



Council Meeting

Minutes

C#33-25

Wednesday, November 26, 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, November 26, 2025 at 9:30 a.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

Council Member absent:

Councillor Liu

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
A. Ierullo, Director, Economic Development and Richmond Hill Center
G. Li, Director, Financial Services and Treasurer
F. Suppa, Director, Infrastructure Planning and Development Engineering
P. Chow, Manager, Policy

D. DiRuscio, Manager, Cultural Services
L. Hood, Manager, Strategic Communications
S. Tu, Manager, Financial Reporting and Accounting
D. Olding, Senior Manager, Richmond Hill Centre
M. Jedinak, Senior Economic Development Officer
B. Osler, Senior Economic Development Officer
A. Dickinson, Project Manager Affordable Housing
A. Kwok, Project Manager Municipal Engineering
S. Van, Planner II - Policy
A. Horghidan, Small Business Consultant
A. Luk, Small Business Consultant
R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Member present via videoconference:

H. Ng, Manager, Transportation and Traffic

1. Call to Order

The Mayor called the meeting to order at 9:31 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 residents that the Ward 5 Civic Engagement Committee would hold its final meeting of the year virtually on November 27th, featuring a presentation by staff on the upcoming Blue Box changes, followed by a question and answer period. She encouraged residents to register on her website to receive the Zoom link.

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 Shiu
Seconded by: Councillor Cilevitz

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

- a) Delegation - Brian Chapnik, 110 Arnold Crescent, regarding Traffic Regulation Changes - (Item 14.1);
- b) Correspondence received regarding Traffic Regulation Changes - (Item 15.2).

Carried

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 Public Meeting C#30-25 held November 11, 2025

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

That the minutes of Council Public Meeting C#30-25 held on November 11, 2025, be adopted.

Carried

9.2 Council Meeting C#31-25 held November 12, 2025

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

That the minutes of Council Meeting C#31-25 held on November 12, 2025, be adopted.

Carried

10. Identification of Items Requiring Separate Discussion

Council consented to separate item 15.1.3 for discussion.

11. Adoption of the Remainder of Agenda Items

On a motion of Councillor Davidson, seconded by Councillor Cui, Council adopted those items not identified for separate discussion.

12. Public Hearing(s)

There were no public hearings.

13. Presentation(s)

13.1 Presentation by Mayor West of the William F. Bell Young Entrepreneur Award to Tania Pouzeshvaran, founder of The Protein Pastry

Mayor West opened his remarks by honoring the legacy of former Richmond Hill Mayor William F. Bell. He shared background information about the William F. Bell Young Entrepreneur Award, an initiative launched by the City to celebrate outstanding young entrepreneurs participating in the Ontario Summer Company program. Mayor West then welcomed Mayor Bell's wife Jackie, his daughter Julie Ihamaki, and his brother John Bell, who were in attendance to present this year's award

Speaking on behalf of her family, J. Ihamaki announced that the 2025 award recipient was Tania Pouzeshvaran, founder of The Protein Pastry, which specialized in high-protein, low-calorie, and naturally sweetened cookies. J. Ihamaki commended T. Pouzeshvaran for her entrepreneurial spirit, noting the success of her business and the challenges she overcame through dedication and perseverance, and highlighted her plans to support the company's continued growth.

Mayor West, alongside the Bell family, proudly presented Tania Pouzeshvaran with the 2025 William F. Bell Young Entrepreneur Award, recognizing her hard work, innovation, and commitment to excellence.

13.2 Presentation by Stephen Collins, Executive Vice President, Metrolinx; Zach Potashner, Director Third-Party Coordination; and

Laura Adams, Director, Community Engagement, YNSE at Metrolinx, regarding an Update on the Yonge North Subway Extension (YNSE)

Zach Potashner, Director Third-Party Coordination, YNSE at Metrolinx, presented an update on the Yonge North Subway Extension (YNSE). He noted that he was joined by colleagues Stephen Collins, Executive Vice President, and Laura Adams, Director, Community Engagement, and expressed appreciation to Council and staff for their continued partnership and support of the project. Z. Potashner provided an overview of the project, its phases, and the progress made to date, including early works and community engagement efforts. He highlighted the community open houses held in September and October 2025, and advised that in addition to social media, a community office had been established on High Tech Road to keep residents and businesses informed.

Moved by: Regional and Local Councillor Chan
 Seconded by: Councillor Shiu

That the presentation by Zach Potashner Director Third-Party Coordination, YNSE at Metrolinx, regarding an update on the Yonge North Subway Extension (YNSE), be received with thanks.

Carried Unanimously

14. Delegation(s)

14.1 Brian Chapnik, 110 Arnold Crescent, regarding Traffic Regulation Changes - (refer to Item 15.1.3)

Brian Chapnik, 110 Arnold Crescent, advised that he was opposed to the proposed parking regulation changes for Arnold Crescent and expressed concerns about the public process, and referenced information presented at the February 2024 public information meeting regarding the proposed roadway reconstruction, his communications with staff, and discussions with his local Councillor. He noted inadequate notice of the November 19, 2025 Committee of the Whole meeting, and stated that further review of changes was needed before they were finalized. B. Chapnik requested Council not approve the proposed parking restrictions on Arnold Crescent at this time; that a public meeting be held with Transportation staff to discuss traffic safety and parking regulations; that staff respond to residents' questions following the meeting; and that reasonable notice be provided to area residents regarding any future proposed changes for Arnold Crescent.

