



**Affordable Housing Strategy
Implementation Committee**

Minutes

AHSIC#02-25

Tuesday, September 23, 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, September 23, 2025 at 1:30 p.m. via videoconference.

Committee Member present in Council Chambers:

Regional and Local Councillor DiPaola (Vice-Chair)

Committee Members present via videoconference:

Michael Clare
Gabe DiMartino
Kathleen Mochnacki
Christopher Robinson

Committee Members regrets:

Mayor West (Chair)
Cheryl Geness

Council Members also in attendance via videoconference:

Councillor Davidson
Councillor Liu
Councillor Cilevitz
Councillor Shiu

Staff Members present via videoconference:

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

T. Steele, Commissioner of Community Services
M. Flores, Director, Policy Planning
G. Li, Director, Financial Services and Treasurer
P. Chow, Manager, Policy Planning
L. Conde, Manager, Strategy and Government Relations
A. Dickinson, Project Manager - Affordable Housing
S. Van, Planner II – Policy

Staff Members present in Council Chambers:

S. Huycke, City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Sabrina Greggain, Manager, Affordable Housing Development, and Gabriel Wong, Director, Housing Development and Asset Strategy, Regional Municipality of York, were also in attendance electronically.

1. Call to Order

The Vice-Chair called the meeting to order at 1:30 p.m.

Committee consented to recess the meeting between 2:47 p.m. and 2:55 p.m.

2. Adoption of Agenda

Moved by: K. Mochnacki

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#01-25 held April 15, 2025

Moved by: C. Robinson

a) That the minutes of the Affordable Housing Strategy Implementation Committee meeting AHSIC#01-25 April 15, 2025, be adopted.

Carried

5. Delegation(s)

There were no delegations.

6. Scheduled Business**6.1 York Region's Site Selection Framework for Regional Housing Development – Presentation by Sabrina Greggain, Manager, Affordable Housing Development, and Gabriel Wong, Director, Housing Development and Asset Strategy, Regional Municipality of York**

Gabriel Wong, Director, Housing Development and Asset Strategy, Regional Municipality of York, together with Sabrina Greggain, Manager of Affordable Housing Development, presented to the Committee, York Region's site selection framework for emergency, transitional, and community housing, recently endorsed by Regional Council.

They provided an overview of the current housing situation in York Region, highlighting the demand for emergency, transitional, and community housing, along with the available housing supply, housing continuum, priority investment areas, and the 2025 Capital Budget. In addition, they reviewed the Highest and Best Use Study for regional lands, including the evaluation of four land categories: Regional lands, Housing York Inc. (HYI) lands, Municipal lands, and Private lands. They also summarized the three-step site selection framework, and concluded the presentation by reviewing next steps for advancing regional housing development.

Committee members raised questions about whether transitional and emergency housing would include support services, the feasibility of tiny homes, available lands in Richmond Hill, and the potential use of unused regional lands such as former pumping station sites. Concerns were raised about focusing affordable housing along the costly Yonge Street corridor, with suggestions for faster development in less dense areas supported by shuttle access to transit and jobs, noting inadequate transit service at the proposed Bayview Avenue and 19th Avenue site. Members emphasized the urgency of the housing crisis, and highlighted the need for regional coordination.

Moved by: M. Clare

a) That the presentation by Sabrina Greggain, Manager, Affordable Housing Development, and Gabriel Wong, Director, Housing Development

and Asset Strategy, Regional Municipality of York, regarding York Region's Site Selection Framework for Regional Housing Development, be received.

Carried

6.2 Richmond Hill's Affordable Housing Initiatives Update – Presentation by Ashley Dickinson, Project Manager, Affordable Housing

Ashley Dickinson, Project Manager, Affordable Housing, provided an update regarding Richmond Hill'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 Phase 1 implementation status. She also provided a detailed overview of the Surplus and Underutilized Lands initiative for Affordable Housing (AHS Action Item 6.1), outlining the scope of work committed through the Housing Accelerator Fund (HAF), which included updates to corporate policies, and the development of a guiding framework and process to support future projects. She reviewed the criteria for identifying City-owned land that would facilitate affordable housing, the findings of the 2023-2024 surplus lands inventory, and details on the preferred pilot site at 191 Major Mackenzie Drive West, and alternate pilot site at 81 Wildwood Avenue. A. Dickinson concluded by summarizing the current status, next steps, and future opportunities advancing affordable housing development in Richmond Hill.

The Committee inquired about ownership of former pumping station lands, discussed exploring the availability of similar sites that may be suitable for future affordable housing projects, review process followed for vacant sites, and whether smaller, less desirable City-owned properties could be sold to support future land purchases. Members also commended staff for integrating the former Lake Wilcox Community Centre located at 81 Wildwood Avenue, into the affordable housing capital pool. Questions were raised about the CIP's minimum affordability period; how to address funding that exceeded the current CIP budget; options to increase available funds; and concerns were expressed about long development timelines, including challenges with municipal processes and securing builders. Members also discussed the distribution and timelines of HAF funding, growing waitlists for Housing York units, and the importance of exploring partnerships with faith-based organizations, hospitals, and school boards. Committee members emphasized the urgency of the

housing crisis, highlighting the need for mental health supports and creative solutions using City-owned lands.

Moved by: K. Mochnacki

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

Carried

7. Adjournment

Moved by: C. Robinson

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 3:06 p.m.