



## **Committee of the Whole Meeting**

### **Minutes**

**CW#14-25**

**Wednesday, October 22, 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, October 22, 2025 at 9:30 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

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

Committee Member present via videoconference:

Councillor Cilevitz

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. Dimilta, City Solicitor  
M. Flores, Director, Policy Planning  
D. Giannetta, Director, Development Planning  
G. Li, Director, Financial Services and Treasurer  
A. McAdams, Director, People and Culture

F. Suppa, Director, Infrastructure Planning and Development Engineering  
S. Aiello, Manager, Development Zoning and Committee of Adjustment  
P. Chow, Manager, Policy  
B. Scopacasa, Manager, Development Planning  
K. Graham, Project Manager, Development Planning  
B. Kang, Project Manager, Policy  
M. O'Brien, Sustainability Coordinator  
F. Caparelli, Planner I – Development  
S. Huycke, City Clerk  
R. Ban, Deputy City Clerk  
S. Dumont, Council/Committee Coordinator  
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

D. Guy, Director, Community Standards  
T. Raeburn, Deputy Fire Chief – Support Services  
H. Ng, Manager, Transportation and Traffic  
A. Sorberger, Assistant Deputy Chief, Communications and Emergency Management

**1. Call to Order**

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

**2. Council Announcements**

Mayor West congratulated the Toronto Blue Jays on their success, wished them well in their future games, and advised that the City will be hosting a watch party for game one of the World Series at Richmond Green on October 24<sup>th</sup> at 8 p.m. He extended an invitation to the community, noting that further information will be shared on the City and Council Members' social media.

**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 Thompson

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

- a) Delegation from Lauren Capilongo, Malone Given Parsons Ltd., regarding Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan – (Item 10.1);
- b) Delegation from Vincent Ching, on behalf of YRSCC 972 and YRSCC 1008 Board of Directors, regarding Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan - (Item 10.2);
- c) Whinney Wong, 9017 Leslie Street, regarding Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan (Item 10.3);
- d) Delegation from Nimisha Raja, Plant Based Treaty, regarding Plant Based Treaty Initiative – (Item 10.4);
- e) Correspondence received regarding the Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan – (Item 11.8);
- f) Correspondence received regarding Council Compensation beginning with the 2026 Term of Council – (Item 11.9);
- g) Correspondence received regarding Plant Based Treaty Initiative - (Item 11.10).

Carried

**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 8.1, 11.2, and 12.1 for discussion.

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

On a motion of Regional and Local Councillor Chan Committee adopted those items not identified for separate discussion.

**8. Public Hearing(s)**

**8.1 SRCFS.25.034 - Tax Adjustments under Section 357 and 358 of the Municipal Act**

There was no correspondence received by the City Clerk's Office and no members of the public who responded to the Chair's invitation to address Committee on this matter.

Moved by: Councillor Shiu

- a) That taxes amounting to \$16,628.48 be written-off pursuant to the provisions of Section 357 of the Municipal Act, 2001;
- b) That taxes amounting to \$84.39 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

## 9. Presentation(s)

### 9.1 Presentation by Lindsay Toth, Principal, Gladki Planning Associates Inc., regarding the East Beaver Creek Secondary Plan - (refer to Item 11.2)

Lindsay Toth, Principal, Gladki Planning Associates Inc., provided an update on the East Beaver Creek (EBC) Secondary Plan project. She outlined the study process, timeline, purpose, and study area boundaries, and described the existing context of the EBC area. L. Toth presented the vision and guiding principles that will shape the Secondary Plan, along with the proposed block structure common to all three draft land use options. She compared the three options, highlighting their land use characteristics, built form, and development statistics. L. Toth also summarized stakeholder engagement activities and feedback themes, and concluded with an overview of the staff report recommendations and next steps for the consulting team.

Moved: Councillor Thompson

- a) That the presentation by Lindsay Toth, Principal, Gladki Planning Associates Inc., regarding the East Beaver Creek Secondary Plan, be received with thanks.

Carried

**10. Delegation(s)****10.1 Lauren Capilongo, Malone Given Parsons Ltd., regarding Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan (refer to Item 11.2)**

Lauren Capilongo, of Malone Given Parsons Ltd., addressed Council on behalf of Sheraton Parkway Hotels and Convention Centre. She expressed support for the advancement of the East Beaver Creek Secondary Plan, noting their active participation in the City's planning process and ongoing discussions with Planning staff. L. Capilongo noted that Sheraton believes the area should be recognized as more than a Local Centre, as it meets the criteria for a Key Development Area (KDA). She added that, based on previous submissions and delegations to Council, Sheraton had understood that the KDA status could be considered as part of the Secondary Plan process. She noted that this no longer appears to be the case and encouraged Council to direct staff to allow the area to be considered for KDA designation through the Secondary Plan process.