15. Committee and Staff Reports

15.1 Minutes - Committee of the Whole CW#16-25 held November 19, 2025

That the minutes of Committee of the Whole Meeting CW#16-25 held November 19, 2025, be approved as circulated and the following recommendations approved:

15.1.1 SRCS.25.11 - Member of Council Events - (CW Item 11.1)

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That staff report SRCS.25.11 regarding Member of Council Events be received;

b) That the new Festivals and Events Strategy include a recommendation for the phase-in of a minimum of four new City Events using existing staff resources;

c) That the Member of Council Event Policy approved May 5, 2021 be repealed;

d) That the Council Member Fundraising and Event Policy attached to staff report SRCS.25.11 as Attachment 1 be approved.

Carried

15.1.2 SRCFS.25.044 - Member of Council Expense Policy Review - (CW Item 11.2)

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That staff report SRCFS.25.044 regarding Member of Council Expense Policy Review be received;

b) That the Treasurer be directed to report back with a revised Member of Council Expense Policy incorporating the recommendations described in staff report SRCFS.25.044.

Carried

15.1.3 SRIES.25.011 - Traffic Regulation Changes - (CW Item 11.3) - (By-laws 100-25, 101-25, 102-25)

Moved by: Councillor Cui

Seconded by: Councillor Cilevitz

- a) That staff report SRIES.25.011 regarding Traffic Regulation Changes be received;
- b) That Council approve the speed limit, parking and traffic control regulation changes outlined in staff report SRIES.25.011;
- c) That By-law 100-25 (Attachment 5 to staff report SRIES.25.011) be enacted to amend the Speed Restrictions - Roads By-law, as amended (Municipal Code Chapter 1126) in order to reduce the speed limit on the identified roads to 40 km/h;
- d) That By-law 101-25 (Attachment 6 to staff report SRIES.25.011) be enacted to amend the Parking Regulation By-law, as amended (Municipal Code Chapter 1116) in order to implement the recommended parking regulation changes without the amendments for Arnold Crescent and Highgrove Crescent;
- e) That By-Law 102-25 (Attachment 7 to staff report SRIES.25.011) be enacted to amend Stop Sign - Erection - Authority By-law, as amended (Municipal Code Chapter 1128) in order to implement the recommended changes to traffic control;
- f) That the Arnold Crescent parking restrictions be referred back to staff for further consultation and consideration of comments raised, with a report back to Council in late 2026;
- g) That the Highgrove Crescent parking restrictions be referred back to staff for further consultation and consideration of comments raised, with a report back to Council in Q1 2026.

Carried Unanimously

15.1.4 SRPBS.25.089 - 2025 Phase 1 Intake Community Improvement Plan for Affordable Housing and Sustainable Design Funding Recommendations - (CW Item 11.4)

Moved by: Councillor Davidson
Seconded by: Councillor Cui

- a) That staff report SRPBS.25.089 titled 2025 Phase 1 Intake Community Improvement Plan (“CIP”) for Affordable Housing and Sustainable Design Funding Recommendations be received;
- b) That the CIP incentive Per Affordable Unit Grants, totaling up to \$19,778,845 and to be funded from the Housing Accelerator Fund Grant Reserve Fund, be conditionally awarded to the following

applicants subject to these applicants entering into a legal agreement with the City and satisfying terms and conditions as set out in the legal agreement:

- i. Richmond Hill Ecumenical Homes Corporation (288 Major Mackenzie Drive East), \$4,216,037;
- ii. Mon Sheong Foundation (189 Vogell Road), \$4,122,692 plus up to an additional \$4,119,981, subject to the City receiving a third HAF funding installment;
- iii. 9700 Yonge GP Inc. (9700 Yonge Street), \$3,661,271 plus up to an additional \$3,658,863, subject to the City receiving a third HAF funding installment.

c) That the CIP incentive Tax Increment Equivalent Grant be awarded to the recommended applicants listed in recommendation (b) above, with individual grant amounts to be confirmed by the City Treasurer based on the future property tax assessment value of each development and subject to any applicable restrictions identified by City staff through future agreements;

d) That the Commissioner of Planning and Building Services be authorized to:

- i. negotiate agreements outlining the terms for the distribution of the funding as set out in the CIP with the recommended applicants listed in Recommendation (b) above; and,
- ii. undertake any and all actions necessary for the administration of the agreements, once finalized, including but not limited to, all actions reasonably necessary for monitoring compliance, processing payments, consenting to transfers of the grant if property ownership changes, and enforcing agreement terms.

e) That the Mayor and Clerk be authorized to execute any and all agreements and documentation related to CIP incentives: Per Affordable Unit Grant and Tax Increment Equivalent Grant, upon the recommendation of the Commissioner of Planning and Building Services.

