



## **Committee of the Whole Meeting**

### **Minutes**

**CW#10-26**

**Wednesday, July 8, 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, July 8, 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

Staff Members present in Council Chambers:

D. Joslin, City Manager  
G. Galanis, Commissioner of Planning and Building Services  
R. Jones, Acting Commissioner of Corporate and Financial Services  
P. Masaro, Commissioner of Infrastructure and Engineering Services  
T. Steele, Commissioner of Community Services  
M. Flores, Director, Policy Planning  
D. Giannetta, Director, Development Planning  
G. Onizuka, Assistant City Solicitor  
F. Quarisa, Director, Public Works Operations  
F. Suppa, Director, Infrastructure Planning and Development Engineering  
S. Aiello, Manager, Policy  
K. Chaudhry, Manager, Heritage and Urban Design  
P. Chow, Manager, Policy  
M. Dobbie, Manager, Park and Natural Heritage Planning  
M. Raza, Manager, Fiscal Strategy and Long-Term Planning

R. Rendon, Manager, Sustainability  
B. Scopacasa, Manager, Development Planning  
B. Kang, Project Manager, Policy  
F. Caparelli, Planner I - Development  
A. Crawford, Planner II - Policy  
G. La Moglie, Senior Planner - Development  
C. Ng, Planner II – Policy  
A. Parekh, Senior Urban Designer  
A. Patel, Senior Planner - Parks  
N. Sgrignuoli, Senior Planner - Development  
S. Huycke, City Clerk  
C. Connolly, Council/Committee Coordinator  
K. Hurley, Council/Committee Coordinator

Staff Members present via videoconference:

C. Debi, Director, Communications Services  
A. Rashvand, Manager, Parks Services and Infrastructure  
J. Wychreschuk, Manager, Infrastructure Planning

**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 10:59 a.m. and 11:44 a.m. during consideration of Item 11.4.

Committee consented to recess the meeting between 11:57 a.m. and 1:02 p.m.

**2. Council Announcements**

There were no Council announcements.

**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: Regional and Local Councillor DiPaola

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

- a) Delegation by Paola Luchenski, 64 Baynards Lane, regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Pinewalk Estates Inc. for 263 Oxford Street - (Item 10.1);
- b) Delegation by Chris Pereira, M. Behar Planning + Design Limited, regarding Policy Directions for the East Beaver Creek Secondary Plan - (Item 10.2);
- c) Delegation by Todd Trudelle, Goldberg Group, on behalf of T-York Holdings Ltd., OGO Developments Inc. and Crestpoint Real Estate (YCC) Inc., regarding Policy Directions for the East Beaver Creek Secondary Plan - (Item 10.3);
- d) Delegation by Vincent Ching, 9017 Leslie Street, regarding Policy Directions for the East Beaver Creek Secondary Plan - (Item 10.4);
- e) Delegation by Xiaoying Piao, Richmond Hill Pickleball Club, regarding the Richmond Green Revitalization Master Plan - (Item 10.5);
- f) Delegation by Carole Munro, Richmond Hill Pickleball Advocacy Group, regarding the Richmond Green Revitalization Master Plan - (Item 10.6);
- g) Delegation by Barri Ranieri, Richmond Hill Pickleball Advocacy Group, regarding the Richmond Green Revitalization Master Plan - (item 10.7);
- h) Delegation by Teresa Miotto, Richmond Hill Pickleball Club, regarding the Richmond Green Revitalization Master Plan - (Item 10.8);
- i) Delegation by Michael Bowcott, Richmond Hill Pickleball Club, regarding the Richmond Green Revitalization Master Plan - (Item 10.9);
- j) Delegation by Ulf and Stacy Boehlau, 153 Sussex Avenue, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539 to 563 Major Mackenzie Drive East and 148 to 158 Maple Avenue - (Item 10.10);
- k) Additional Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539 to 563 Major Mackenzie Drive East and 148 to 158 Maple Avenue - (Item 11.14);
- l) Additional Correspondence received regarding the proposed Revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Yonge MCD Inc. - (Item 11.15);
- m) Correspondence received regarding Policy Directions for the East Beaver Creek Secondary Plan - (Item 11.16);

n) Correspondence received regarding the Richmond Green Revitalization Master Plan - (Item 11.17).

