



Council Meeting

Minutes

C#26-25

Wednesday, September 24, 2025, 9:30 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, September 24, 2025 at 9:30 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 Liu
Councillor Cui
Councillor Cilevitz
Councillor Shiu

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner of Corporate and Financial Services
G. Galanis, Commissioner of Planning and Building Services
P. Masaro, Commissioner of Infrastructure and Engineering Services
T. Steele, Commissioner of Community Services
A. Dimilta, City Solicitor
D. Giannetta, Director, Development Planning
N. Kalyvas, Director, Facility Management
G. Li, Director, Financial Services and Treasurer
S. Aiello, Manager, Development Zoning and Committee of Adjustment
L. Chen, Manager, Financial Planning and Analysis
H. Ng, Manager, Transportation and Traffic
A. Hertel, Project Manager, Transportation Planning

I. Akram, Senior Transportation Planner
S. Huycke, City Clerk
R. Ban, Deputy City Clerk
S. Dumont, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

C. Debi, Director, Communications Services
D. Guy, Director, Community Standards
D. Olding, Senior Manager, Richmond Hill Centre Subway
J. Walters, Manager, Engineering Subdivisions and Infrastructure Planning

1. Call to Order

The Mayor called the meeting to order at 9:30 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)

4.1 Geoff Green, 297 Church Street South, regarding Our Urban Forest

Geoff Green, 297 Church Street South, addressed Council regarding the City's urban forest, noting the potential costs of replacing dead trees in municipal parks, and offering suggestions on how the City could help preserve the urban forest.

5. Council Announcements

Councillor Cilevitz acknowledged the celebration of the Jewish New Year, Rosh Hashanah, and extended best wishes to Jewish residents, neighbours, and friends for the year ahead.

Mayor West extended a Shana Tova to Councillor Cilevitz and to all Jewish residents.

Mayor West congratulated Richmond Hill Baptist Church on celebrating its 70th anniversary this past weekend, and reflected on its importance as a member of the community and on how the city has changed through that time.

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 additions:

a) Delegation from Tak Amiri, on behalf of Zexin Inc., 21 Dunlop Street, #207, regarding the Comprehensive Zoning By-law Project (Item 14.1);

b) Memorandum from Gus Galanis, Commissioner of Planning and Building Services, dated September 22, 2025, regarding Revisions to Proposed By-law 93-25 - Staff Report SRPBS.25.081 - Comprehensive Zoning By-law Project - (Item 15.7);

c) Additional correspondence received regarding the Comprehensive Zoning By-law Project - City of Richmond Hill - (Item 15.8);

d) By-law 93-25 - A By-law to regulate the use of lands and the location and use of buildings and structures within the City of Richmond Hill – (Item 18.9).

Carried

8. 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*.

9. Adoption of Previous Council Minutes

9.1 Council Public Meeting C#23-25 held September 9, 2025

Moved by: Councillor Shiu
Seconded by: Councillor Cui

That the minutes of Council Public Meeting C#23-25 held September 9, 2025 be adopted.

Carried

9.2 Council Meeting C#24-25 held September 10, 2025

Moved by: Councillor Shiu
Seconded by: Councillor Cui

That the minutes of Council Meeting C#24-25 held September 10, 2025 be adopted.

Carried

10. Identification of Items Requiring Separate Discussion

Council consented to separate items 15.2.8, 15.3 and 15.4 for discussion.

11. Adoption of the Remainder of Agenda Items

On a motion of Councillor Cilevitz, seconded by Councillor Davidson, Council adopted those items not identified for separate discussion.

12. Public Hearing(s)

There were no public hearings.

13. Presentation(s)

13.1 Presentation by Gigi Li, Director, Financial Services and Treasurer, of the GFOA Distinguished Budget Presentation Award for 2025 to Mayor West and Members of Council

Gigi Li, Director, Financial Services and Treasurer, advised that the City of Richmond Hill had earned the Government Finance Officers Association Distinguished Budget Presentation Award for its 2025 budget. She noted that the award recognizes excellence in budget documentation, is not easily earned, and reflects the hard work, professionalism and dedication of the City's budget team.

Mayor West accepted the award on behalf of Council, and remarked on the significance of receiving the award two years in a row, and extended his gratitude to staff.

