



## **Council Meeting**

### **Minutes**

**C#35-25**

**Wednesday, December 10, 2025, 10:16 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, December 10, 2025 at 10:16 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

Regrets:

Councillor Liu

Staff Members present in Council Chambers:

D. Joslin, City Manager  
G. Galanis, Commissioner of Planning and Building Services  
G. Li, Acting Commissioner of Corporate and Financial Services  
P. Masaro, Commissioner of Infrastructure and Engineering Services  
T. Steele, Commissioner of Community Services  
A. Dimilta, City Solicitor  
F. Suppa, Director, Infrastructure Planning and Development Engineering  
K. Chaudhry, Manager, Heritage and Urban Design  
S. Huycke, City Clerk  
R. Ban, Deputy City Clerk

C. Connolly, Council/Committee Coordinator  
K. Hurley, Council/Committee Coordinator

Staff Members present via videoconference:

D. Hearn, Director, Recreation and Culture  
H. Ng, Manager, Transportation and Traffic

**1. Call to Order**

The Mayor called the meeting to order at 10:16 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 advised that on Sunday at sunset begins the Jewish Festival of Lights, Chanukah, with an outdoor ceremony scheduled at 5 p.m. to light the menorah outside of the Jewish Youth Centre followed by festivities and refreshments and extended an invitation for everyone to join in celebrating the holiday.

Regional and Local Councillor Chan shared that with the holiday season upon us and the many festivities planned within the community residents are welcome to donate to Richmond Hill's annual Holiday Donation Drive until December 15th or to the York Regional Police Holiday Heroes Toy Drive until December 19th.

Regional and Local Councillor Chan advised that this Saturday, December 13th was the final day for the City of Richmond Hill's Merry Marketplace event being held at the Richmond Green Park and wished everyone a happy and safe holiday season.

Mayor West wished everyone happy holidays and extended his thanks and appreciation to staff for all their work which contributed to the great community in Richmond Hill, and extended thanks to his Council colleagues for another wonderful year and that he looked forward to what the new year would bring.

Mayor West shared that the Mississaugas of the Credit First Nation recently held their General Election where they elected a new Chief. Mayor West extended his thanks and highlighted the work done by Ogimaa Kwe Chief Claire Sault over the last few years and congratulated Ogimaa Kwe Chief Margaret Sault on being elected as the new Chief.

#### **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 Cilevitz

Seconded by: Councillor Cui

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

a) Correspondence from Elechia Barry-Sproule, President, Toronto Regional Real Estate Board, dated December 8, 2025, regarding the 2026 Operating, Rate-Supported, and Capital Budgets - (Item 15.6).

Carried

#### **8. Disclosures of Pecuniary Interest and General Nature Thereof**

Having not attended the Special Council Meeting on December 10, 2025, Regional and Local Councillor DiPaola declared a pecuniary interest under the *Municipal Conflict of Interest Act* in respect to Item 5.1 (A) of that December 10, 2025, Special Council Meeting, as he was named in one of the matters.

**9. Adoption of Previous Council Minutes**

**9.1 Council Public Meeting C#32-25 held November 25, 2025**

Moved by: Councillor Shiu

Seconded by: Councillor Cui

That the minutes of Council Public Meeting C#32-15 held on November 25, 2025, be adopted.

Carried

**9.2 Council Meeting C#33-25 held November 26, 2025**

Moved by: Councillor Shiu

Seconded by: Councillor Cui

That the minutes of Council Meeting C#33-25 held on November 26, 2025, be adopted.

Carried

**10. Identification of Items Requiring Separate Discussion**

Council consented not to separate any items for discussion.

**11. Adoption of the Remainder of Agenda Items**

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

**12. Public Hearing(s)**

There were no public hearings.

**13. Presentation(s)**

There were no presentations.

**14. Delegation(s)**

There were no delegations.

