



Council Meeting

Minutes

C#29-25

Wednesday, October 29, 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, October 29, 2025 at 9:30 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Deputy Mayor Chan
Regional and Local Councillor DiPaola
Councillor Davidson
Councillor Thompson
Councillor Liu
Councillor Cui
Councillor Cilevitz
Councillor Shiu

Regrets:

Mayor West

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
G. Li, Director, Financial Services and Treasurer
P. Chow, Manager, Policy

S. Huycke, City Clerk
K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

C. Debi, Director, Communications Services
D. Giannetta, Director, Development Planning
T. Raeburn, Deputy Fire Chief - Support Services
H. Ng, Manager, Transportation and Traffic
A. Sornberger, Assistant Deputy Chief, Communications and Emergency Management
F. Caparelli, Planner I - Development

1. Call to Order

The Deputy 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 Cilevitz reminded everyone that Voices of the Hill was taking place on Sunday, November 2nd at the Richmond Hill Centre for the Performing Arts featuring Opera Revue and Luminis Choir and noted that the event was being held in support of the Richmond Hill Food Bank and 360°kids.

Councillor Thompson shared that this past Saturday the Village of Richmond Hill BIA held their second annual Spooky Village Halloween event noting that it was a very successful and fun day with over one thousand participants and that he looked forward to seeing this event take place again next year.

Regional and Local Councillor DiPaola extended his thanks to everyone who passed along their condolences and paid their respects following his father's passing and shared some of the great contributions his father made to the community.

Councillor Cui advised that an educational session was being held on Saturday, November 1st at the Richmond Hill Central Library regarding Artificial Intelligence Trends and Tools for parents and children and encouraged parents to sign up to learn more about how AI can help their children in areas such as literacy.

Deputy Mayor Chan announced that yesterday was the official opening of the Richmond Hill Cultural Centre located in the old Richmond Hill Post Office building at 10184 Yonge Street and noted that anyone looking for more information on the new Cultural Centre can visit the City's website.

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 Liu
Seconded by: Councillor Cui

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

- a) Delegation by Vincent Ching, YRSCC 972 and YRSCC 1008 Condominium Board, regarding Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan - (Item 14.1);
- b) Delegation by Kim Empringham, York Region Federation of Agriculture, regarding the Member Motion submitted by Councillor Thompson regarding Plant Based Treaty Initiative - (Item 14.2);
- c) Correspondence from Vincent Ching, YRSCC 972 and YRSCC 1008 Condominium Board, dated October 28, 2025, regarding Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan - (Item 15.3).

Carried Unanimously

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 Council Meeting C#27-25 held October 15, 2025

Moved by: Councillor Shiu

Seconded by: Councillor Cui

That the minutes of Council Meeting C#27-25 held on October 15, 2025, be adopted.

Carried Unanimously

10. Identification of Items Requiring Separate Discussion

Council consented to separate items 15.2.3 and 15.2.12 for discussion.

11. Adoption of the Remainder of Agenda Items

On a motion of Regional and Local Councillor DiPaola, seconded by Councillor Cilevitz, Council unanimously adopted those items not identified for separate discussion.

12. Public Hearing(s)

There were no public hearings.

13. Presentation(s)

There were no presentations.

14. Delegation(s)

14.1 Vincent Ching, YRSCC 972 and YRSCC 1008 Condominium Board, regarding Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan - (refer to Item 15.2.3)

Vincent Ching, on behalf of YRSCC 972 and YRSCC 1008 Condominium Board, addressed Council regarding the Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan. He advised of their concerns with the possible redesignation of the East Beaver Creek (EBC) area as a Key Development Area (KDA) because of the permitted heights and densities, noting they would prefer the area to be a Local Centre and that a KDA

would be more appropriate for other areas in the City. V. Ching further advised of their concerns with the proposed heights and densities for the Sheraton Parkway Hotel property and requested that Council follow the advice provided in the Background Report as detailed in his correspondence distributed as Item 15.3.

14.2 Kim Empringham, York Region Federation of Agriculture, regarding the Member Motion submitted by Councillor Thompson regarding Plant Based Treaty Initiative - (refer to Item 15.2.12)

Kim Empringham, on behalf of the York Region Federation of Agriculture, addressed Council regarding the Member Motion submitted by Councillor Thompson regarding Plant Based Treaty Initiative. She advised of her concerns with the basis of the information and recommendations contained in the Member Motion and the potential impact it could have on the agriculture sector. K. Empringham requested that the Member Motion either be withdrawn or referred back to staff for further investigation.