**10.2 Vincent Ching, on behalf of YRSCC 972 and YRSCC 1008 Board of Directors, regarding Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan - (refer to Item 11.2)**

Vincent Ching, on behalf of YRSCC 972 and YRSCC 1008 Board of Directors, advised that he represented nearly 70 percent of the residents in the East Beaver Creek area, and expressed their support of the Secondary Plan process, as further outlined in his correspondence included as Agenda Item 11.8. He highlighted the benefits of the Secondary Plan process, emphasizing that the EBC area should not be expected to accommodate a significant share of the City's projected housing growth. V. Ching shared that residents support Option 1, with the caveat that the maximum height be amended to 15 storeys for lands to the south of 9015 and 9017 Leslie Street, while allowing greater height permissions in other parts of the EBC study area, particularly along Highway 404 and Highway 7.

**10.3 Whinney Wong, 9017 Leslie Street, regarding Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan (refer to Item 11.2)**

Whinney Wong, 9017 Leslie Street, expressed her appreciation for the East Beaver Creek Secondary Plan and the positive changes it could bring to her community. She emphasized that residents have placed their trust in Council to ensure the plan balances anticipated population growth with maintaining quality of life, and encouraged Council to uphold the principles outlined in the plan. W. Wong also highlighted the current lack of amenities for her children and expressed hope that her future grandchildren will have access to parks and community amenities that her children lacked.

**10.4 Nimisha Raja, Plant Based Treaty, regarding Plant Based Treaty Initiative - (refer to Item 12.1)**

Namisha Raja, Volunteer Coordinator, Plant Based Treaty, requested Council support the Plant Based Treaty Initiative. She highlighted that the treaty aligns with Richmond Hill's sustainability goals, emphasizing the role of plant-based diets in reducing greenhouse gas emissions, improving public health, and strengthening local food systems to create a more sustainable community. She encouraged Richmond Hill to be the first municipality in York Region to endorse the Treaty and lead the way towards a more sustainable food system.

**11. Committee and Staff Reports**

**11.1 SRPBS.25.086 - Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Khatereh Kheirkhahan, Mohammad Mahmoudzadeh, Janet Yates, Hossein Khan-Mohammadi, Mehdi Zanganeh, Fataneh Bahraei, Ankai Liu and Hou Jian**

Moved by: Regional and Local Councillor Chan

a) That the Zoning By-law Amendment application submitted by Khatereh Kheirkhahan, Mohammad Mahmoudzadeh, Janet Yates, Hossein Khan-Mohammadi, Mehdi Zanganeh, Fataneh Bahraei, Ankai Liu and Hou Jian for lands known as Lot 8 and Part of Lot 9, Registered Plan 3852, and Lots 77 to 79, Registered Plan 1930 (Municipal Addresses: 35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive), City Files ZBLA-24-0009 & SUB-24-0003 be approved, subject to the following:

- i) that the subject lands be rezoned from the former Township of Vaughan By-law 2325, as amended, to Third Density Residential (R3) Zone under By-law 2523, as amended, and that the amending

Zoning By-law establish standards as outlined in Appendix “B” to Staff Report SRPBS.25.086;

ii) that the subject lands be rezoned from Neighbourhood One (N1) Zone under By-law 93-25, as amended, to Neighbourhood Two (N2) Zone, Neighbourhood Three (N3) Zone, and Neighbourhood Four (N4) Zone under By-law 93-25, as amended, as outlined in Appendix “C” to Staff Report SRPBS.25.086;

iii) that the draft amending Zoning By-laws attached hereto as Appendix “B” and “C” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the October 29, 2025 Council meeting for consideration and enactment;

iv) 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,

v) that the Plan of Subdivision as depicted on Map 5 to Staff Report SRPBS.25.086 be draft approved subject to the conditions set out in Appendix “D” to this report.

Carried

### **11.2 SRPBS.25.087 - Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan**

Moved by: Councillor Shiu

- a) That Staff Report SRPBS.25.087 be received for information; and
- b) That all comments on the background report and draft land use options, forming Attachment 1 to this report, be referred back to staff and the project team for consideration.

Carried

### **11.3 SRPBS.25.092 - Site Plan Streamlining Updates**

Moved by: Regional and Local Councillor Chan

- a) That staff report SRPBS.25.092 be received; and,
- b) That Council approve and enact proposed Amending Site Plan Control By-law 114-25, attached as Appendix “B” to Staff Report SRPBS.25.092.