**15. Committee and Staff Reports**

**15.1 2026 Operating, Rate-Supported, and Capital Budgets - (Mayoral Decision 22-25)**

Moved by: Councillor Davidson  
Seconded by: Councillor Cui

a) That Mayoral Decision 22-25, dated December 10, 2025, submitting, in accordance with Subsection 284.16 of the *Municipal Act, 2001*, the City of Richmond Hill 2026 Operating Budget, 2026 Rate-Supported Operating Budget, and 2026 Capital Budget be received;

b) That Council, in accordance with the provisions of Subsection 7(4) of Ontario Regulation 530/22, does hereby shorten the 30-day period to pass resolutions making amendments to the proposed 2026 Operating Budget, 2026 Rate-Supported Operating Budget, and 2026 Capital Budget to adjournment of the Council meeting on December 10, 2025.

Carried

**15.2 Minutes - Affordable Housing Strategy Implementation Committee meeting AHSIC#02-25 held September 23, 2025**

Moved by: Councillor Davidson  
Seconded by: Councillor Cui

That the minutes of the Affordable Housing Strategy Implementation Committee meeting AHSIC#02-25 held on September 23, 2025, as amended, be adopted.

Carried

**15.3 Minutes - Budget Committee of the Whole Meeting BCW#04-25 held November 18, 2025**

That the minutes of Budget Committee of the Whole meeting BCW#04-25 held November 18, 2025, be adopted as circulated and the following recommendations be approved:

**15.3.1 SRCFS.25.038 - 2026 Budget - Village of Richmond Hill Business Improvement Area - (BCW Item 5.1)**

Moved by: Councillor Davidson  
Seconded by: Councillor Cui

a) That report SRCFS.25.038 be received;

b) That the 2026 gross operating budget of \$168,275 for the Village of Richmond Hill Business Improvement Area as provided within this report be approved; and

c) That \$100,000 be levied upon the rateable properties in the business improvement area.

Carried

**15.3.2 SRCFS.25.040 - 2026 Draft Budget - (BCW Item 5.3)**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That Budget Committee of the Whole recommends to Council that the following appendices be received for information purposes:

i. The 2027–2029 Financial Outlook identified in Appendix “G” of staff report SRCFS.25.040; and

ii. The 2027–2035 Capital Forecast as identified in Appendix “L” of staff report SRCFS.25.040, in the amount of \$1,740,496,600 that includes project management and overhead costs.

Carried

**15.4 Minutes - Audit Committee meeting A#02-25 held November 25, 2025**

That the minutes of the Audit Committee meeting A#02-25 held on November 25, 2025, be adopted as circulated and the following recommendations approved:

**15.4.1 Report from KPMG LLP regarding Audit Strategy for the year ended December 31, 2025 Audit - (Audit Item 5.1)**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That the report from KPMG LLP regarding Audit Strategy for the year ended December 31, 2025 Audit, be received.

Carried

**15.4.2 SRCFS.25.039 - Capital Project Financial Status Report - (Audit Item 5.2)**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That staff report SRCFS.25.039 be received;

b) That all capital projects listed in Appendix "A"

i. Be closed

ii. Projects with a net surplus of \$3.06 million be returned to sources as identified; and

c) That the Budget and Funding Adjustments resulting in a net return of \$0.77 million to reserves and reserve funds, as outlined in Appendix "B," be approved.

Carried

**15.5 Minutes - Committee of the Whole meeting CW#17-25 held December 3, 2025**

That the minutes of Committee of the Whole Meeting CW#17-25 held December 3, 2025, be approved as circulated and the following recommendations approved:

**15.5.1 SRCS.25.15 - Lake Wilcox Boathouse - Public Consultation and Future Use - (CW Item 11.1)**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

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

**15.5.2 SRCS.25.18 - West Beaver Creek Road Emergency Repairs - (CW Item 11.2)**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