13.2 Presentation by Tamas Hertel, Service Planning Manager, York Region Transit (YRT), regarding 2026 Transit Initiatives

Moved by: Councillor Davidson

Seconded by: Regional and Local Councillor Chan

Tamas Hertel, Service Planning Manager, York Region Transit (YRT), provided introductory remarks on YRT's 2026 transit initiatives. He outlined the Annual Transit Plan cycle, and highlighted service improvements implemented on Richmond Hill routes this year. He reviewed stakeholder and public engagement events held this year in Richmond Hill, feedback received that would inform the 2026 Annual Plan, and planned service improvements in 2026. T. Hertel also discussed the priority areas guiding the 2026–2030 Business Plan, system ridership trends, and the next steps in YRT's transit planning process.

a) That the presentation by Tamas Hertel, Service Planning Manager, York Region Transit (YRT), regarding 2026 Transit Initiatives, be received with thanks.

Carried Unanimously

13.3 Presentation by Suzanne Craig, Integrity Commissioner, regarding the Annual Report of the City's Integrity Commissioner - (refer to Item 15.3)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

Suzanne Craig, Integrity Commissioner, presented the Annual Report of the City's Integrity Commissioner to Council. She noted having received three informal complaints during the reporting period, all of which were dismissed, and reported on one formal complaint. She shared the results of her investigation, and presented recommendations, as outlined in her report titled "Formal Code of Conduct Complaint #122024 Investigation Report of Regional Council Member Joe DiPaola", included as Agenda Item 15.4. S. Craig also noted the number of Code of Conduct inquiries received by her office, recommended an amendment to section 6.16 of the Integrity Commissioner's procedures, as set out in the Annual Report, and provided an overview of the *Municipal Accountability Act, 2025* (Bill 9).

a) That the presentation by Suzanne Craig, Integrity Commissioner, regarding the Annual Report of the City's Integrity Commissioner, be received with thanks.

Carried Unanimously

14. Delegation(s)**14.1 Tak Amiri, on behalf of Zexin Inc., 21 Dunlop Street, #207, regarding the Comprehensive Zoning By-law Project (refer to Item 15.2.8)**

Tak Amiri, on behalf of Zexin Inc., which owns the land at the northwest quadrant of Centre Street and the CN Rail tracks, expressed concerns regarding the proposed zoning for the lands. He shared his opinion that the zoning was impractical and illogical, noting that at a maximum only two detached homes were permitted under the proposed designation. He highlighted the minimum viable density given the costs of land remediation, and questioned why the zoning could not be adjusted now to avoid the time and expense of an escalation to the Ontario Land Tribunal.

15. Committee and Staff Reports**15.1 Minutes - Budget Committee of the Whole Meeting BCW#03-25 held September 16, 2025**

That the minutes of Budget Committee of the Whole Meeting CW#03-25 held September 16, 2025, be adopted as circulated and the following recommendations be approved:

15.1.1 SRCFS.25.036 - 2025 Year-End Operating Forecast - (BCW Item 5.1)

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

a) That staff report SRCFS.25.036 regarding 2025 Year-End Operating Forecast be received for information purposes.

Carried

15.1.2 SRCFS.25.037 - 2026 Budget Survey Results - (BCW Item 5.2)

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

a) That staff report SRCFS.25.037 regarding 2026 Budget Survey Results be received for information purposes and for consideration by staff in the staff proposed 2026 Budget;

b) That future annual online budget surveys commence in September, with results reviewed by staff and, where applicable, integrated into the proposed budget ahead of budget deliberations.

Carried

15.2 Minutes - Committee of the Whole Meeting CW#12-25 held September 17, 2025

That the minutes of Committee of the Whole Meeting CW#12-25 held September 17, 2025, be adopted as circulated and the following recommendations be approved:

15.2.1 Minutes - Heritage Richmond Hill meeting HRH#04-25 held June 5, 2025 - (CW Item 11.1)

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

a) That the minutes of Heritage Richmond Hill meeting HRH#04-25 held June 5, 2025, be adopted.