Carried

**11.4 SRCFS.25.031 - Council Compensation beginning with the 2026 Term of Council**

Moved by: Regional and Local Councillor Chan

- a) That staff report SRCFS.25.031 be received;
- b) That the Council resolution to establish a Council Compensation Review Committee adopted June 8, 2022 be rescinded.
- c) That, effective the start of the 2026 to 2030 Term of Council on November 15, 2026:
  - i) the remuneration paid to City of Richmond Hill Council Members be increased annually on January 1 by the same approved percentage amount provided to non-unionized City Staff, including an increase of 2.70% effective January 1, 2027;
  - ii) the current non-monetary benefits provided to Members of Council be maintained, and where required aligned to the non-union Administrative Employee group; and
  - iii) all other Council remuneration policies be maintained.
- d) That staff continue to monitor trends in Municipal Council remuneration in each Term of Council and report back should significant variations be observed.
- e) That the Clerk be directed to place any by-law necessary to give effect to this resolution on a future Council agenda for enactment.

Carried

**11.5 SRCFS.25.045 - Status Update – Pending Items List**

Moved by: Regional and Local Councillor Chan

- a) That staff report SRCFS.25.045 be received.

Carried

**11.6 SRCS.25.14 - Non-Competitive Procurement of Incident Command Tool – Tablet Command**

Moved by: Regional and Local Councillor Chan

- a) That staff report SRCS.25.14 be received;

b) That, pursuant to Appendix “B” Part I, Section (c) of the Procurement By-law No. 113-16, the sole source renewal of the emergency incident command software licenses, maintenance and support be awarded non-competitively to Tablet Command, Inc., for a contract duration of sixty-seven (67) months and an estimated total cost of \$508,127 USD (\$715,000 CAD), exclusive of taxes, be approved; and

c) That the Commissioner of Corporate and Financial Services be authorized, on the recommendations of the Chief Information Officer, to execute any necessary documentation to affect the contract(s).

Carried

**11.7 SRCS.25.16 - Municipal Fire Dispatch Service Agreements**

Moved by: Regional and Local Councillor Chan

a) That staff report SRCS.25.16 be received; and

b) That the Fire Chief and Commissioner of Community Services be delegated authority to negotiate and execute agreements with client municipalities for the provision of secondary PSAP and dispatch services.

Carried

**11.8 Correspondence received regarding the Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan - (refer to Item 11.2)**

Moved by: Regional and Local Councillor Chan

That the following correspondence regarding the Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan, be received:

1. Michael Goldberg, Goldberg Group, on behalf of Crestpoint Real Estate (YCC) Inc., dated October 16, 2025.
2. Vincent Ching, on behalf of YRSCC 972 and YRSCC 1008 Board of Directors, dated October 21, 2025.

Carried

**11.9 Correspondence received regarding Council Compensation beginning with the 2026 Term of Council - (refer to Item 11.4)**

Moved by: Regional and Local Councillor Chan

That the following correspondence regarding Council Compensation beginning with the 2026 Term of Council, be received:

1. Sigmund Lee, 20 Hamills Crescent, dated October 20, 2025.

Carried

**11.10 Correspondence received regarding Plant Based Treaty Initiative - (refer to Item 12.1)**

Moved by: Regional and Local Councillor Chan

That the following correspondence regarding Plant Based Treaty Initiative, be received:

1. Sigmund Lee, 20 Hamills Crescent, dated October 20, 2025.
2. Kim Empringham, Secretary/Treasurer/Director, York Region Federation of Agriculture, dated October 21, 2025.

Carried

**12. Other Business**

**12.1 Member Motion - Councillor Thompson - Plant Based Treaty Initiative**

Moved by: Councillor Thompson

Whereas local communities must adapt to the impacts of climate change and, conversely, take responsibility and concrete action to mitigate their contributions to greenhouse gas (“GHG”) emissions and climate change;

Whereas Richmond Hill’s Community Energy and Emissions Plan (CEEP) outlines actions and opportunities to reduce our community’s GHG emissions;

Whereas large scale animal agriculture is a significant source of global GHG emissions and shifting to plant-centric food systems can help reduce emissions while offering environmental and health benefits;

Whereas reducing GHG emissions related to our food production systems and consumption habits is critical for achieving global emissions targets and for addressing climate change;

Whereas there is an international, grassroots, plant based treaty movement that encourages individuals, businesses, organizations and cities to put food systems at the forefront of combatting the climate crisis and promote a shift towards healthier, sustainable plant-based diets;

Now Therefore Be It Resolved that:

1. Richmond Hill will aim to include environmentally-friendly plant-based food options at City meetings and events;
2. Richmond Hill will encourage and promote the inclusion of plant-based options at events held by community organizations that aligns with the City's Community Energy and Emissions Plan (CEEP) for reducing GHG's by 2050; and
3. Richmond Hill explore opportunities to raise public awareness about the climate, environmental, and health benefits of plant-based food systems and diets.

Carried

**13. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**14. Adjournment**

Moved: Councillor Shiu

That the meeting be adjourned.

Carried

The meeting was adjourned at 11:21 a.m.