



## **Council Public Meeting**

### **Minutes**

**C#28-25**

**Tuesday, October 28, 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, October 28, 2025 at 6:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West  
Regional and Local Councillor Chan  
Councillor Davidson  
Councillor Thompson  
Councillor Liu  
Councillor Cui  
Councillor Shiu

Council Members regrets:

Regional and Local Councillor DiPaola  
Councillor Cilevitz

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning  
M. Shilton, Manager, Development Planning  
F. Toniolo, Senior Planner – Development, Richmond Hill Centre  
R. Ban, Deputy City Clerk  
L. Sampogna, 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 Davidson  
Seconded by: Councillor Shiu

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

a) Delegation received regarding the proposed Zoning By-law Amendment submitted by North Elgin Centre Inc. for 10993, 10995, 10997, 10999, 11001, 11005 and 11007 Yonge Street - (Item 4.1.1).

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.25.083 - Request for Comments – Zoning By-law Amendment – North Elgin Centre Inc. – 10993, 10995, 10997, 10999, 11001, 11005 and 11007 Yonge Street - City File ZBLA-25-0012**

Ferdi Toniolo, Senior Planner, of the Planning and Building Services Department, provided an overview of the proposed Zoning By-law Amendment application to permit a high density mixed use residential/commercial development proposed in two phases which requires removal of the Open Space (O) Zone overlay, the introduction of site specific development standards, and the removal of the Holding (H) provision on the subject lands. F. Toniolo 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.

Michael Manett, MPLAN Inc., agent for the applicant, provided additional information regarding the proposed minor Zoning By-law Amendment to remove the Holding (H) provision and the Open Space (O) Zone overlay to permit a two phase mixed-use development. He reviewed a rendering of the proposal from the northeast, noted the fixed access points from Yonge Street and Bernard Avenue, and the easement providing access to the adjacent seniors' residence. M. Manett also reviewed an aerial photo of the existing site dated November 28, 2024, and advised that the Toronto and Region Conservation Authority confirmed the floodplain was contained within the channel and that no setback was required, supporting

the removal of the O Zone. He also presented a survey identifying existing water and sewer services along Bernard Avenue to which Phase 1 could connect, and further explained the Phase 1 Easement Plan and the overall Master Easement Plan.

There were no applications submitted from the public to appear as an electronic delegation, and there were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor Thompson

Seconded by: Councillor Shiu

a) That Staff Report SRPBS.25.083 with respect to the Zoning By-law Amendment application submitted by North Elgin Centre Inc. for lands municipally known as 10993, 10995, 10997, 10999, 11001, 11005, and 11007 Yonge Street, City File ZBLA-25-0012, be received for information purposes only and that all comments be referred back to staff.

Carried

## 5. Adjournment

Moved by: Councillor Liu

Seconded by: Councillor Davidson

That the meeting be adjourned.

Carried

The meeting was adjourned at 6:38 p.m.

---

David West, Mayor

---

Ryan Ban, Deputy City Clerk