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 11.3, 11.4, 11.5, 11.8, 11.9, 12.1 and 12.2 for discussion.

**7. Adoption of the Remainder of Agenda Items**

On a motion of Regional and Local Councillor Chan, Committee unanimously adopted those items not identified for separate discussion.

**8. Public Hearing(s)**

There were no public hearings.

**9. Presentation(s)**

**9.1 Presentation by Lindsay Toth, Principal, Gladki Planning Associates Inc., regarding Policy Directions for the East Beaver Creek Secondary Plan - (refer to Item 11.4)**

Lindsay Toth, Principal, Gladki Planning Associates Inc., made a presentation to Committee regarding Policy Directions for the East Beaver Creek Secondary Plan. She shared the vision for East Beaver Creek (EBC) and provided an overview of the proposed community structure, mobility including street network and active transportation, parks and public realm, urban plazas, and land use. She reviewed the built form including details specific to intensification hierarchy, maximum building density and maximum building height, and shared statistics for the Local Centre, phasing and what was heard from members of the public, landowners and through Indigenous engagement. L. Toth concluded the presentation with an overview of the staff recommendations and acknowledged everyone who was involved in collaborating on the East Beaver Creek Secondary Plan Policy Directions Report.

Moved by: Mayor West

a) That the presentation by Lindsay Toth, Principal, Gladki Planning Associates Inc., regarding Policy Directions for the East Beaver Creek Secondary Plan, be received with thanks.

Carried Unanimously

## 10. Delegation(s)

### 10.1 Paola Luchenski, 64 Baynards Lane, regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Pinewalk Estates Inc. for 263 Oxford Street - (refer to Item 11.3)

Paola Luchenski, 64 Baynards Lane, addressed Committee regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Pinewalk Estates Inc. for 263 Oxford Street. She advised that she was not opposed to development of the subject lands but requested that the trees along her property line be preserved and acknowledged the ecosystem that existed in the area which would be negatively impacted by the proposed development. P. Luchenski shared pictures of her backyard to show the mature trees and the beauty and privacy they bring to the area and extended an invitation to anyone involved with the proposed development to visit her property.

### 10.2 Chris Pereira, M. Behar Planning + Design Limited, regarding Policy Directions for the East Beaver Creek Secondary Plan - (refer to Item 11.4)

Chris Pereira, M. Behar Planning + Design Limited, on behalf of Peak Garden Developments, owner of 9021 Leslie Street, addressed Committee regarding Policy Directions for the East Beaver Creek Secondary Plan. He advised that they have been participating in the Secondary Plan process and provided comments regarding the designation of Leslie Street as a future rapid transit corridor and the planned bus rapid transit stops, requesting that Leslie Street and East Pearce Street also be considered for gateway status. C. Pereira addressed the proposed densities and heights within the East Beaver Creek Secondary Plan and the opportunity that existed during this process to accommodate additional building height and density for that intersection which would advance the City's housing objectives while implementing various Official Plan policies.

**10.3 Todd Trudelle, Goldberg Group, on behalf of T-York Holdings Ltd., OGO Developments Inc. and Crestpoint Real Estate (YCC) Inc., regarding Policy Directions for the East Beaver Creek Secondary Plan - (refer to Item 11.4)**

Todd Trudelle, Goldberg Group, addressed Committee on behalf of T-York Holdings Ltd., OGO Developments Inc. and Crestpoint Real Estate (YCC) Inc., regarding Policy Directions for the East Beaver Creek Secondary Plan. He advised that they have been participating in the Secondary Plan process and provided their comments that the process was being reviewed in the context of a Local Centre and they felt there was opportunity for the City to elevate that to a Key Development Area. T. Trudell further addressed the expansion of the stormwater management pond, traffic and other servicing matters, requesting the background reports on these issues, as further detailed in his three pieces of correspondence distributed as part of Item 11.16.

