



Committee of the Whole Meeting

Minutes

CW#06-26

Wednesday, May 6, 2026, 9:30 a.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

A Committee of the Whole meeting of the Council of the City of Richmond Hill was held on Wednesday, May 6, 2026 at 9:30 a.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

Councillor Shiu (Chair)
Mayor West
Regional and Local Councillor Chan
Regional and Local Councillor DiPaola
Councillor Davidson
Councillor Thompson
Councillor Liu
Councillor Cui
Councillor Cilevitz (Vice-Chair)

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
B. Levesque, Acting, Commissioner of Infrastructure and Engineering Services
T. Steele, Commissioner of Community Services
A. Dimilta, City Solicitor
M. Flores, Director, Policy Planning
D. Giannetta, Director, Development Planning
G. Li, Director, Financial Services and Treasurer
F. Suppa, Director, Infrastructure Planning and Development Engineering
S. Aiello, Manager, Policy
P. Chow, Manager, Policy
V. Gaiu, Manager, Energy and Waste
M. Kashani, Manager, Design and Construction
M. Raza, Manager, Fiscal Strategy and Long-Term Planning

B. Scopacasa, Manager, Development Planning
M. Shilton, Manager, Development Planning
A. Dickinson, Project Manager, Affordable Housing
B. Yu, Financial Management Advisor
L. Bal, Waste Management Coordinator
N. Sgrignuoli, Planner II - Development
C. Sunny, Planner II - Development
D. Matroja, Planner I - Development
F. Caparelli, Planner I - Development
S. Amenta, Intern
S. Huycke, City Clerk
R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Council/Committee Coordinator

Staff Member present via videoconference:

L. Conde, Manager, Strategy and Government Relations

1. Call to Order

The Chair called the meeting to order at 9:31 a.m.

Councillor Shiu transferred the Chair to Councillor Cilevitz between 10:06 a.m. and 11:11 a.m. during consideration of Item 11.7.

2. Council Announcements

Councillor Cilevitz announced that May is Jewish Heritage Month, highlighting the opportunity it provides to recognize and celebrate the rich contribution of Jewish communities, and noted the broader global significance associated with this time of year.

Mayor West shared his support for the Montreal Canadiens, the only Canadian team remaining in the NHL Playoffs, by cheering "Go Habs Go!"

Regional and Local Councillor Chan noted that May is a month of many important celebrations. He thanked Councillor Cilevitz for recognizing Jewish Heritage Month and highlighted that May is also Asian Heritage Month, Mental Health Week, and Youth Week.

Regional and Local Councillor Chan further announced that in the coming weeks, the 2026 Spring Fair was being held at Richmond Green Park, from 12 p.m. to 3 p.m., highlighted the various planned activities, and extended a warm invitation for everyone to attend.

Councillor Thompson reminded everyone that today is McHappy Day, adding that he and his colleagues would be supporting this important initiative, with proceeds benefiting Ronald McDonald House Charities.

Regional and Local Councillor DiPaola acknowledged May is a month filled with many important events including the Richmond Hill Prayer Breakfast on May 20th at the Sheraton Parkway Hotel, with tickets still available, and a lifesaving seminar on May 23rd from 3 p.m. to 5 p.m. at Rouge Woods Community Centre, which is open to all Richmond Hill residents.

Regional and Local Councillor DiPaola extended warm Mother's Day wishes to his mother and all mothers celebrating in Richmond Hill this weekend.

Councillor Shiu expressed his thanks to all neighbours and volunteers who participated in the Ward 6 parks clean-up event, recognizing their efforts in keeping the community clean, and also acknowledged staff for their support in providing supplies and coordinating waste pickup.

Councillor Cui highlighted the success of the Ward 4 clean-up events held over the past two weekends and extended his thanks to all residents and volunteers for their efforts in helping keep the community clean and beautiful.

3. Introduction of Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters raised by Members of Committee.

4. Adoption of Agenda

Moved by: Councillor Davidson

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

- a) Delegation by Raymond Lefaive, 807-33 Weldrick Road East, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and convention Centre Inc. for 600, 650 and 670 Highway 7 East - (Item 10.1);
- b) Delegation by Whinney Wong, 9017 Leslie Street, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway

Hotels and convention Centre Inc. for 600, 650 and 670 Highway 7 East - (Item 10.2);

c) Delegation by Vincent Ching, YRSCC 972 and YRSCC 1008, 9017 Leslie Street, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and convention Centre Inc. for 600, 650 and 670 Highway 7 East - (Item 10.3);

d) Delegation by Christopher Lozinski, 6 Crystal Drive, regarding the proposed Official Plan and Zoning By-Law Amendment Applications submitted by Cor-Lots Developments Ltd. for 11 Headdon Gate – (Item 10.4);

e) Delegation by Steve Nightingale, Oxford Properties, owners of Hillcrest Mall, regarding the Member Motion submitted by Regional and Local Councillor DiPaola, related to Development Charges Deferral for Non-Luxury Rental Buildings - (Item 10.5);

f) Correspondence received regarding the proposed Official Plan and Zoning By-Law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., for 600, 650 and 670 Highway 7 East and 9005 Leslie Street – (Item 11.9).

