



Council Public Meeting

Minutes

C#22-25

Tuesday, September 2, 2025, 6:00 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

A Council Public Meeting of the Council of the City of Richmond Hill was held on Tuesday, September 2, 2025 at 6:00 p.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Councillor Thompson (Chair)
Councillor Davidson
Councillor Liu
Councillor Cui

Council Members present via videoconference:

Mayor West
Regional and Local Councillor DiPaola
Councillor Cilevitz
Councillor Shiu

Regrets:

Regional and Local Councillor Chan

Staff Members present in Council Chambers:

D. Giannetta, Director, Development Planning
S. Aiello, Manager, Development Zoning
C. Chong, Project Manager, Policy Richmond Hill Centre
E. Li, Project Manager Development Zoning
K. Faria, Senior Planner - Development
R. Ban, Deputy City Clerk
K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

A. Ierullo, Director, Economic Development and Richmond Hill Centre

D. Olding, Senior Manager, Richmond Hill Centre Subway

1. Call to Order

The Chair participating electronically, the Deputy Mayor being absent and the Alternate Mayor participating electronically, in accordance with the City's Procedure By-law 125-23 as amended, the Deputy City Clerk called the meeting to order at 6:07 p.m. and facilitated the selection of a Chair for the September 2, 2025 Council Public Meeting.

Moved by: Councillor Cui

Seconded by: Councillor Davidson

a) That Councillor Thompson be appointed Chair of the September 2, 2025 Council Public Meeting.

Carried Unanimously

Councillor Thompson assumed the Chair at 6:09 p.m., called the meeting to order and read the public hearing statement.

2. Adoption of Agenda

Moved by: Councillor Cui

Seconded by: Councillor Davidson

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

a) Additional Correspondence received regarding the Comprehensive Zoning By-law Project for the City of Richmond Hill (Item 4.1.2);

b) Delegations received regarding the Comprehensive Zoning By-law Project for the City of Richmond Hill - (Item 4.1.3).

Carried Unanimously

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. Scheduled Business:

4.1 SRPBS.25.080 - Request for Comments - Comprehensive Zoning By-law Project - City of Richmond Hill - City Files MZBA-23-0001 and MZBA-25-0001

Salvatore Aiello, Manager, Development Zoning, of the Planning and Building Services Department, provided an overview of the supporting planning framework for the draft Comprehensive Zoning By-law (CZBL) for the City of Richmond Hill, reviewed the objectives of the CZBL Project and noted areas generally excluded from the draft CZBL. He provided a detailed overview of key elements of interest within the draft CZBL including the framework, zone categories and zones. S. Aiello concluded the presentation by providing an interactive demonstration of the zoning schedules and overlays and advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Grant Uyeyama, KLM Planning, addressed Council on behalf of the Islamic Society of Regional Municipality of York, regarding the Comprehensive Zoning By-law (CZBL) Project for the City of Richmond Hill. He noted that they had submitted development applications in 2022 and were now working on a revised concept plan to address the City's submission comments. G. Uyeyama provided their comments and concerns regarding the CZBL and how it related to his client's lands specifically regarding land use restrictions in the zones identified, Schedule A1 and inclusion of transition policies, and suggested language that could be included in the CZBL, as further detailed in their correspondence distributed as part of Item 4.1.1.

Bill Tam, KLM Planning, addressed Council on behalf of various landowners in the North Leslie and West Gormley Secondary Plan areas (Earlglen Investments Inc.; Raki Holdings Inc., Autumn Hill Investment Ltd., and Richview 19 Holdings Inc. c/o DG Group; Dickson 48 Property Inc., Sedgewick Property Inc., Long Body Homes Inc., and Centrefield Properties Inc. c/o DG Group), regarding the Comprehensive Zoning By-law (CZBL) Project for the City of Richmond Hill. He advised of their concerns with the Greenway System policies within Schedule A1 and within Sections 8.1 and 8.2 of the draft CZBL, with the front and flank yard soft landscaping requirements and the transition policies.

Ian Andres, Goodmans LLP, addressed Council on behalf of Baif Developments Limited, H&R Property Management Limited and several

other affiliated and related companies within the municipality, regarding the Comprehensive Zoning By-law (CZBL) Project for the City of Richmond Hill. He acknowledged that their previous concerns regarding the CZBL had been resolved and advised of additional concerns they had with the electric vehicle requirements and employment land provisions in the draft CZBL, requesting that these matters be resolved before bringing the CZBL forward for enactment, as further detailed in his two pieces of correspondence distributed as part of Item 4.1.2.

Nick Pileggi, Macaulay Shiomi Howson Ltd., addressed Council regarding the Comprehensive Zoning By-law (CZBL) Project for the City of Richmond Hill. He advised that he sent in correspondence this afternoon on behalf of five of their clients (Weins Auto Group, White Owl Properties Limited, Times Group, S&A Development Limited and the owners of 1 Cynthia Crescent) and provided an overview of each of their concerns with the draft CZBL and how it would impact their properties.

Tak Amiri, Zexin Inc. and Traffin Lease Corp., on behalf of 207 Dunlop Street Suite 207, addressed Council regarding the Comprehensive Zoning By-law (CZBL) Project for the City of Richmond Hill. He noted the location of the property was in close proximity to the CN rail tracks and GO Station, inquiring why it was not designated as a major transit station area, and relayed how the proposed changes to the zoning through the CZBL Project would negatively impact the property value and the ability to develop it, as further detailed in his correspondence distributed as part of Item 4.1.2.

Moved by: Councillor Cui

Seconded by: Councillor Davidson

a) That staff report SRPBS.25.080 with respect to a single Comprehensive Zoning By-law for the City of Richmond Hill regarding the following “Areas Affected by the Comprehensive Zoning By-law”: Centres and Corridors (Richmond Hill Centre, Yonge Street and Carrville/16th Avenue Key Development Area, Yonge Street and Bernard Avenue Key Development Area, Village Local Centre, Newkirk Local Centre, Oak Ridges Local Centre, Local Development Areas, Regional Mixed-Use Corridors, and Local Mixed-Use Corridor), Neighbourhood, including the North Leslie Secondary Plan and West Gormley Secondary Plan Areas, Greenway System (Oak Ridges Moraine Natural Core, Oak Ridges Moraine Natural Linkage, Oak Ridges Moraine Countryside, Greenbelt Plan Protected Countryside, Natural Core, Natural Linkage, Countryside, Parkway Belt

West and Major Urban Open Space), Employment Lands (Employment Area and Employment Corridor), Utility Corridor, and Leslie Street Institutional Area, be received for information purposes only and that all comments be referred back to staff; and,

b) That upon Council's passing of the Comprehensive Zoning By-law, Council repeal By-law 30-25 and direct the City Solicitor, or its designate, to take any and all steps necessary before the Ontario Land Tribunal to effect the repeal of By-law 30-25.

Carried Unanimously

5. Adjournment

Moved by: Councillor Liu
Seconded by: Councillor Cui

That the meeting be adjourned

Carried

The meeting was adjourned at 7:51 p.m.

Scott Thompson, Chair

Ryan Ban, Deputy City Clerk