trees planted along streets.

Paola Luchenski, 64 Baynards Lane, expressed concern about the possibility of trees located on the opposite side of the fence at the rear of her property being removed, noting that it would alter the landscape of her backyard, as was further detailed in her correspondence included as Agenda Item 4.1.1. She requested further information on the Tree Preservation Plan, and commented on a previous development at the rear of her property in which the units were designed in a manner that was not aesthetically pleasing.

Sheldon Drabinsky, 66 Baynards Lane, shared that his property backs onto the proposed development and that he is concerned about the close proximity of a proposed unit to his garage. He raised issues related to drainage and flooding, explaining that both Oxford Street and Baynards Lane currently drain through his property, and emphasized the importance of ensuring any changes to the drainage system are undertaken properly. Additional concerns included the adequacy of parking for the new units, the loss of mature trees, and the incompatibility of a previous development with the established character and design of the surrounding neighbourhood.

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Davidson

a) That staff report SRPBS.25.082 with respect to the Zoning By-law Amendment application submitted by Pinewalk Estates Inc. for lands known as Lot 75, Plan 1999 (municipal address: 263 Oxford Crescent), City Files ZBLA-25-0011 and SUB-25-0003, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

**5. Adjournment**

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor DiPaola

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 6:34 p.m.

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David West, Mayor

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Ryan Ban, Deputy City Clerk