



Committee of the Whole Meeting

Minutes

CW#17-25

Wednesday, December 3, 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, December 3, 2025 at 9:30 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

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

Regrets:

Councillor Liu

Staff Members present in Council Chambers:

G. Li, Acting 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
G. Onizuka, Assistant City Solicitor
D. Giannetta, Director, Development Planning
A. Ierullo, Director, Economic Development and Richmond Hill Centre
F. Quarisa, Director, Public Works Operations
F. Suppa, Director, Infrastructure Planning and Development Engineering
H. Ng, Manager, Transportation and Traffic
D. Oliveira, Manager, Water, Wastewater and Roads
M. Shilton, Manager, Development Planning

B. Osler, Senior Economic Development Officer
J. Ward, Sustainable Transportation Coordinator
F. Caparelli, Planner I, Development Planning
D. Matroja, Planner I, Development Planning
L. Peng, Executive Administrative Assistant to the Commissioner
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. Joslin, City Manager
D. Guy, Director, Community Standards
N. Kalyvas, Director, Facility Management

1. Call to Order

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

2. Council Announcements

Mayor West highlighted the Merry Marketplace currently taking place at Richmond Green and encouraged residents to attend. He noted the beautiful festive decorations, ongoing events, and thanked staff for their hard work.

Mayor West advised that Christmas light installation on Yonge Street are put up after Remembrance Day to ensure veterans' banners remain in place for the appropriate period of time.

Regional and Local Councillor DiPaola acknowledged the international effort to eliminate violence against women. He highlighted that Council participated in raising flags for Yellow Brick House and Sandgate Women's Shelter at the Municipal Offices, and emphasized the need for continued support for organizations assisting survivors of domestic violence.

Regional and Local Councillor Chan expressed condolences following the tragic fire in Hong Kong and acknowledged the impact on Richmond Hill residents with ties to the Hong Kong region. He advised that a moment of silence gathering will be held at the Markham Civic Centre on Sunday, December 7, 2025 at 3:00 p.m.

Councillor Thompson encouraged residents visiting the Merry Marketplace to also stop by the Boynton House, where Artists' Co-op Richmond Hill has a variety of original jewelry, glass pieces and fine art for sale.

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 Davidson

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

a) Delegation by Azeem Amir, President and Founder, International Football School of Excellence, regarding Lake Wilcox Boathouse - Public Consultation and Future Use - (Item 11.1); and

b) Correspondence from Azeem Amir, President and Founder, International Football School of Excellence, dated November 26, 2025, regarding Lake Wilcox Boathouse – Public Consultation and Future Use - (Item 11.1).

Carried Unanimously

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 11.1, 11.2, 11.3 and 12.1 for discussion.

7. Adoption of the Remainder of Agenda Items

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

8. Public Hearing(s)

There were no public hearings.

9. Presentation(s)

There were no presentations.

10. Delegation(s)

10.1 Azeem Amir, President and Founder, International Football School of Excellence, regarding Lake Wilcox Boathouse - Public Consultation and Future Use - (refer to Item 11.1)

Azeem Amir, President and Founder, International Football School of Excellence, addressed Committee regarding their proposal for the use of the Lake Wilcox Boathouse. He provided background on the organization, noting its affiliation with the City of Richmond Hill and its partnership with a soccer club in Spain. A. Amir advised that the group is seeking a permanent home and is requesting that the boathouse be considered for use as a clubhouse. He outlined a proposed hybrid model that would allow shared use of the facility and highlighted the growing interest in soccer within the community.

11. Committee and Staff Reports

11.1 SRCS.25.15 - Lake Wilcox Boathouse – Public Consultation and Future Use

Moved by: Councillor Davidson

- a) That staff report SRCS.25.15 be received;
- b) That, upon the recommendation of the Commissioner of Community Services, the Mayor and Clerk be authorized to execute license agreements to facilitate use of the Lake Wilcox Boathouse by the Richmond Hill Canoe Club for the purposes of providing educational, recreational and competitive boating programs and activities, boat rentals and equipment storage.

Carried Unanimously

11.2 SRCS.25.18 - West Beaver Creek Road Emergency Repairs

Moved by: Councillor Shiu

- a) That staff report SRCS.25.18 be received;
- b) That the West Beaver Creek Road Emergency Repairs be funded from the following funding sources:
 - i) Transportation Repair and Replacement Reserve Fund in the amount of \$4,437,854;
 - ii) Sanitary Sewer Repair and Replacement Reserve Fund in the amount of \$1,259,391;
 - iii) Water Quality Protection Reserve Fund in the amount of \$299,855; and

- c) That staff be authorized to allocate 2025 year-end surpluses to prioritize replenishing the reserve funds where feasible.

