



Affordable Housing Strategy Implementation Committee

Minutes

AHSIC#03-25

Tuesday, December 2, 2025, 1:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

An Affordable Housing Strategy Implementation Committee meeting of the Council of the City of Richmond Hill was held on Tuesday, December 2, 2025 at 1:30 p.m. via videoconference.

Committee Members present in Council Chambers:

Mayor West (Chair)

Regional and Local Councillor DiPaola (Vice-Chair)

Committee Members present via videoconference:

Michael Clare

Cheryl Geness

Kathleen Mochnacki

Christopher Robinson

Committee Member regrets:

Gabe DiMartino

Council Members also in attendance via videoconference:

Councillor Thompson

Councillor Cilevitz

Staff Members present via videoconference:

G. Galanis, Commissioner of Planning and Building Services

P. Masaro, Commissioner Infrastructure and Engineering Services

M. Flores, Director, Policy Planning

P. Chow, Manager, Policy Planning

A. Dickinson, Project Manager - Affordable Housing

S. Van, Planner II – Policy

Staff Members present in Council Chambers:

G. Li, Acting Commissioner of Corporate and Financial Services
R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Council/Committee Coordinator

1. Call to Order

The Chair called the meeting to order at 1:31 p.m.

2. Adoption of Agenda

Moved by: M. Clare

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 the Committee under the *Municipal Conflict of Interest Act*.

4. Adoption of Previous Minutes

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

An amendment was made to the September 23, 2025 AHSIC#02-25 meeting minutes, under Item 6.2, to include a comment for staff to explore the availability of similar sites that may be suitable for future affordable housing projects.

Moved by: K. Mochnacki

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

Carried Unanimously

5. Delegation(s)

There were no delegations.

6. Scheduled Business

6.1 Richmond Hill's Affordable Housing Initiatives Update

Ashley Dickinson, Affordable Housing Project Manager, provided an update on the City's Affordable Housing Initiatives. She reviewed the Community Improvement Plan (CIP) for Affordable Housing and Sustainable Design (AHS Action Item 5.1), and reported on the 2025 Phase 1 CIP intake, noting that Council had approved funding awards to the top three scoring applicants, and outlined the anticipated outcomes of the funded projects. She also highlighted the recent public launch of the Affordable Housing Concierge Pilot Program (AHS Action Item 7.7) and the accompanying communication and promotion activities.

A. Dickinson presented the overall progress update on the Affordable Housing Strategy Action Plan, outlining completed Actions in 2025, including work related to: Housing Accelerator Fund (HAF) Surplus/Underutilized Lands; Concierge Pilot Program; Zoning By-laws updates; Development Charge Payment Deferrals; and highlighted Actions currently underway and future Actions identified in the Strategy.

Committee members inquired whether Inclusionary Zoning should be reconsidered only when market conditions improve and sought clarification on its purpose. They also inquired about the review of smaller parcels for modular or tiny home projects; inspection requirements for CSA-approved modular units; inclusion of parking lots in the land review; public access to the City's surplus lands inventory; and how the top three CIP funded projects were selected and whether the scoring criteria would be made public.

The Committee discussed potential Build Canada Homes (BCH) funding and inquired whether the three unfunded applicants could be supported through the program. Members also expressed concerns about the feasibility of future Affordable Housing Strategy actions, such as a property tax levy and a vacant homes tax, given current financial pressures, while noting that these tools could be reconsidered in the future to support capital funding for affordable housing programs. Additional questions were raised regarding how nonprofit supportive housing providers would be prioritized in the Affordable Housing Concierge Pilot Program; what metrics would be used to evaluate the pilot's success; and when the results would be published.

Moved by: K. Mochnacki

a) That the presentation by Ashley Dickinson, Affordable Housing Project Manager, regarding Richmond Hill's Affordable Housing Initiatives Update, be received with thanks, and that all comments be referred back to staff.

Carried

6.2 Proposed 2026 Affordable Housing Strategy Implementation Committee Meeting Schedule

Moved by: Regional and Local Councillor DiPaola

a) That the proposed 2026 Affordable Housing Strategy Implementation Committee meeting schedule, be approved.

Carried

7. Adjournment

Moved by: C. Robinson

That the meeting be adjourned.

Carried

The meeting was adjourned at 2:33 p.m.