Carried

15.2.2 SRCM.25.12 - Delegated Authority Summer Recess Accounting Reference By-law 86-20 as amended by By-law 52-24, (July 21 to August 29, 2025) - (CW Item 11.2)

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

a) That staff report SRCM.25.12 regarding Delegated Authority Summer Recess Accounting be received for information.

Carried

15.2.3 SRCFS.25.032 - Area Specific Development Charge Payments, 19T-88001 Phase 2 Baif Developments Limited - (CW Item 11.3)

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

a) That the timing for Area Specific Development Charge payments for Subdivision File 19T-88001 Phase 2 be deferred until execution of site plan agreements for development Blocks within 19T-88001 Phase 2 after registration of the plan for 19T-88001 Phase 2;

b) That the Subdivision Agreement for 19T-88001 Phase 2 include provisions to reflect the deferred timing for Area Specific Development Charge payments upon the written recommendation of the Director of Financial Services and Treasurer.

Carried

15.2.4 SRCFS.25.035 - 2026 Council and Committee Meeting Schedule - (CW Item 11.4)

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

- a) That staff report SRCFS.25.035 regarding the 2026 Council and Committee Meeting Schedule be received;
- b) That the proposed 2026 Council and Committee meeting schedule as set out in Appendix 'A' to staff report SRCFS.25.035 be approved.

Carried

15.2.5 SRIES.25.006 - Micromobility Strategy - (CW Item 11.5) - (Proposed By-laws 90-25 and 91-25)

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

- a) That staff report SRIES.25.006 regarding the Micromobility Strategy, be received;
- b) That the 2025 Micromobility Strategy, Attachment 1 to staff report SRIES.25.006, be adopted;
- c) That the Active Transportation and Micromobility By-law 90-25, Attachment 2 to staff report SRIES.25.006, be enacted;
- d) That the Commissioner of Infrastructure and Engineering Services be delegated authority to opt the City of Richmond Hill into Ontario's E-Scooter Pilot Program to allow personal use e-scooters by contacting the Ministry of Transportation following the Active Transportation and Micromobility By-law 90-25 enactment, Attachment 2 to staff report SRIES.25.006; and
- e) That By-law 91-25, Attachment 3 to staff report SRIES.25.006, be enacted to amend the Administrative Penalty By-law 69-16 to

include designated Active Transportation and Micromobility By-law violations;

f) That staff be directed to explore how the City can best leverage boulevard areas on regional roads, and report back as part of the trail study on including additional infrastructure and/or safe shared pedestrian micromobility infrastructure.

Carried

15.2.6 SRIES.25.010 - Authorization to Execute Agreements and Acquire Lands, Headford Landowners Group Inc. - (CW Item 11.6)

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

a) That staff report SRIES.25.010 regarding Authorization to Execute Agreements and Acquire Lands, Headford Landowners Group Inc., be received;

b) That upon the written recommendation of the Commissioner of Infrastructure and Engineering Services, the Mayor and the Clerk be authorized to execute agreements with the Headford Landowners Group Inc. for the design and construction of Vogell Road including a bridge structure and municipal servicing;

c) That the acquisition of lands or easements required pursuant to a condition of an agreement with the Headford Landowners Group Inc., be authorized.

Carried

15.2.7 SRPBS.25.071 - Request for Direction - Official Plan and Zoning By-law Amendment Applications - Norfolk Development Inc. - 162, 166, 170, 174, 178, and 182 Norfolk Avenue - City Files OPA-23-0002 and ZBLA-23-0003 - (CW Item 11.7)

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

a) That the Ontario Land Tribunal (OLT) be advised that Council does not support the Official Plan and Zoning By-law Amendment applications submitted by Norfolk Development Inc. for lands known as Part of Lots 226 and 227, Registered Plan 2383,

(Municipal Addresses: 162, 166, 170, 174, 178, and 182 Norfolk Avenue), City Files OPA-23-0002 and ZBLA-23-0003, for the primary reasons outlined in staff report SRPBS.25.071;

b) The appropriate City staff be directed to appear at the OLT as necessary in support of Council's position concerning the subject applications.