Carried Unanimously

11.3 SRIES.25.013 - Electric Vehicle Charging Strategy

Moved by: Regional and Local Councillor Chan

- a) That staff report SRIES.25.013 regarding Electric Vehicle Charging Strategy be received;
- b) That Council endorse the 2025 EV Charging Strategy (Attachment 1);
- c) That By-Law 142-25 (Attachment 2) be enacted to amend the Parking Regulation By-law;
- d) That By-Law 143-25 (Attachment 3) be enacted to amend the Park Use By-law;
- e) That By-law 154-25 (Attachment 4) be enacted to amend the Administrative Penalty By-law 69-16 to include designated Motor Vehicle and Electric Vehicle parking By-law violations; and
- f) That By-law 155-25 (Attachment 5) be enacted to amend the Administrative Penalty By-law 69-16 to include designated Motor Vehicle and Electric Vehicle parking By-law violations.

Carried Unanimously

11.4 SRPRS.25.095 - Request for Approval - Zoning By-Law Amendment and Draft Plan of Subdivision Applications - 14796721 CANADA CORP. - 112 Elgin Mills Road West - City Files ZBLA-24-0017 and SUB-24-0005 (Related File: SP-24-0038)

Moved by: Regional and Local Councillor DiPaola

- a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by 14796721 CANADA CORP. for lands municipally known as 112 Elgin Mills Road West, City Files ZBLA-24-0017 and SUB-24-0005 be approved, subject to the following:
 - i) that the subject lands be rezoned from Residential Single Family Eight (R8) Zone to Multiple Residential One (RM1) Zone under By-law 190-87, as amended with site-specific development standards, as outlined in Appendix “B” to Staff Report SRPBS.25.095;

- ii) that the subject lands be zoned Neighbourhood Mixed Use (NMU) Zone under By-law 93-25, as amended with site-specific development standards, as outlined in Appendix “C” to Staff Report SRPBS.25.095;
- iii) that the draft amending Zoning By-laws attached hereto as Appendices “B” and “C” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to a future 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;
- v) that the Plan of Subdivision as depicted on Map 6 to Staff Report SRPBS.25.095 be draft approved subject to the conditions set out in Appendix “D” to this report; and,
- vi) that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law, as amended.

Carried Unanimously

11.5 SRPBS.25.096 - Request for Approval – Zoning By-Law Amendment Application - Raja Uppuluri – 599 Sunset Beach Road - City File D02-22010

Moved by: Regional and Local Councillor DiPaola

- a) That the Zoning By-Law Amendment application submitted by Raja Uppuluri for the lands municipally known as 599 Sunset Beach Road, City File: D02-22010, be approved, subject to the following:
 - i) That the subject lands be removed from the former Township of Whitchurch By-law 1703, as amended, and that any provisions of By-law 1703, as amended, that previously applied to the lands shall no longer apply to the Lands;
 - ii) That the area of The Corporation of the City of Richmond Hill By-law 313-96, as amended, be expanded to include the subject lands and that the subject lands be rezoned from Residential Second Density (R2) Zone under By-Law 1703, as amended, to Single

Detached Six (R6) Zone and Environmental Protection Area Two (EPA2) Zone under By-Law 313-96, as amended, as outlined in Appendix “B” to Staff Report SRPBS.25.096;

iii) That the subject lands be rezoned from Neighbourhood One (N1) Zone under By-law 93-25, as amended, to Neighbourhood Two (N2) Zone and Greenway Natural Linkage (GNL) Zone under By-Law 93-25, as amended, as outlined in Appendix “C” to Staff Report SRPBS.25.096;

iv) That the draft amending Zoning By-laws attached hereto as Appendices “B” and “C” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the December 10, 2025, Council meeting for consideration and enactment; and,

v) 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.