Carried

15.1.5 Correspondence submitted by Doug Elliott, Richmond Hill Winter Carnival Co-Chair, dated October 26, 2025, regarding the use of the BC mobile stage at the Richmond Hill Winter Carnival - (CW Item 11.5)

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That the correspondence submitted by Doug Elliott, Richmond Hill Winter Carnival Co-Chair, dated October 26, 2026, regarding the use of the BC mobile stage at the Richmond Hill Winter Carnival, be received;

b) That staff be directed to work with the Winter Carnival Committee to provide a stage with heaters for the Winter Carnival, and fund any reasonable additional costs from City budget as determined by staff.

Carried

15.1.6 Correspondence received regarding Member of Council Events - (CW Item 11.6)

Moved by: Councillor Davidson

Seconded by: Councillor Cui

That the following correspondence regarding member of Council Events be received:

1. Sigmund Lee, 20 Hamills Crescent, dated November 18, 2025.
2. Cathy Nikolaidis, 83 Leisure Lane, dated November 18, 2025.
3. Tom Muench, 11042 Yonge Street, Unit 205, dated November 18, 2025.

Carried

15.1.7 Correspondence from Sigmund Lee, 20 Hamills Crescent, dated November 18, 2025, regarding Member of Council Expense Policy Review - (CW Item 11.7)

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That the correspondence from Sigmund Lee, 20 Hamills Crescent, dated November 18, 2025, regarding Member of Council Expense Policy Review, be received.

Carried

15.2 Correspondence received regarding Traffic Regulation Changes - (refer to Item 15.1.3)

Moved by: Councillor Davidson
Seconded by: Councillor Cui

That the following correspondence regarding Traffic Regulation Changes, be received:

1. Brian Chapnik, 110 Arnold Crescent, dated November 21, 2025.
2. Iman Roshan, 128 Arnold Crescent, dated November 21, 2025.
3. Paul Ashworth, 63 Arnold Crescent, dated November 22, 2025.
4. Lee Cudlip, 67 Arnold Crescent, dated November 22, 2025.
5. Margaret and Claudio Perruzza, 103 Arnold Crescent, November 22, 2025.
6. Stephen Tolley, 63 Highgrove Crescent, dated November 24, 2025.
7. Brendan Murphy, 115 Arnold Crescent, dated November 25, 2025.

Carried

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 Shiu
Seconded by: Councillor Thompson

That the following By-laws be approved:

- 18.1 By-law 75-25 - A By-law to Amend By-law 2523, as amended, of The Corporation of the former Township of Vaughan

- 18.2 By-law 100-25 - A By-law to Amend Schedule "A", as amended, being Chapter 1126 of the City of Richmond Hill Municipal Code, relating to the Speed of Motor Vehicles
- 18.3 By-law 101-25 - A By-law to Amend Chapter 1116 of the City of Richmond Hill Municipal Code, being By-law 402-89, as amended, relating to Parking Regulation
- 18.4 By-law 102-25 - A By-law to Amend Schedule "A", as amended, being Chapter 1128 of the City of Richmond Hill Municipal Code, relating to the Erection of Stop Signs
- 18.5 By-law 118-25 - A By-law to Amend By-law 93-25, as amended, of The Corporation of the City of Richmond Hill
- 18.6 By-law 138-25 - A By-law to assume aboveground and belowground municipal services; assume lands as public highway; establish lands as public highway
- 18.7 By-law 139-25 - A By-law to Remove Certain Lands from Part Lot Control
- 18.8 By-law 145-25 - A By-law to Levy for Taxes Prior to the Adoption of Budget Estimates
- 18.9 By-law 150-25 - A By-law to Remove Certain Lands from Part Lot Control
- 18.10 By-law 156-25 - A By-law to Amend By-law 104-18, as amended, being a by-law to Appoint Deputy Clerks for the City of Richmond Hill

Carried

19. Closed Session

19.1 Resolution to Move into Closed Session and General Nature Thereof:

Moved by: Councillor Cui
Seconded by: Councillor Davidson

That Council move into Closed Session:

a) To consider personal matters about an identifiable individual, including municipal or local board employees, with respect to citizen appointments to the Richmond Hill Public Library Board for the remainder of the 2022-2026 Term of Council, pursuant to Section 239(2)(b) of the *Municipal Act, 2001*.

Carried

19.2 Resolution to Reconvene in Open Session

Council moved into closed and then returned to open session (10:56 a.m. to 11:07 a.m.).

19.3 Adoption of Recommendations Arising from the Closed Session Meeting

19.3.1 SRCFS.25.046 – Citizen Appointment to the Library Board – (Item A)

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

a) That Jacqueline Spence be appointed to the Richmond Hill Public Library Board for the remainder of the 2022-2026 Term of Council.

Carried Unanimously

20. By-law to Confirm the Proceedings of Council at this Meeting

20.1 By-law 158-25

Moved by: Councillor Cilevitz
Seconded by: Councillor Cui

That By-law 158-25, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

21. Adjournment

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

That the meeting be adjourned.

Carried

The meeting was adjourned at 11:09 a.m.

David West, Mayor

Ryan Ban, Deputy City Clerk