



Council Public Meeting

Minutes

C#32-25

Tuesday, November 25, 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, November 25, 2025 at 6:00 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 Cui
Councillor Cilevitz
Councillor Shiu

Regrets:

Councillor Liu

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning
B. Scopacasa, Manager Development Planning
K. Graham, Project Manager, Development Planning
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 6:00 p.m. and read the public hearing statement.

2. Adoption of Agenda

Moved by: Councillor Cui
Seconded by: Councillor Cilevitz

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

- a) Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc.- (Item 4.1.1);
- b) Delegations received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc.- (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.25.094 - Request for Comments - Official Plan and Zoning By-law Amendment Applications - Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc. - City Files OPA-23-0003 and ZBLA-25-0018

Legal Description/Municipal Addresses: 600, 650 and 670 Highway 7 East and 9005 and 9009 Leslie Street

Kaitlyn Graham, Project Manager, Development Planning, of the Planning and Building Services Department, provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to permit the construction of a high density high-rise mixed-use development on the subject lands. K. Graham 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.

Lauren Capilongo, Malone Given Parsons, agent for the applicant, shared additional details related to the subject lands and site context, and provided historical information regarding the property and applications that had been filed with the City. She provided a detailed overview of the proposed concept plan and proposed greenspace; highlighted the

community benefits the development would bring to the area; and explained the rationale for the Official Plan Amendment and Zoning By-law Amendment applications.

Aaron Pun, 31 Laser Court, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc. He shared his experience participating in the East Beaver Creek Secondary Plan workshops that were held, highlighting the importance of this public consultation, and noted his disappointment with the proposal as it didn't take into consideration the public input that was received and the planning process. A. Pun advised of his concerns with the proposed heights, densities, lack of parkland, traffic, and impact on residents' quality of life and requested that Council not accept the proposal in advance of the Secondary Plan process being completed, as further detailed in his correspondence distributed as part of Item 4.1.1.

Raymond Lefaive, 807-33 Weldrick Road East, Past President of the Condo Board for 9015 Leslie Street, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc. He advised that he was not opposed to development and agreed with the benefits an expanded hotel and convention centre would bring to the area but questioned the motivation for the proposed density and inquired about the status of the expansion. R. Lefaive further advised that he was against the redesignation of the property, was concerned with the increased traffic congestion, and wanted the Secondary Plan Study to be completed to allow for an informed decision, as further detailed in his correspondence distributed as part of Item 4.1.1.

Frances Tsoi, 9015 Leslie Street, Director on the Grand Parkway Residence Condo, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc. She advised that she objected to the applications and potential redesignation of the property as a Key Development Area as it did not meet the required criteria and that the proposed development did not have enough space for proper infrastructure such as new roads or urban open space. F. Tsoi inquired why the applications were being considered with the proposed heights and densities for a small parcel of

land, and advised that in her opinion the proposal was not good planning, as further detailed in her correspondence distributed as part of Item 4.1.1.

Dennis Ngai, President of the Condo Board for 9017 Leslie Street, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc. He advised that he was in support of the hotel and conference centre expansion but was opposed to the proposed residential buildings for the subject lands because of the proposed heights and densities and the negative impact they would have on the existing residents, as further detailed in his correspondence distributed as part of Item 4.1.1.

Alton Wong, 9017 Leslie Street, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc. He advised that he was in support of the hotel and conference centre expansion and inquired about the status of the expansion as part of the amended application for the subject lands. A. Wong further inquired about the densities associated with the amended application for a small parcel of land and whether there would be space for a public park, as further detailed in his correspondence distributed as part of Item 4.1.1.

Helen Wong, 9017 Leslie Street, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc. She requested that Council postpone consideration of the proposed application to allow for the East Beaver Creek Secondary Plan process to be completed as that process would include proper studies and analysis to be conducted, and requested that Council take into the consideration the health and quality of life of the existing residents when reviewing the proposed application, as further detailed in her correspondence distributed as part of Item 4.1.1.

Lawrence Lee, President of the Condo Board for 9015 Leslie Street, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc. He shared his disappointment that the comments and concerns of area residents were not taken into consideration in the amended application and that the heights and densities of the proposed

development had increased. L. Lee advised of his concerns with the close proximity the proposed residential buildings would be to his building and that the proposed development was too intense for the area, as further detailed in his correspondence distributed as part of Item 4.1.1.

Tony Chan, 9107 Leslie Street, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc. He advised that he objected to the redesignation of the property as a Key Development Area as the subject lands were too small and there was not enough space for the proposed development to include new infrastructure such as roads, parks or open space. T. Chan further advised of his concerns with the heights and densities of the proposed development as it would result in overcrowding in the area, take away their access to sunlight and add too many cars, and requested that Council not approve the applications, as further detailed in his correspondence distributed as part of Item 4.1.1.

Winnie Wong, on behalf of Vincent Ching, YRSCC 972 and YRSCC 1008, 9017 Leslie Street, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc. She advised that they were not against development but questioned the density of the proposed development and offered a proposal that entailed eliminating three of the proposed residential buildings for the subject lands to allow for a public park and greenspace. W. Wong requested that the application be amended to reflect their proposal as they would prefer to enjoy sunrises instead of high rises, as further detailed in Vincent Ching's correspondence distributed as part of Item 4.1.1.

Maryann Colin, 63 Bayswater Avenue, addressed Council regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., 650 Highway 7 East Inc., and 9005 Leslie Street Inc. She shared that she sympathized with the delegates who spoke previously and advised that it was her hope that through leadership, an unbiased approach would be taken by Council when considering this development. M. Colin expressed her concerns with the impact crowded living conditions have on the health and wellbeing of youth and requested that children be considered and the safety of all residents when any decision was being made regarding this development, as further detailed in her correspondence distributed as part of Item 4.1.1.

Moved by: Councillor Shiu
Seconded by: Councillor Davidson

a) That staff report SRPBS.25.094 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Parkway Hotels and Convention Centre Inc., 650 Hwy 7 East Inc., and 9005 Leslie Street Inc. for lands municipally known as 600, 650 and 670 Highway 7 East and 9005 and 9009 Leslie Street, City Files OPA-23-0003 and ZBLA-25-0018, 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: Councillor Cui

That the meeting be adjourned

Carried

The meeting was adjourned at 7:45 p.m.

David West, Mayor

Ryan Ban, Deputy City Clerk