**10.4 Vincent Ching, 9017 Leslie Street, regarding Policy Directions for the East Beaver Creek Secondary Plan - (refer to Item 11.4)**

Vincent Ching, 9017 Leslie Street, addressed Committee on behalf of the residents of YRSCC 972 and YRSCC 1088, regarding Policy Directions for the East Beaver Creek Secondary Plan. He addressed the maximum building height of the proposed condominium buildings and the negative impact they would have on area residents in terms of shadows and lack of sunlight, and requested that the space in between the hotel and the two condominium buildings be left free. V. Ching further addressed parkland in the East Beaver Creek area and requested that the strata park and urban plaza be relocated to the area between the hotel and two condominium buildings, as further detailed in his correspondence distributed as part of Item 11.16.

**10.5 Xiaoying Piao, Richmond Hill Pickleball Club, regarding the Richmond Green Revitalization Master Plan - (refer to Item 11.8)**

Xiaoying Piao, Richmond Hill Pickleball Club, addressed Committee regarding the Richmond Green Revitalization Master Plan. She expressed their appreciation for pickleball courts being identified within the Richmond Green Revitalization Master Plan but questioned the process of approving the Master Plan before the completion of the Tennis and Pickleball Strategy. X. Piao acknowledged the opportunity that existed within Richmond Green for the future of pickleball but stressed the

importance of having the Richmond Green Revitalization Master Plan align with the Tennis and Pickleball Strategy.

**10.6 Carole Munro, Richmond Hill Pickleball Advocacy Group, regarding the Richmond Green Revitalization Master Plan - (refer to Item 11.8)**

Carole Munro, Richmond Hill Pickleball Advocacy Group, addressed Committee regarding the Richmond Green Revitalization Master Plan. She also expressed their appreciation and support for pickleball courts being identified within the Richmond Green Revitalization Master Plan but questioned how the proposed courts could be approved before the completion of the Tennis and Pickleball Strategy. C. Munro further shared concerns regarding the Draft Tennis and Pickleball Strategy not providing long-term vision and direction and stressed the importance of obtaining feedback from community pickleball groups and residents who play before decisions are made.

**10.7 Barri Ranieri, Richmond Hill Pickleball Advocacy Group, regarding the Richmond Green Revitalization Master Plan - (refer to Item 11.8)**

Barri Ranieri, Richmond Hill Pickleball Advocacy Group, addressed Committee regarding the Richmond Green Revitalization Master Plan. She expressed her frustration with Richmond Hill falling behind other municipalities in terms of pickleball and shared concerns regarding the process of approving the Richmond Green Revitalization Master Plan, which included dedicated pickleball courts, in advance of approving the Tennis and Pickleball Strategy. B. Ranieri further advised of concerns that they have with the Draft Tennis and Pickleball Strategy and requested that before decisions are made regarding pickleball, that all comments received to date be taken into consideration and that public consultation be undertaken with all stakeholders.

**10.8 Teresa Miotto, Richmond Hill Pickleball Club, regarding the Richmond Green Revitalization Master Plan - (refer to Item 11.8)**

Teresa Miotto, Richmond Hill Pickleball Club, addressed Committee regarding the Richmond Green Revitalization Master Plan. She shared the reality of what pickleball players were currently experiencing in the municipality, including having to go elsewhere to play, and how their needs have evolved over the years. T. Miotto advised that players would like to see dedicated pickleball courts, organized play, and year-round opportunities as permanent solutions and part of a long term vision for pickleball in Richmond Hill.

**10.9 Michael Bowcott, Richmond Hill Pickleball Club, regarding the Richmond Green Revitalization Master Plan - (refer to Item 11.8)**

Michael Bowcott, Richmond Hill Pickleball Club, addressed Committee regarding the Richmond Green Revitalization Master Plan. He expressed their appreciation for pickleball courts being identified within the Richmond Green Revitalization Master Plan and advised that they were in support of additional dedicated pickleball hubs in the future. M. Bowcott further advised of concerns that they had with the Draft Tennis and Pickleball Strategy specific to the distinction of different types of courts, their concerns with the process of approving the Richmond Green Revitalization Master Plan before the completion of the Tennis and Pickleball Strategy citing the importance of having a strategy in place, and requested that Council build a sustainable pickleball community.