Carried Unanimously

11.6 SRPBS.25.097 - Request for Approval – Zoning By-law Amendment Application – Chloe Ansari and Bijan Ansari – 99 Lucas Street - City File: ZBLA-24-0014

Moved by: Regional and Local Councillor DiPaola

a) That the Zoning By-law Amendment application submitted by Chloe Ansari and Bijan Ansari for lands municipally known 99 Lucas Street, City File ZBLA-24-0014, be approved subject to the following:

i) that the subject lands be rezoned from Residential Second Density (R2) Zone under By-law 66-71, as amended, to Residential Multiple First Density (RM1) Zone under By-law 66-71, as amended, and that the amending Zoning By-law establish standards as outlined in Appendix “B” to Staff Report SRPBS.25.097;

ii) that the subject lands be rezoned from Neighbourhood Two (N2) Zone under By-law 93-25, as amended, to Neighbourhood Semi-Detached One (NS1) Zone, under By-law 93-25, as amended, and as outlined in Appendix “C” to Staff Report SRPBS.25.097;

iii) that the draft amending Zoning By-laws attached hereto as Appendices “B” and “C” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the December 10, 2025 Council meeting for consideration and enactment; and,

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.

Carried Unanimously

11.7 SRCM.25.13 - Economic Development Mission to Germany

Moved by: Regional and Local Councillor DiPaola

a) That SRCM.25.13, regarding the planned Economic Development Mission to Germany, be received; and,

b) That \$25,000 be added in the 2026 Operating Budget, to be funded from the Tax Rate Stabilization Reserve to support the planned Investment Attraction Mission to Germany;

c) That the Mayor’s participation in the Economic Development Mission to Germany in April 2026 be approved; and,

d) That up to two (2) staff from the Economic Development Division accompany the Mayor at the Economic Development Mission to Germany in April 2026.

Carried Unanimously

11.8 Correspondence received regarding Lake Wilcox Boathouse - Public Consultation and Future Use - (refer to Item 11.1)

Moved by: Regional and Local Councillor DiPaola

That the following correspondence regarding Lake Wilcox Boathouse - Public Consultation and Future Use, be received:

1. Azeem Amir, President and Founder, International Football School of Excellence, dated November 26, 2025.

Carried Unanimously

12. Other Business

12.1 Member Motion – Councillor Thompson – Commemorative Crosswalk Honouring Veterans for 2026 plus report on possible future commemorative crosswalks

Moved by: Councillor Thompson

Whereas commemorative crosswalks provide a meaningful and visible way for municipalities to celebrate and honour important community values, events, and groups; and

Whereas many Ontario municipalities, including Peterborough, Kingston, and St. Catharines, have introduced commemorative crosswalks as public expressions of remembrance, respect, and inclusion; and

Whereas in 2025, the City of Richmond Hill undertook restoration work at the Yonge Street Cenotaph, including improvements and upgrades to the engraved lettering so that the names of those who served are once again clearly legible, reaffirming the City's commitment to preserving this important community monument; and

Whereas it is appropriate that Richmond Hill introduce its first commemorative crosswalk to honour the courage, sacrifice, and service of Canadian veterans and active service members, with installation timed to coincide with the 2026 Remembrance Day Parade; and

Whereas the installation of a commemorative crosswalk along the parade route would provide a visible, enduring, and community-focused symbol of remembrance, reinforcing Richmond Hill's respect and gratitude toward its veterans; and

Whereas focusing on the north/south crosswalks of Yonge Street is preferable because these locations experience less vehicle traffic than east/west crossings, thereby better preserving the visibility and integrity of commemorative designs over time; and

Whereas opportunities may exist in future years to recognize other community groups or causes through commemorative crosswalks could be coordinated with planned crosswalk maintenance or reconstruction.

Now Therefore Be It Resolved that:

1. Council direct staff to:

a) ensure that a commemorative crosswalk be implemented to the north/south crosswalk on the west side of Yonge Street at Wright Street to honour the courage, sacrifice, and service of Canadian veterans and active service members, with installation timed to coincide with the 2026 Remembrance Day Parade; and

b) that the design be based on the nationally recognized standard used in other Canadian municipalities featuring red and white stripes, a soldier's silhouette, and the words "Lest We Forget" (subject to any technical adjustments required for accessibility, traffic safety, and material durability).

2. That \$12,000 from the Community Enhancement and Economic Vitality Reserve Fund be allocated to the 2026 Operating Budget to fund the commemorative crosswalk at Yonge Street and Wright Street.

3. That Council direct staff to bring forward a report identifying opportunities for future commemorative crosswalk installations at City-maintained intersections and uncontrolled crossings along Yonge Street within the Historic Village Core, to be considered in conjunction with planned crosswalk maintenance or reconstruction.

Carried Unanimously

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Adjournment

Moved by: Regional and Local Councillor Chan

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 10:53 a.m.