Carried

15.2.8 SRPBS.25.081 - Request for Approval – Comprehensive Zoning By-law Project – City of Richmond Hill – City Files MZBA-23-0001 and MZBA-25-0001 - (CW Item 11.8) - (Proposed By-law 93-25)

Moved by: Councillor Thompson

Seconded by: Councillor Cilevitz

a) That the City initiated Comprehensive Zoning By-law, City Files MZBA-23-0001 and MZBA-25-0001 to implement a Zoning By-law 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), Utility Corridor, and Leslie Street Institutional Area, save and except lands that are excluded from the by-law as shown on Schedule “A” and “A1” to the draft Comprehensive Zoning By-law 93-25, in accordance with the recommendations outlined in Staff Report SRPBS.25.081, be approved as follows:

i) that upon the enactment of Comprehensive Zoning By-law 93-25, Council repeal the former Zoning By-laws applicable to the “Areas Affected by the Comprehensive Zoning By-law”;

ii) that upon the enactment of Comprehensive Zoning By-law 93-25, Council repeal By-law 30-25 and direct the City Solicitor, or his designate, to take any and all steps necessary before the Ontario Land Tribunal to effect the repeal of By-law 30-25;

iii) that draft Comprehensive Zoning By-law 93-25 attached hereto as Appendix "B" be finalized to the satisfaction of the Commissioner of Planning and Building Services and be brought forward to the September 24, 2025 Council meeting for 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 Comprehensive Zoning By-law 93-25 to implement a Zoning By-law for the "Areas Affected by the Comprehensive Zoning By-law".

Carried

15.2.9 Correspondence received regarding the Comprehensive Zoning By-law Project - City of Richmond Hill - (CW Item 11.9)

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

That the following correspondence regarding the Comprehensive Zoning By-law Project for the City of Richmond Hill, be received:

1. Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of 1 Cynthia Crescent, dated September 2, 2025.
2. Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of S&A Developments Limited, dated September 2, 2025.
3. Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of Times 1128 Inc. and 1863106 Ontario Inc., dated September 2, 2025.
4. Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of Weins Auto Group, dated September 2, 2025.
5. Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of White Owl Properties Limited, dated September 2, 2025.

6. Christine Fandrich, MHBC Planning Urban Design & Landscape Architecture, on behalf of TransCanada PipeLines Limited, dated September 3, 2025.
7. Jeffrey Streisfield, Landlaw, on behalf of Robert Salna, dated September 4, 2025.
8. Grant Uyeyama and Madison Van West, KLM Planning Partners Inc., on behalf of Islamic Society of Regional Municipality of York, dated September 9, 2025.
9. Bill Tam, KLM Planning Partners Inc., on behalf of Earlglen Investments Inc., dated September 9, 2025.
10. Bill Tam, KLM Planning Partners Inc., on behalf of DG Group Inc., dated September 9, 2025.

Carried

15.2.10 Additional correspondence received regarding the Comprehensive Zoning By-law Project - City of Richmond Hill - (CW Item 11.10)

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

That the following correspondence regarding the Comprehensive Zoning By-law Project for the City of Richmond Hill, be received:

1. Lincoln Lo, Malone Given Parsons Ltd., on behalf of Sabella Ridge Estates Inc., Streamgrove Developments Inc., and Worthington Ridge Developments Inc. (Treasure Hill), dated September 10, 2025.
2. Lincoln Lo, Malone Given Parsons Ltd., on behalf of Golden Ambra Highrise Inc., Campo Ridge and Parioli Peak Estates Inc. (Greenpark), dated September 10, 2025.
3. Adam Layton, Goldberg Group, on behalf of Wycliffe Village Inc., dated September 11, 2025.
4. Adam Layton, Goldberg Group, on behalf of 2747883 Ontario Inc. and 2753502 Ontario Inc., dated September 11, 2025.