15. Committee and Staff Reports

15.1 Minutes - Official Plan Update Committee meeting OPUC#01-25 held March 4, 2025

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

a) That the minutes of Official Plan Update Committee meeting OPUC#01-25 held March 4, 2025, be adopted.

Carried Unanimously

15.2 Minutes - Committee of the Whole Meeting CW#14-25 held October 22, 2025

That the minutes of Committee of the Whole Meeting CW#14-25 held October 22, 2025, be adopted as circulated and the following recommendations approved:

15.2.1 SRCFS.25.034 - Tax Adjustments under Section 357 and 358 of the Municipal Act - (CW Item 8.1)

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

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 Unanimously

15.2.2 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 - 35, 37, 39, and 41 Edgar Avenue and 20 Scott Drive - City Files ZBLA-24-0009 and SUB-24-0003 - (CW Item 11.1) - (By-laws 103-25 and 105-25)

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

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 and 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 Unanimously

15.2.3 SRPBS.25.087 - Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan - (CW Item 11.2)

Moved by: Councillor Shiu

Seconded by: Regional and Local Councillor DiPaola

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 Unanimously

15.2.4 SRPBS.25.092 - Site Plan Streamlining Updates - (CW Item 11.3) - (By-law 114-25)

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Cilevitz

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 Unanimously

15.2.5 SRCFS.25.031 - Council Compensation beginning with the 2026 Term of Council - (CW Item 11.4)

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

- 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 Unanimously

15.2.6 SRCFS.25.045 - Status Update - Pending Items List - (CW Item 11.5)

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

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

Carried Unanimously

15.2.7 SRCS.25.14 - Non-Competitive Procurement of Incident Command Tool - Tablet Command - (CW Item 11.6)

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

- a) That staff report SRCS.25.14 be received;
- b) That, pursuant to Appendix "B" Part I, Section (c) of the Procurement By-law 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 Unanimously

15.2.8 SRCS.25.16 - Municipal Fire Dispatch Service Agreements - (CW Item 11.7)

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

- 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 Unanimously

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

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

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 Unanimously

15.2.10 Correspondence received regarding Council Compensation beginning with the 2026 Term of Council - (CW Item 11.9)

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

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 Unanimously

15.2.11 Correspondence received regarding Plant Based Treaty Initiative - (CW Item 11.10)

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

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 Unanimously

15.2.12 Member Motion - Councillor Thompson - Plant Based Treaty Initiative - (CW Item 12.1)

Moved by: Councillor Thompson

Seconded by: Councillor Cilevitz

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

15.3 Correspondence from Vincent Ching, YRSCC 972 and YRSCC 1008 Condominium Board, dated October 28, 2025, regarding Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan - (refer to Item 15.2.3)

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

a) That the correspondence from Vincent Ching, YRSCC 972 and YRSCC 1008 Condominium Board, dated October 28, 2025, regarding Background Report and Draft Land Use Options for the Development of the East Beaver Creek Secondary Plan, be received.

Carried Unanimously

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 Cui
Seconded by: Councillor Liu

That the following By-laws be approved:

By-law 95-25 - A By-Law to assume aboveground municipal services and assume lands as public highway

By-law 103-25 - A By-law to Amend By-law 2523, as amended, of The Corporation of the former Township of Vaughan

By-law 105-25 - A By-law to Amend By-law 93-25, as amended, of The Corporation of the City of Richmond Hill

By-law 113-25 - A By-Law to Remove Certain Lands from Part Lot Control

By-law 114-25 - A By-law to Amend Site Plan Control By-law 38-25 of the Corporation of the City of Richmond Hill

By-law 121-25 - A By-Law to Remove Certain Lands from Part Lot Control

By-law 122-25 - A By-Law to Remove Certain Lands from Part Lot Control

By-law 123-25 - A By-Law to Remove Certain Lands from Part Lot Control

By-law 124-24 - A By-Law to Remove Certain Lands from Part Lot Control

By-law 125-25 - A By-Law to Remove Certain Lands from Part Lot Control

By-law 126-25 - A By-Law to Remove Certain Lands from Part Lot Control

Carried Unanimously

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 129-25

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Cilevitz

That By-law 129-25, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried Unanimously

21. Adjournment

Moved by: Councillor Cui

Seconded by: Councillor Shiu

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 10:25 a.m.

Godwin Chan, Deputy Mayor

Stephen M.A. Huycke, City Clerk