



Official Plan Update Committee

Minutes

OPUC#02-25

Tuesday, October 7, 2025, 1:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

An electronic hybrid Official Plan Update Committee meeting, pursuant to Section 283(3.3) of the *Municipal Act, 2001*, of the Council of the Richmond Hill was held on Tuesday, October 7, 2025 at 1:34 p.m. in the Council Chambers via videoconference.

Committee Members present in Council Chambers:

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

Committee Members present via videoconference:

Regional and Local Councillor DiPaola (Chair)
Councillor Shiu

Committee Member regrets:

Councillor Cilevitz (Vice-chair)

Staff Members present in Council Chambers:

M. Flores, Director, Policy Planning
P. Chow, Manager, Policy
R. Ban, Deputy City Clerk
S. Dumont, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

- D. Joslin, City Manager
- S. Adams, Commissioner, Corporate and Financial Services
- G. Galanis, Commissioner, Planning and Building Services
- P. Masaro, Commissioner, Infrastructure and Engineering Services
- M. Khalid, Planning Researcher

1. Call to Order

Moved by: Regional and Local Councillor Chan

a) That Mayor West assume the role of Chair for the October 7, 2025, Official Update Committee meeting, as the Chair is participating electronically and the Vice-Chair is absent.

Carried

The Chair called the meeting to order at 1:34 p.m.

2. Adoption of Agenda

Moved by: Councillor Davidson

That the agenda be adopted as distributed by the Clerk.

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. Adoption of Previous Minutes

4.1 Minutes - Official Plan Update Committee meeting OPUC#01-25 held March 4, 2025

Moved by: Councillor Liu

a) That the minutes of Official Plan Update Committee meeting OPUC#01-25 held March 4, 2025, be adopted.

Carried

5. Delegation(s)

There were no delegations.

6. Scheduled Business

6.1 Official Plan Update - Project Status and Overview of Proposed Changes - Presentation by Phoebe Chow, Manager, Policy

Phoebe Chow, Manager, Policy, addressed Council regarding the ongoing Official Plan (OP) update. She provided a status update on the project and summarized engagement activities undertaken in 2025. She outlined the proposed changes to the OP, including advising of the “Housekeeping Policies” that were required to address provincial and regional conformity, new sections related to Protected Major Transit Station Areas (PMTSA), and updates to height and density permissions under the Regional Mixed-Use Corridors designation.

P. Chow presented the current and proposed maximum building heights along Yonge Street, noting that the updated permissions would better align with development trends. In addition, she reviewed height permissions for Highway 7, highlighted proposed revisions to the definition of “Employment Area”, and noted the removal of the Employment Corridor Designation. P. Chow concluded by reviewing next steps.

Committee members questioned the rationale for updating the OP, the source of the population projections informing the update, and the factors driving the proposed intensification. Concerns were raised that increasing maximum heights along Yonge Street could prompt further requests to exceed those limits. Members also expressed that the proposed heights and densities may be premature, noting that the necessary infrastructure to support the proposed growth was not yet in place.

Clarification was sought regarding Employment Land conversions, the potential impact of Bill 17 on the City’s OP, and the rationale for PMTSA boundaries extending into established neighbourhoods. Questions were raised regarding development activity on the Markham side of Highway 7, and how the Sheraton lands fit within the Official Plan update. Committee members also expressed concerns about development pressures destabilizing existing neighbourhoods.

Staff agreed with Committee members that an updated OP should strengthen the City’s ability to defend their position at the Ontario Land Tribunal. Committee members shared their opinion that while the OP update is provincially required, Council needed to address the ongoing housing crisis and provide more affordable housing opportunities. It was also suggested that an easy to understand communication plan be implemented to help residents understand the purpose and importance of the OP.

Moved by: Councillor Thompson

a) That the presentation by Phoebe Chow, Manager, Policy, regarding an Official Plan Update - Project Status and Overview of Proposed Changes, be received with thanks.

Carried Unanimously

7. Adjournment

Moved by: Councillor Davidson

That the meeting be adjourned.

Carried

The meeting was adjourned at 2:59 p.m.