5. Adam Layton, Goldberg Group, on behalf of 2593000 Ontario Ltd., dated September 11, 2025.
6. Adam Layton, Goldberg Group, on behalf of Laurier Homes (Richmond Hill) Inc., dated September 11, 2025.
7. Adam Layton, Goldberg Group, on behalf of Yonge Ridge Developments Inc., dated September 11, 2025.
8. Adam Layton, Goldberg Group, on behalf of Yongehurst Developments Inc., dated September 11, 2025.
9. Adam Layton, Goldberg Group, on behalf of Leslie View Developments 11580 Inc., dated September 11, 2025.
10. Adam Layton, Goldberg Group, on behalf of Country Wide (Jefferson) Inc., and Giuseppina Brunetto, dated September 11, 2025.
11. Adam Layton, Goldberg Group, on behalf of Country Wide Homes (Jefferson) Inc., dated September 11, 2025.
12. Adam Layton, Goldberg Group, on behalf of King South-East Developments 295 Inc., dated September 11, 2025.
13. Adam Layton, Goldberg Group, on behalf of 9712 Yonge Street General Partner Inc., and 9712 Yonge Street Limited Partnership, dated September 11, 2025.
14. Tak Amiri, on behalf of Zexin Inc., 21 Dunlop Street, Unit 207, dated September 11, 2025.
15. Adam Layton, Goldberg Group, on behalf of Whitehorn Investments Limited, Stephen Mitchell Realty Limited, 891566 Ontario Limited and Ledrow Investments Limited, dated September 12, 2025.
16. Adam Layton, Goldberg Group, on behalf of First Baymac Developments Limited, and Canadian Property Holdings (Ontario) ("Baymac"), dated September 12, 2025.
17. Tim Schilling, KLM Planning Partners Inc., on behalf of Stonecourt Construction Inc., dated September 12, 2025.
18. Michael Manett, MPLAN Inc., on behalf of Robert Salna, dated August 22, 2025.

19. Michael Manett, MPLAN Inc., on behalf of JG Cordone, dated August 25, 2025.
20. Michael Manett, MPLAN Inc., on behalf of North Elgin Centre Inc., dated August 28, 2025.
21. Naomi Nurgitz J.D., 78 Drumern Crescent, dated September 15, 2025.
22. Lauren Capilongo, Malone Given Parsons, on behalf of Leslie Elgin Developments Inc., dated September 15, 2025.
23. Rohan Sovig, Malone Given Parsons, on behalf of Elgin Developments Inc. dated September 13, 2025.
24. Adam Fineman, Delmanor Communities, dated September 15, 2025.
25. Ian Andres, Goodmans LLP, on behalf of 2402828 Ontario Inc. (York Montessori School), dated September 16, 2025.
26. Ian Andres, Goodmans LLP, on behalf of Baif et al., dated September 16, 2025.
27. Ian Andres, Goodmans LLP, on behalf of H&R Management, dated September 16, 2025.
28. Kayly Robbins, Weston Consulting, on behalf of 1609399 Ontario Inc., dated September 16, 2025.
29. Kayly Robbins, Weston Consulting, on behalf of 9835 Leslie Street, dated September 16, 2025.

Carried

15.2.11 Correspondence received regarding the Micromobility Strategy - (CW Item 11.11)

Moved by: Councillor Cilevitz
Seconded by: Councillor Davidson

That the following correspondence regarding the Micromobility Strategy, be received:

1. Jeffrey Streisfield, Landlaw, dated September 16, 2025.

Carried

15.2.12 Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications - Norfolk Development Inc. for 162, 166, 170, 174, 178 and 182 Norfolk Avenue - (CW Item 11.12)

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

That the following correspondence regarding the proposed Official Plan and Zoning By-law Amendment Applications - Norfolk Development Inc. for 162, 166, 170, 174, 178 and 182 Norfolk Avenue, be received:

1. Michael Theodores, 481 Major Mackenzie Drive East, dated September 16, 2025.

Carried

15.2.13 Member Motion submitted by Mayor West regarding Strengthening Safety Measures Around Child-Centered Facilities - (CW Item 13.1)

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

Whereas the City of Richmond Hill continues to mourn the devastating loss of a child and the injuries suffered by others as a result of the recent crash at First Roots Daycare; and

Whereas the safety and protection of children is of the highest priority for parents, caregivers, and our community as a whole; and

Whereas childcare centers, schools, and playgrounds are gathering places that require enhanced safety measures to prevent future tragedies and protect our most vulnerable residents; and

Whereas the community has overwhelmingly advocated for positive safety changes in the wake of this tragedy, including a petition with more than 500 signatories; and

Whereas municipalities do not have the legislative authority to compel childcare operators to install safety measures to prevent

vehicle incursions, and must rely on the provincial government and its legislative tools to enact such changes; and

Whereas Richmond Hill Council has called for and appreciates the actions taken by the provincial government to strengthen safety requirements for child-centered facilities and similar facilities, including measures to mitigate the risk of vehicle incursions into vulnerable areas.