- 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

**15.5.3 SRIES.25.013 - Electric Vehicle Charging Strategy - (CW Item 11.3) - (By-laws 142-25, 143-25, 154-25 and 155-25)**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

- 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

**15.5.4 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) - (CW Item 11.4)**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

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

**15.5.5 SRPBS.25.096 - Request for Approval - Zoning By-Law Amendment Application - Raja Uppuluri - 599 Sunset Beach Road - City File D02-22010 - (CW Item 11.5)**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That the Zoning By-Law Amendment application submitted by Raja Uppuluri for the lands known 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

**15.5.6 SRPBS.25.097 - Request for Approval - Zoning By-law Amendment Application - Chloe Ansari and Bijan Ansari - 99 Lucas Street - City File: ZBLA-24-0014 - (CW Item 11.6)**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

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

**15.5.7 SRCM.25.13 - Economic Development Mission to Germany - (CW Item 11.7)**

Moved by: Councillor Davidson  
Seconded by: Councillor Cui

- 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

**15.5.8 Correspondence received regarding Lake Wilcox Boathouse - Public Consultation and Future Use - (CW Item 11.8)**

Moved by: Councillor Davidson  
Seconded by: Councillor Cui

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

**15.5.9 Member Motion submitted by Councillor Thompson regarding Commemorative Crosswalk Honouring Veterans for 2026 plus report on possible future commemorative crosswalks - (CW Item 12.1)**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

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

**15.6 Correspondence from Elechia Barry-Sproule, President, Toronto Regional Real Estate Board, dated December 8, 2025, regarding the 2026 Operating, Rate-Supported, and Capital Budgets - (refer to Item 15.1)**

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That the correspondence from Elechia Barry-Sproule, President, Toronto Regional Real Estate Board, dated December 8, 2025 regarding the 2026 Operating, Rate-Supported, and Capital Budgets, be received.

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 Davidson

Seconded by: Councillor Cui

That the following By-laws be approved:

By-law 130-25 - A By-law to Amend By-law 66-71, as amended, of The Corporation of the City of Richmond Hill

By-law 131-25 - A By-law to Amend By-law 93-25, as amended, of The Corporation of the City of Richmond Hill

By-law 140-25 - A By-law to Amend By-Law 313-96, as amended, of The Corporation of the City of Richmond Hill, and By-Law 1703, as amended, of the former Township of Whitchurch

By-law 141-25 - A By-law to Amend By-Law 93-25, as amended, of The Corporation of the City of Richmond Hill

By-Law 142-25 - A By-law to amend the Chapter 1116 of the City of Richmond Hill Municipal Code, being By-law 402-89, as amended, relating to parking regulation

By Law 143-25 - A By-law to amend Chapter 942 of the City of Richmond Hill Municipal Code, being By-law 19-22, a by-law to provide for the Use, Regulation, Protection and Governance of Public Parks within the City of Richmond Hill

By-law 146-25 - A By-Law to Assign a Name to a Certain Private Road

By-law 147-25 - A By-Law to Assign a Name to a Certain Private Road

By-law 154-25 - A By-law to amend By-law 69-16, being the City of Richmond Hill Administrative Penalty By-law

By-law 155-25 - A By-law to amend By-law 69-16, being the City of Richmond Hill Administrative Penalty By-law

By-law 157-25 - A By-law to Remove Certain Lands from Part Lot Control

By-law 159-25 - A By-Law to make housekeeping amendments to By-law 86-20, as amended, being a by-law to delegate certain powers and duties during a recess of Council of the Corporation of the City of Richmond Hill

Carried

**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 161-25**

Moved by: Councillor Cilevitz

Seconded by: Regional and Local Councillor Chan

That By-law 161-25, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

**21. Adjournment**

Moved by: Councillor Thompson

Seconded by: Councillor Davidson

That the meeting be adjourned.

Carried

The meeting was adjourned at 10:27 a.m.

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David West, Mayor

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Stephen M.A. Huycke, City Clerk