**10.10 Ulf and Stacy Boehlau, 153 Sussex Avenue, regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539 to 563 Major Mackenzie Drive East and 148 to 158 Maple Avenue - (refer to Item 11.9)**

Ulf Boehlau, 153 Sussex Avenue, addressed Committee regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539 to 563 Major Mackenzie Drive East and 148 to 158 Maple Avenue. He advised that he was in agreement with the staff report recommendations to not support the Official Plan and Zoning By-law Amendment applications. U. Boehlau further advised that he shared a property line with the proposed development and shared how it would impact his privacy, create shadows, affect potential redevelopment, and did not fit with the character of the existing neighbourhood, as further detailed in his correspondence distributed as part of Item 11.14.

**11. Committee and Staff Reports**

**11.1 Minutes - Accessibility Advisory Committee meeting AAC#01-26 held April 16, 2026**

Moved by: Regional and Local Councillor Chan

a) That the minutes of the Accessibility Advisory Committee meeting AAC#01-26 held April 16, 2026, be adopted.

Carried Unanimously

**11.2 SRPBS.26.028 - Request for Approval - Revisions to Draft Plan of Subdivision - Elm 9700 Yonge Lands Limited - 9700 Yonge Street - City File SUB-22-0010 (Related Files OPA-22-0006, ZBLA-22-0020 and SP-24-0007)**

Moved by: Regional and Local Councillor Chan

a) That the revised draft Plan of Subdivision application submitted by ELM 9700 YONGE LANDS LIMITED for lands known as 9700 Yonge Street, City File SUB-22-0010 be approved, subject to the following:

- i. That the revised draft Plan of Subdivision as depicted on Map 5 to staff report SRPBS.26.028 be draft approved subject to the conditions set out in Appendix “A” to staff report SRPBS.26.028;
- ii. That the City accept the delayed conveyance of Block 5 as depicted on Map 5 to staff report SRPBS.26.028 for the future Addison Street extension for a period of up to five (5) years as set out in Appendix “A” to staff report SRPBS.26.028;
- iii. That the City accept the delayed conveyance of Block 3 as depicted on Map 5 to staff report SRPBS.26.028 to satisfy the applicant’s Community Benefits Charge as an in-kind contribution for a period of up to five (5) years, as set out in staff report SRPBS.26.028; and,
- iv. That the Mayor and Clerk be authorized to execute all agreements and any related documentation necessary to implement the development proposal as set out in staff report SRPBS.26.028, upon the recommendation of the Commissioner of Planning and Building Services and/or the Commissioner of Infrastructure and Engineering Services and in a form satisfactory to the City Solicitor.

Carried Unanimously

**11.3 SRPBS.26.031 - Request for Approval - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Pinewalk Estates Inc. - 263 Oxford Street - City Files ZBLA-25-0011 and SUB-25-0003**

Moved by: Councillor Cui

a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Pinewalk Estates Inc. for lands municipally known as 263 Oxford Street, City Files ZBLA-25-0011 and SUB-25-0003 be approved, subject to the following:

- i. that the subject lands be rezoned from Second Density Residential (R2) Zone to Fourth Density Residential (R4) Zone under By-law 2523, as amended, with site-specific development standards and a Holding (H) Provision, as outlined in Appendix “A” to staff report SRPBS.26.031;
- ii. that the subject lands be rezoned from Neighbourhood One (N1) Zone to Neighbourhood Semi-Detached Two (NS2) Zone under By-law 93-25, as amended, with site-specific development standards and a Holding (H) Provision, as outlined in Appendix “B” to staff report SRPBS.26.031;
- iii. that the draft amending Zoning By-laws attached as Appendices “A” and “B” to staff report SRPBS.26.031 be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought to the July 15, 2026, Council meeting for consideration and 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 Plan of Subdivision as depicted on Map 6 to staff report SRPBS.26.031 be draft approved subject to the conditions set out in Appendix “C” to staff report SRPBS.26.031.