Therefore, be it resolved that:

1. Council direct Mayor West to write a follow-up letter to the Honourable Paul Calandra, Minister of Education, expressing Council's support for the proposed actions taken to date and urging quick, effective, and appropriate measures to further reduce risks to child-centered facilities;
2. The City of Richmond Hill continue to work with the Province to ensure effective and timely implementation of stronger safety standards;
3. The City Clerk be directed to forward a copy of this resolution to the following:

The Honourable Doug Ford, Premier of Ontario;

The Honourable Paul Calandra, Minister of Education.

Carried

15.3 Annual Report of the City's Integrity Commissioner, Suzanne Craig, dated September 12, 2025

Council consented to consider Items 15.3 and 15.4 together.

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That the Annual Report of the City's Integrity Commissioner, Suzanne Craig, dated September 12, 2025, be received; and

b) That section 6.16 of the Integrity Commissioner's procedures be amended, as recommended in the Annual Report of the City's Integrity Commissioner, Suzanne Craig, dated September 12, 2025.

15.4 Report from Suzanne Craig, Integrity Commissioner, dated July 7, 2025 titled "Formal Code of Conduct Complaint #122024 Investigation Report of Regional Council Member Joe DiPaola"

Moved by: Councillor Davidson

Seconded by: Councillor Cui

a) That the investigation report from Suzanne Craig, Integrity Commissioner, dated July 7, 2025, titled "Formal Code of Conduct Complaint #122024 Investigation Report of Regional Council Member Joe DiPaola " be received; and

b) That staff be directed to prepare and report back on a draft Council Office staffing and access policy.

A recorded vote was taken on Item 15.3 clauses a) and b) and Item 15.4 clauses a) and b):

In favour (9): Councillor Davidson, Regional and Local Councillor Chan, Councillor Thompson, Councillor Shiu, Councillor Cui, Mayor West, Councillor Cilevitz, Regional and Local Councillor DiPaola, Councillor Liu

Opposed (0): None

Item 15.3 clauses a) and b) and Item 15.4 clauses a) and b) Carried Unanimously (9 to 0)

15.5 Memorandum from Paolo Masaro, Commissioner of Infrastructure and Engineering Services, dated September 19, 2025, regarding Response to Committee of the Whole - Staff Report SRIES.25.006 - Micromobility Strategy - (refer to Item 15.2.5)

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

a) That the Memorandum from Paolo Masaro, Commissioner of Infrastructure and Engineering Services, dated September 19, 2025, regarding Response to Committee of the Whole - Staff Report SRIES.25.006 - Micromobility Strategy, be received for information purposes.

Carried

15.6 Correspondence received regarding the Comprehensive Zoning By-law Project - City of Richmond Hill - (refer to 15.2.8)

Moved by: Councillor Cilevitz

Seconded by: Councillor Davidson

That the following correspondence regarding the Comprehensive Zoning By-law Project for the City of Richmond Hill, be received:

1. Eileen P.K. Costello, Aird & Berlis LLP, on behalf of 2705785 Ontario Limited, dated September 16, 2025.
2. Alex Lusty, Davies Howe LLP, on behalf of 37 residents of Mon Sheong Court, dated September 16, 2025.
3. Jenna Thibault, Weston Consulting, on behalf of Leadbond Development Inc., dated September 16, 2025.
4. Chief Taynar Simpson, Alderville First Nation, dated September 16, 2025.
5. Katarzyna Sliwa, Dentons Canada LLP, on behalf of DIV (Beaver Creek) Limited, dated September 16, 2025.
6. Angela Sciberras, Macaulay Shiomi Howson Limited, on behalf of 1001178728 Ontario Limited and 1001178791 Ontario Limited, dated September 16, 2025.
7. Daniel Teichman, Overland LLP, on behalf of Yonge Sixteen Inc., dated September 16, 2025.
8. Bryanne Robinson, Weston Consulting, on behalf of Devon Lane Construction Limited, dated September 16, 2025.