Carried Unanimously

5. 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*.

6. Identification of Items Requiring Separate Discussion

Committee consented to separate Items 11.2, 11.7, 11.8, 12.1 and 12.2, for discussion.

7. Adoption of the Remainder of Agenda Items

On a motion of Mayor West, Committee unanimously adopted those items not identified for separate discussion.

8. Public Hearing(s)

There were no public hearings.

9. Presentation(s)

There were no presentations.

10. Delegation(s)**10.1 Raymond Lefaive, 807-33 Weldrick Road East, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and convention Centre Inc. for 600, 650 and 670 Highway 7 East -(refer to Item 11.7)**

Raymond Lefaive, 807-33 Weldrick Road East, former president of the Condominium Board at 9015 Leslie Street, advised that he had attended the Ontario Land Tribunal on April 20th and was granted party status as an interested Ward 6 resident. He expressed opposition to the proposed applications, citing concerns regarding the proposed density, traffic congestion, combined impacts with the neighbouring City of Markham developments, and increased pressure on local infrastructure and schools, and requested elimination of the three towers along the property line to provide space for additional parkland.

10.2 Whinney Wong, 9017 Leslie Street, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and convention Centre Inc. for 600, 650 and 670 Highway 7 East -(refer to Item 11.7)

Whinney Wong, 9017 Leslie Street, expressed her support for the staff report and recommendations and acknowledged the provincial pressures related to land use planning. She advised of her support for the removal of proposed Towers 4, 5 and 6 located in front of the existing condominiums, with the density redistributed to towers along Leslie Street and Highway 7. W. Wong raised concerns regarding shadowing, loss of sunlight, and the lack of parkland in the area, and requested that park space be provided in place of the three towers to serve existing and future residents.

10.3 Vincent Ching, YRSCC 972 and YRSCC 1008, 9017 Leslie Street, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc. for 600, 650 and 670 Highway 7 East -(refer to Item 11.7)

Vincent Ching, Director, YRSCC 972 and YRSCC 1008, 9017 Leslie Street, expressed support for the staff report and recommendations and advised that the Condominium Boards had obtained party status at the Ontario Land Tribunal. He reviewed the renderings of the proposed development, and raised concerns regarding the massing and shadow impacts of Towers 4, 5 and 6 on the existing condominiums, including

reduced sunlight and overshadowing. V. Ching advised that the Condominium Boards would seek through the Ontario Land Tribunal mediation to redistribute the density to the remaining towers and replace Towers 4, 5 and 6 with park space to better serve the surrounding community.

10.4 Christopher Lozinski, 6 Crystal Drive, regarding the proposed Official Plan and Zoning By-Law Amendment Applications submitted by Cor-Lots Developments Ltd. for 11 Headdon Gate – (refer to Item 11.8)

Christopher Lozinski, 6 Crystal Drive, expressed concerns about the proposal to rezone the site for a private school, noting that Headdon Gate is a small arterial road that may not adequately accommodate school buses, emergency vehicles, and student pick-up and drop-off activities. He also raised concerns regarding traffic impacts on Major Mackenzie Drive, potential traffic calming measures, and the adequacy of nearby park and recreational space. C. Lozinski questioned the need for an additional private school given the number of existing schools in the area, and advised that the site lacked appropriate facilities, including a gymnasium and sufficient outdoor space to support student activity.

10.5 Steve Nightingale, Oxford Properties, owners of Hillcrest Mall, regarding the Member Motion submitted by Regional and Local Councillor DiPaola, related to Development Charges Deferral for Non-Luxury Rental Buildings - (refer to Item 12.2)

Steve Nightingale, Vice-President of Development, Oxford Properties, owners of Hillcrest Mall, expressed support for the Member Motion and advised that Oxford Properties had received approval in 2023 for a 630-unit purpose-built rental development at the northeast corner of the shopping centre. S. Nightingale noted the need for additional rental housing in Richmond Hill and the financial challenges associated with developing rental projects, particularly under current market conditions. He advised that matching York Region's 40-year Development Charges deferral program would help improve the financial feasibility of rental housing development and support the delivery of new rental units.

11. Committee and Staff Reports

11.1 Minutes - Accessibility Advisory Committee meeting AAC#03-25 held June 19, 2025

Moved by: Mayor West

a) That the minutes of the Accessibility Advisory Committee meeting AAC#03-25 held June 19, 2025, be adopted.

Carried Unanimously

11.2 SRCFS.26.011 - Amendment to Infrastructure Funding Policy

Moved by: Councillor Thompson

a) That staff report SRCFS.26.011 regarding Amendment to the Infrastructure Funding Policy be received;

b) That the updated Infrastructure Funding Policy attached as Appendix "A" to staff report SRCFS.26.011 be approved; and

c) That the Infrastructure Funding Policy be declared an Administrative Policy under the 2025 Policy Development Framework.

Carried Unanimously

11.3 SRCS.26.03 - Blue Box Transition Update and Next Steps

Moved by: Mayor West

a) That staff report SRCS.26.03 regarding the Blue Box Transition Update and Next Steps, be received;

b) That all new multi-residential developments requesting municipal waste collection after January 1, 2026, be required to procure private recycling collection services at their own cost; until they become eligible for collection by producers in 2031;

c) That Council delegate authority to the Mayor and Clerk upon recommendation of the Commissioner of Community Services to sign York Region's Cost Sharing Agreement and any related documents.

Carried Unanimously

11.4 SRIES.26.009 - Request for In-Year Budget Increase for the Unity Park Revitalization and Construction Project

Moved by: Mayor West

- a) That Staff Report SRIES.26.009 regarding the Request for In-Year Budget Increase for the Unity Park Revitalization and Construction Project, be received;
- b) That Council authorize and increase the amount of the City's capital project Unity Park Revitalization Construction project, account P/001133.06, by \$700,000;
- c) That staff proceed with the award of the construction contract to the lowest compliant bidder.

Carried Unanimously

11.5 SRPBS.26.021 - Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Melnic (Bathurst TH) Inc. - 13049 Bathurst Street – City Files ZBLA-24-0008 and SUB-24-0002

Moved by: Mayor West

- a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Melnic (Bathurst TH) Inc. for lands municipally known as 13049 Bathurst Street, City Files ZBLA-24-0008 and SUB-24-0002 be approved, subject to the following:
 - i) that the subject lands be rezoned from Single Detached Six (R6) Zone to Multiple Residential One (RM1) Zone under By-law 313-96 as amended, with site-specific development standards as outlined in Appendix "A" to Staff Report SRPBS.26.021;
 - ii) that the Neighbourhood Mixed Use (NMU) Zone under By-law 93-25 as amended, be amended with site specific development standards as outlined in Appendix "B" to Staff Report SRPBS.26.021;
 - iii) that the draft amending Zoning By-laws attached hereto as Appendices "A" and "B" be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward the May 13, 2026 Council meeting for enactment;

- 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 Zoning By-law Amendment to implement the proposed development on the subject lands; and,
- v) that the draft Plan of Subdivision as depicted on Map 7 to Staff Report SRPBS.26.021 be draft approved subject to the conditions set out in Appendix “C” to Staff Report SRPBS.26.021.

Carried Unanimously

11.6 SRPBS.26.025 – Request for Approval – Zoning By-law Amendment Application – Weins Canada Inc. – 0 Gamble Road - City File D02-22007

Moved by: Mayor West

That the Zoning By-law Amendment application submitted by Weins Canada Inc. for lands municipally known as 0 Gamble Road and legally described as Part of Lot 56, Concession 1, W.Y.S., City File D02-22007 be approved, subject to the following:

- i) that the subject lands be rezoned from Agricultural (A) Zone to General Commercial (C2) Zone, Environmental Protection Area Two (EPA2) Zone and Open Space (O) Zone under By-law 235-97, as amended, and establish site-specific development standards as outlined in Appendix “A” to Staff Report SRPBS.26.025;
- ii) that a portion of the subject lands be rezoned from Open Space (O) Zone to General Commercial (C2) Zone under By-law 235-97, as amended, as outlined in Appendix “A” to Staff Report SRPBS.26.025;
- iii) that a portion of the subject lands be rezoned from Regional Mixed Use Corridor Two (RMU-COR2) Zone to Greenway Natural Linkage (GNL) Zone under By-law 93-25, as amended, and establish site-specific development standards as outlined in Appendix “B” to Staff Report SRPBS.26.025;
- iv) that a portion of the subject lands be rezoned from Greenway Natural Linkage (GNL) Zone to Regional Mixed Use Corridor Two (RMU-COR2) Zone under By-law 93-25, as amended, as outlined in Appendix “B” to Staff Report SRPBS.26.025;

v) that the enactment of the draft amending Zoning By-laws attached as Appendices “A” and “B” be held in abeyance until such time as the owner/applicant formally withdraws their Ontario Land Tribunal (OLT) appeal (Case Number PL171284) related to Zoning By-law Amendment Application City File: D02-16014 to the satisfaction of the City Solicitor;

vi) that the draft amending Zoning By-laws attached hereto as Appendices “A” and “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to a future Council meeting for consideration and enactment; and,

vii) 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 Zoning By-law Amendment to implement the proposed development on the subject lands.

Carried Unanimously

11.7 SRPBS.26.026 – Request for Direction – Official Plan and Zoning By-Law Amendment Applications - Parkway Hotels and Convention Centre Inc. - 600, 650 and 670 Highway 7 East and 9005 Leslie Street - City Files OPA-23-0003 and ZBLA-25-0018

Moved by: Councillor Shiu

a) That Staff Report SRPBS.26.026, be received;

b) That the Ontario Land Tribunal be advised that Council does not support the Official Plan and Zoning By-law Amendment applications submitted by Parkway Hotels and Convention Centre Inc. for lands known as Part of Blocks 1 and 7, Registered Plan 65M-2287 and Part of Lot 11, Concession 3, E.Y.S., City Files OPA-23-0003 and ZBLA-25-0018, for the primary reasons outlined in Staff Report SRPBS.26.026;

c) That appropriate City staff and external consultants be directed to appear at the Ontario Land Tribunal in support of Council's position concerning the subject appeals, including participating in OLT mediation.

d) That Council direct the City Solicitor to retain such external consultants as the City Solicitor considers necessary to support Council's position in any proceedings before the Ontario Land Tribunal in relation to the applications and related appeals; and,

e) That City staff continue discussions with the applicants towards a potential resolution of the outstanding appeals and the submission of a revised development proposal that is supportable and represents good planning.

A recorded vote was taken:

In favour: (8): Regional and Local Councillor Chan, Councillor Cilevitz, Councillor Davidson, Councillor Thompson, Mayor West, Councillor Cui, Councillor Liu, Councillor Shiu

Opposed: (1): Regional and Local Councillor DiPaola

Carried (8 to 1)

11.8 SRPBS.26.027 - Request for Approval – Official Plan and Zoning By-Law Amendment Applications – Cor-Lots Developments Ltd. - 11 Headdon Gate – City Files OPA-25-0003 and ZBLA-25-0005 (Related City File SP-25-0008)

Moved by: Councillor Cui

a) That the Official Plan and Zoning By-Law Amendment applications submitted by Cor-Lots Developments Ltd. for lands municipally known as 11 Headdon Gate, City Files OPA-25-0003 and ZBLA-25-0005, be approved, subject to the following:

i) that the Official Plan be amended to permit a private school use with one (1) access point on the subject lands, as outlined in Appendix “A” to Staff Report SRPBS.26.027;

ii) that the “Local Commercial (C2) Zone” under By-law 273-82, as amended, be further amended to permit a private school use with site-specific development standards, as outlined in Appendix “B” to Staff Report SRPBS.26.027;

iii) that the “Neighbourhood Mixed Use (NMU) Zone” under by-law 93-25, as amended, be further amended with site-specific development standards, as outlined in Appendix “C” to Staff Report SRPBS.26.027;

iv) that the draft Official Plan Amendment attached hereto as Appendix “A” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the May 13, 2026 Council meeting for consideration and adoption;

v) that the draft amending Zoning By-laws attached hereto as Appendices “B” and “C” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the May 13, 2026 Council meeting for consideration and enactment; and,

vi) that pursuant to Section 17(22) and Section 34(17) of the Planning Act, Council deem that no further notice be required with respect to any necessary modifications to the draft Official Plan Amendment and draft Zoning By-law Amendments to implement the proposed private school use on the subject lands.

Carried Unanimously

11.9 Correspondence received regarding the proposed Official Plan and Zoning By-Law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc., for 600, 650 and 670 Highway 7 East and 9005 Leslie Street - (refer to Item 11.7)

Moved by: Mayor West

That the following correspondence regarding the proposed Official Plan and Zoning By-Law Amendment Applications submitted by Parkway Hotels and Convention Centre Inc. for 600, 650 and 670 Highway 7 East and 9005 Leslie Street, be received:

1. Raymond Lefaive, 807-33 Weldrick Road East, dated May 3, 2026.
2. Vincent Ching, Director, YRSCC 972 and YRSCC 1008, 9017 Leslie Street, dated May 4, 2026.

Carried Unanimously

12. Other Business

12.1 Member Motion - Councillor Cilevitz - Raising the Pride Flag for the Month of June 2026

Moved by: Councillor Cilevitz

Whereas, we in Canada uphold our Charter of Rights and Freedoms, acknowledging the inherent rights and freedoms of all Canadian citizens;

Whereas, the month of June has been proclaimed Pride Month across Canada, including York Region, for at least the past 25 years;

Whereas, York Region is home to over 1.2 million people with an estimated 120,000 2SLGBTQ+ identifying residents;

Whereas, Richmond Hill proudly upholds its Council-approved Diversity, Equity and Inclusion (DEI) Policy;

Whereas, Pride Month is not only a time of vibrant celebration but also a crucial opportunity to raise awareness of 2SLGBTQ+ issues;

Whereas, since 2021, hate-motivated incidents directed towards Canada's 2SLGBTQ+ population have increased by 64% (Statistics, Canada 2021);

Whereas, York Region municipalities have made significant strides in supporting York Pride events and initiatives, including the annual Pride Parade held every June in Newmarket;

Whereas, the City of Richmond Hill has immense potential to demonstrate its commitment to 2SLGBTQ+ education and support across the region; and

Whereas, by raising the Pride Flag at Richmond Hill's Community Flagpoles located outside City Hall for the duration of the month of June, Richmond Hill exhibits its strong message of support and inclusion to all identifying 2SLGBTQ+ people and their allies; and

Whereas, the Council approved Community Flag Raisings and Flag Protocol Policy currently only permits flags to be flown on a Community Flagpole for up to one week.

Therefore Be It Resolved:

That notwithstanding the Community Flag Raisings and Flag Protocol Policy, the Pride Flag be flown on one of City's Community Flagpoles for the duration of the month of June 2026, when otherwise not in use for another community flag raising.

Carried Unanimously

12.2 Member Motion - Regional and Local Councillor DiPaola - Development Charges Deferral for Non-Luxury Rental Buildings

Moved by: Regional and Local Councillor DiPaola

Whereas Richmond Hill is committed to reducing barriers to accelerate the delivery of non-luxury rental housing in our community;

Whereas York Region's Development Charges Deferral for Non-Luxury Rental Buildings Policy ("Region's Policy") approved by York Region's Council on June 26, 2025, seeks to incentivize the construction of non-luxury purpose-built rental housing by deferring the payment of regional development charges indefinitely for buildings used as non-luxury rental for a minimum of 40 years, as determined by specified criteria;

Whereas The Region's Policy is only eligible to proponents who secure a similar contribution from the local municipality;

Whereas Resolving to defer the City's component of development charge payments for all future eligible development projects pursuant to the Region's Policy requirements provides certainty to the development community and streamlines administrative processes to align the City with the Region in support of non-luxury purpose-built rental housing.

Now Therefore Be It Resolved That:

1. That Council adopt in principle York Region's Development Charges Deferral for Non-Luxury Rental Buildings Policy subject to the terms and conditions set out in the Region's policy as approved by Regional Council on June 26, 2025, attached to this Member's Motion as Attachment 1;
2. That Council approve the deferral of the payment of City development charges for eligible development projects otherwise owing for the same time period as the Region, and allow for forgivable interest on the deferred payment pursuant to the Region's Policy, subject to a Development Charges Deferral Agreement being entered into between eligible owners and the Region of York in accordance with the Region's Policy;
3. That the Mayor and Clerk be authorized to execute any agreements referred to in item 2 and any further documentation as necessary, between the City, the Region of York and eligible owners that are required to implement the Development Charges Payment deferral upon the recommendation of the Director of Financial Services and Treasurer, and the Commissioner of Building and Planning Services.

Motion to Refer:

Moved by: Mayor West

That the Member Motion submitted by Regional and Local Councillor DiPaola regarding Development Charges Deferral for Non-Luxury Rental Buildings, be referred to staff for a report back prior to summer recess with consideration given to details of recently announced Federal and Provincial Government development charges programs.

Motion to Refer Carried

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Adjournment

Moved by: Councillor Cui

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 12:06 p.m.