Carried Unanimously

**11.4 SRPBS.26.036 - Policy Directions for the East Beaver Creek Secondary Plan - City Files MOPA-25-0001**

Moved by: Councillor Shiu

- a) That staff report SRPBS.26.036 regarding the Policy Directions for the East Beaver Creek Secondary Plan, be received for information purposes;
- b) That the East Beaver Creek Secondary Plan Policy Directions Report, attached as Attachment 1 to staff report SRPBS.26.036, be endorsed by Council; and,
- c) That all comments be referred back to staff.

Carried Unanimously

**11.5 SRPBS.26.040 - Request for Approval - Revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications - Yonge MCD Inc. - 0, 11014, 11034, 11044 and 11076 Yonge Street, 0, 47 and 59 Brookside Road, and 12 and 24 Naughton Drive - City Files OPA-24-0007, ZBLA-24-0013 and D03-16006 (Related File D06-20023)**

Moved by: Councillor Cui

a) That the revised Official Plan Amendment and Zoning By-law Amendment applications submitted by Yonge MCD Inc. for lands municipally known as 0, 11014, 11034, 11044 and 11076 Yonge Street, 0, 47 and 59 Brookside Road, and 12 and 24 Naughton Drive, City Files OPA-24-0007, ZBLA-24-0013, be approved, subject to the following:

- i. That the Official Plan be amended to include the site-specific policies as outlined in Staff Report SRPBS.26.040;
- ii. That the draft Official Plan Amendment 65 attached hereto as Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the July 15, 2026 Council meeting for adoption;
- iii. That the subject lands be rezoned from “Residential Semi-Detached or Duplex Two (RD2) Zone”, “Residential Multiple Family Two (RM2) Zone” and “Park (P) Zone” to “Residential Multiple Family One (RM1) Zone”, “Residential Multiple Family Two (RM2) Zone” and “Park (P) Zone” under By-law 190-87, as amended with site-specific development standards, as outlined in Appendix “B” to Staff Report SRPBS.26.040;
- iv. That the subject lands be zoned “Neighbourhood Apartment (NA) Zone”, “Neighbourhood Townhouse One (NT1) Zone”, “Neighbourhood Townhouse Two (NT2) Zone” and “Greenway Natural Core (GNC) Zone” under By-law 93-25, as amended with site-specific development standards, as outlined in Appendix “C” to Staff Report SRPBS.26.040;
- 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 July 15, 2026 Council meeting for consideration and enactment;

- vi. 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 amending Zoning By-laws to implement the proposed development on the subject lands; and,

b) That the Ontario Land Tribunal (OLT) be advised that Council supports the proposed revisions to the draft approved Plan of Subdivision and associated revised conditions of draft approval as provided in Map 5 and Appendix "D", and that appropriate City staff be directed to appear at the OLT as necessary in support of Council's position concerning the proposed revisions.

Carried Unanimously

**11.6 SRPBS.26.043 - Request for Approval - Draft Plan of Condominium - Times 1128 Inc. - 11280 Leslie Street - City File CON-26-0004 (Related City Files D02-17016 and D06-17040)**

Moved by: Regional and Local Councillor Chan

a) That the Draft Plan of Condominium application submitted by Times 1128 Inc., municipally known as 11280 Leslie Street, City File: CON-26-0004, be draft approved, subject to the following:

- i. that draft approval be subject to the conditions as set out in Appendix "A" to staff report SRPBS.26.043; and,
- ii. that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix "A" to staff report SRPBS.26.043, if required.

Carried Unanimously

**11.7 SRPBS.26.044 - Request for Approval - Zoning By-law Amendment Application - Elenora Krimus - 70 Arnold Crescent - City File ZBLA-25-0006**

Moved by: Regional and Local Councillor Chan

a) That the Zoning By-law Amendment application submitted by Elenora Krimus for lands municipally known as 70 Arnold Crescent, City File: ZBLA-25-0006 be approved, subject to the following:

- i. that the subject lands be rezoned from Residential First Density (R1) Zone to Residential Second Density (R2) Zone under By-law 66-71, as amended, and establish site-specific development

standards as outlined in Appendix “A” to staff report SRPBS.26.044;

- ii. that the subject lands be rezoned from Neighbourhood One (N1) Zone to Neighbourhood Two (N2) Zone under By-law 93-25, as amended, as outlined in Appendix “B” to staff rReport SRPBS.26.044;
- iii. that the draft amending Zoning By-laws attached as Appendices “A” and “B” to staff report SRPBS.26.044 be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the July 15, 2026, Council meeting for consideration and 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 Zoning By-law Amendment to implement the proposed development on the subject lands.

Carried Unanimously

#### **11.8 SRPBS.26.047 - Request for Approval - Richmond Green Revitalization Master Plan**

Moved by: Mayor West

- a) That staff report SRPBS.26.047 regarding the Richmond Green Revitalization Master Plan be received; and,
- b) That Council approve the Richmond Green Revitalization Master Plan attached as Attachment "A" to staff report SRPBS.26.047.

Carried Unanimously

#### **11.9 SRPBS.26.048 - Request for Direction - Official Plan and Zoning By-law Amendment Applications - Major Mack Maple Inc. - 539 to 563 Major Mackenzie Drive East and 148 to 158 Maple Avenue - City Files OPA-23-0010 and ZBLA-23-0014**

Moved by: Councillor Cilevitz

- a) That staff report SRPBS.26.048 regarding the Request for Direction, Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539 to 563 Major Mackenzie Drive East and 148 to 158 Maple Avenue, City Files OPA-23-0010 and ZBLA-23-0014, 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 Major Mack Maple Inc. for lands municipally known as 539 to 563 Major Mackenzie Drive East and 148 to 158 Maple Avenue, City Files OPA-23-0010 and ZBLA-23-0014, for the primary reasons outlined in staff report SRPBS.26.048;
- c) That the appropriate City staff be directed to appear at the Ontario Land Tribunal in support of Council's position concerning the subject applications, including participating in any potential mediation; and,
- d) That Council direct the City Solicitor to retain external consultants as deemed necessary to support Council's position in any proceedings before the Ontario Land Tribunal in relation to the applications and related appeals.

A recorded vote was taken:

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

Opposed: (0): None

Motion Carried Unanimously (9 to 0)

#### **11.10 SRCS.26.05 - Agreement between the City of Richmond Hill and York Region District School Board**

Moved by: Regional and Local Councillor Chan

- a) That staff report SRCS.26.05 regarding Agreement between the City of Richmond Hill and York Region District School Board, be received;
- b) That the Mayor and Clerk be authorized to execute a license agreement between the City of Richmond Hill and the York Region District School Board for the Brickworks Park and Lake Wilcox Public School sites, upon the recommendation of the Commissioner of Community Services.

Carried Unanimously

**11.11 Correspondence received regarding the proposed Revisions to Draft Plan of Subdivision submitted by Elm 9700 Yonge Lands Limited for 9700 Yonge Street - (refer to Item 11.2)**

Moved by: Regional and Local Councillor Chan

That the correspondence regarding the proposed Revisions to Draft Plan of Subdivision submitted by Elm 9700 Yonge Lands Limited for 9700 Yonge Street, be received as follows:

1. Anna and Paul Del Bianco, 28 Josie Drive, dated May 2, 2024 and May 14, 2024.
2. Marco and Sandra Di Carantonio, 45 May Avenue, dated September 7, 2024.

Carried Unanimously

**11.12 Correspondence received regarding the proposed Revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Yonge MCD Inc. - (refer to Item 11.5)**

Moved by: Regional and Local Councillor Chan

That the correspondence regarding the proposed Revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Yonge MCD Inc. for 0, 11014, 11034, 11044 and 11076 Yonge Street, 0, 47 and 59 Brookside Road, and 12 and 24 Naughton Drive, be received as follows:

1. Sherry Zhang, 234 Rothbuy Road, dated June 25, 2026.

Carried Unanimously

**11.13 Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539 to 563 Major Mackenzie Drive East and 148 to 158 Maple Avenue - (refer to Item 11.9)**

Moved by: Regional and Local Councillor Chan

That the correspondence regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539 to 563 Major Mackenzie Drive East and 148 to 158 Maple Avenue, be received as follows:

1. Frank Fujs, 170 Sussex Avenue, dated August 9, 2024.
2. Oksana Latchaev, 88 Beaverton Road South, dated August 20, 2024.
3. Farhoosh Pouryosefi Kermani and Azam Dejpasand, 64 Beaverton Road South, dated June 27, 2026.

Carried Unanimously

**11.14 Additional Correspondence received regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539 to 563 Major Mackenzie Drive East and 148 to 158 Maple Avenue - (refer to Item 11.9)**

Moved by: Regional and Local Councillor Chan

That the additional correspondence regarding the proposed Official Plan and Zoning By-law Amendment Applications submitted by Major Mack Maple Inc. for 539 to 563 Major Mackenzie Drive East and 148 to 158 Maple Avenue, be received as follows:

1. Dennis and Lillian Langfried, 169 Maple Avenue, dated July 1, 2026.
2. Ulf and Stacy Boehlau, 153 Sussex Avenue, dated July 7, 2026.

Carried Unanimously

**11.15 Additional Correspondence received regarding the proposed Revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Yonge MCD Inc. - (refer to Item 11.5)**

Moved by: Regional and Local Councillor Chan

That the additional correspondence regarding the proposed Revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Yonge MCD Inc. for 0, 11014, 11034, 11044 and 11076 Yonge Street, 0, 47 and 59 Brookside Road, and 12 and 24 Naughton Drive, be received as follows:

1. Shen Pan, 141 Alamo Heights Drive, dated July 2, 2026.

2. John Li, 206 Brookside Road, dated July 7, 2026.
3. Tim Tucci, 153 Brookside Road, dated July 7, 2026.

Carried Unanimously

**11.16 Correspondence received regarding Policy Directions for the East Beaver Creek Secondary Plan - (refer to Item 11.4)**

Moved by: Regional and Local Councillor Chan

That the correspondence regarding Policy Directions for the East Beaver Creek Secondary Plan, be received as follows:

1. Todd Trudelle, Goldberg Group, on behalf of T-York Holdings Ltd. (157-165 York Boulevard), dated July 6, 2026.
2. Todd Trudelle, Goldberg Group, on behalf of OGO Developments Inc. (0 Norman Bethune Avenue), dated July 6, 2026.
3. Todd Trudelle, Goldberg Group, on behalf of Crestpoint Real Estate (YCC) Inc. (100-140 and 115 York Blvd), dated July 6, 2026.
4. Vincent Ching, 9017 Leslie Street, on behalf of the Board of Directors of YRSCC 972 and YRSCC 1008, dated July 6, 2026.
5. Lauren Capilongo, Malone Given Parsons Ltd., planning consultant to Parkway Hotels and Convention Centre Inc., dated July 7, 2026.

Carried Unanimously

**11.17 Correspondence received regarding the Richmond Green Revitalization Master Plan - (refer to Item 11.8)**

Moved by: Regional and Local Councillor Chan

That the correspondence regarding the Richmond Green Revitalization Master Plan, be received as follows:

1. Robert Livingstone, 98 Arten Avenue, dated July 7, 2026.

Carried Unanimously

## 12. Other Business

### 12.1 Member Motion - Councillor Davidson - York Region Infrastructure Capacity and Growth Readiness Assessment: Data Centre Infrastructure Impacts

Moved by: Councillor Davidson

Whereas York Region has emerged as a major location for data centre development, with a growing concentration of existing, approved, under-construction and proposed facilities that will create additional demands on regional and provincial infrastructure systems; and

Whereas data centres are an important part of Ontario's digital economy and can support investment, innovation, employment growth and the advancement of artificial intelligence and cloud computing technologies; and

Whereas York Region and its local municipalities are planning for significant residential and employment growth in support of Provincial housing and economic development objectives, and depend on adequate infrastructure capacity to accommodate that growth; and

Whereas York Region is responsible for long-term planning and investment in water, wastewater, transportation and growth-related infrastructure, and local municipalities rely on Regional growth forecasts and servicing assumptions when preparing municipal master plans, planning for future residential and employment growth, and making long-term infrastructure investment decisions; and

Whereas data centres require significant amounts of electricity and, depending on their design and cooling technologies, may also create substantial demands on water and wastewater infrastructure, making it important to understand whether these demands have been incorporated into regional servicing forecasts, master plans and long-term infrastructure planning assumptions; and

Whereas York Region's growth forecasts and infrastructure planning depend in part on electricity system planning undertaken by external agencies, and the Independent Electricity System Operator's 2025 GTA North (York Region) Integrated Regional Resource Plan concludes that existing electricity infrastructure in York Region is insufficient to meet anticipated growth and identifies the need for significant new transmission and transformer station infrastructure to support future demand; and

Whereas if the cumulative impacts of existing and anticipated data centre development are not fully reflected in regional growth forecasts and infrastructure planning assumptions, there is a risk that infrastructure capacity required to support planned growth across York Region may not be available when needed, potentially resulting in servicing constraints, delays to development, accelerated infrastructure investments and increased costs for municipalities and taxpayers.

Now Therefore Be It Resolved:

1. That Richmond Hill Council requests York Regional Council to direct Regional staff to prepare a York Region Infrastructure Capacity and Growth Readiness Assessment: Data Centre Infrastructure Impacts, including:

- a. An inventory of existing, approved, under-construction and anticipated data centre development within York Region;
- b. An evaluation of whether the associated infrastructure requirements have been incorporated into long-term planning assumptions for electricity, water, wastewater, transportation, growth management and related infrastructure systems;
- c. An assessment of whether existing and planned infrastructure investments are expected to be sufficient to accommodate both projected data centre growth and planned residential and employment growth across York Region;
- d. Identification of any potential implications for infrastructure capacity, servicing assumptions, infrastructure investment priorities and future growth planning;
- e. Recommendations respecting ongoing coordination and information sharing between York Region, local municipalities, utilities and provincial agencies regarding major data centre development and associated infrastructure requirements;

2. That Richmond Hill Council further requests York Regional Council to direct Regional Staff to provide the completed assessment to York Regional Council, and to circulate the assessment to all local municipalities within York Region.

3. That the City Clerk be directed to send a copy of this resolution to the Regional Clerk.

Carried Unanimously

**12.2 Member Motion - Mayor West - Support for Voice of the Vedas Cultural Sabha Inc. ('Voice of the Vedas') Community Hub Energy Retrofit Initiative**

Moved by: Mayor West

Whereas, the Voice of the Vedas Cultural Sabha Inc. ("Voice of the Vedas") are proposing to incorporate energy retrofits to their place of worship and community centre building and are seeking a grant from Federation of Canadian Municipalities (FCM) to support their project;

Whereas, FCM Community Buildings Retrofit Initiative – Impact Retrofit Capital Projects requires applicants to provide confirmation of municipal support through a Council resolution; and

Whereas, the Voice of the Vedas initiative seeks to advance cultural engagement and community programming in a manner that aligns with environmental sustainability, education, and community well-being objectives; and

Whereas, the City of Richmond Hill's Community Energy and Emissions Plan (CEEP) supports initiatives such as energy retrofits to reduce greenhouse gas emissions and contributes to the achievement of Richmond Hill's strategic goals; and;

Now Therefore Be It Resolved:

That Council for the City of Richmond Hill hereby supports Voice of the Vedas's submission for FCM grant funding to support their proposal to incorporate energy retrofits to their place of worship and community centre building; and

That this resolution is non-binding in nature and does not commit the City of Richmond Hill to any financial contribution, resource allocation, or ongoing obligation related to the initiative.

Carried Unanimously

**13. Emergency/Time Sensitive Matters**

There were no emergency/time sensitive matters.

**14. Adjournment**

Moved by: Mayor West

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 2:28 p.m.