Carried

15.7 Memorandum from Gus Galanis, Commissioner of Planning and Building Services, dated September 22, 2025, regarding Revisions to Proposed By-law 93-25 - Staff Report SRPBS.25.081 - Comprehensive Zoning By-law Project - (refer to Item 15.2.8)

Moved by: Councillor Cilevitz
 Seconded by: Councillor Davidson

a) That the Memorandum from Gus Galanis, Commissioner of Planning and Building Services, dated September 22, 2025, regarding Revisions to Proposed By-law 93-25 - Staff Report SRPBS.25.081 - Comprehensive Zoning By-law, be received; and,

b) That any reference to Employment Lands in the recommendation section of Staff Report SRPBS.25.081 be deleted.

Carried

15.8 Additional correspondence received regarding the Comprehensive Zoning By-law Project - City of Richmond Hill - (refer to Item 15.2.8)

Moved by: Councillor Cilevitz
 Seconded by: Councillor Davidson

That the following correspondence regarding the Comprehensive Zoning By-law Project for the City of Richmond Hill, be received:

1. Chris Pereira, M. Behar Planning & Design Limited, on behalf of 10794 Yonge Holding Inc., dated September 18, 2025.
2. Jenna Thibault, Weston Consulting, on behalf of Leadbond Development Inc, dated September 23, 2025.
3. Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of the owner of 1 Cynthia Crescent, dated September 23, 2025
4. Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf S&A Developments Limited, dated September 23, 2025.
5. Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of Times 1128 Inc. and 1863106 Ontario Inc., dated September 23, 2025.
6. Neil M. Smiley, Fasken Martineau DuMoulin LLP, on behalf of Weins Auto Group, dated September 23, 2025.
7. Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of White Owl Properties Limited, dated September 23, 2025.
8. Tak Amiri, on behalf of Zexin Inc., dated September 23, 2025.
9. Bryanne Robinson, Weston Consulting, on behalf of Devon Lane Construction Limited, dated September 23, 2025.

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: Regional and Local Councillor Chan

Seconded by: Councillor Cui

That the following By-laws be approved:

By-law 90-25 - A By-law to provide for the Use, Regulation, Protection, and Governance of Active Transportation and Micromobility Devices with the City of Richmond Hill

By-law 91-25 - A By-law to amend By-law 69-16, being the City of Richmond Hill Administrative Penalty By-law

By-law 92-25 - A By-law to Assume Belowground Municipal Services

By-law 96-25 - A By-law to Remove Certain Lands from Part Lot Control

By-law 97-25 - A By-law to Remove Certain Lands from Part Lot Control

By-law 98-25 - A By-law to Remove Certain Lands from Part Lot Control

By-law 99-25 - A By-law to Remove Certain Lands from Part Lot Control

By-law 111-25 - A By-law to Establish Lands as Public Highway

By-law 93-25 - A By-law to regulate the use of lands and the location and use of buildings and structures within the City of Richmond Hill

Carried

19. Closed Session

19.1 Resolution to Move into Closed Session and General Nature Thereof:

Moved by: Councillor Thompson

Seconded by: Councillor Cui

That Council move into Closed Session:

a) To consider matters related to the receiving of advice that is subject to: solicitor-client privilege, including communications necessary for that purpose; and related to litigation affecting the municipality regarding the construction of the Oak Ridges Community Centre, Aquicon Construction Co. Ltd. et al ats. The Corporation of the City of Richmond Hill, Court File No. CV-21-00667419-0000, (Section 239(2)(e) and (f) of the Municipal Act, 2001, S.O. 2001, c. 25).

Carried

19.2 Resolution to Reconvene in Open Session

Council moved into closed and then returned to open session (11:50 a.m. to 11:55 a.m.).

19.3 Adoption of Recommendations Arising from the Closed Session Meeting

Mayor West advised that there were no open session recommendations for Closed Session Item A.

20. By-law to Confirm the Proceedings of Council at this Meeting

20.1 By-law 112-25

Moved by: Councillor Cui
Seconded by: Councillor Shiu

That By-law 112-25, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

21. Adjournment

Moved by: Councillor Liu
Seconded by: Councillor Cilevitz

That the meeting be adjourned.

Carried

The meeting was adjourned at 11:56 p.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk