



Council Meeting

Minutes

C#15-26

Wednesday, July 15, 2026, 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, July 15, 2026 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
F. Quarisa, Acting Commissioner of Community Services
A. Dimilta, City Solicitor
M. Flores, Director, Policy Planning
D. Giannetta, Director, Development Planning
D. Hearn, Director, Recreation and Culture
G. Li, Director, Financial Services and Treasurer
F. Suppa, Director, Infrastructure Planning and Development Engineering
P. Chow, Manager, Policy
B. Scopacasa, Manager, Development Planning
M. Raza, Manager, Fiscal Strategy and Long-Term Planning

B. Kang, Project Manager Policy
G. La Moglie, Senior Planner - 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 Members present via videoconference:

D. Guy, Director, Community Standards
M. Dobbie, Manager, Park and Natural Heritage Planning
A. Rashvand, Manager, Parks Services and Infrastructure
J. Walters, Manager, Engineering Subdivisions and Infrastructure Planning
J. Smith, Urban Design/Heritage Planner

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 Audrey Burella, Shared Tower Inc., regarding Telecommunication Tower at 1124 Elgin Mills Road East**

Audrey Burella, Shared Tower Inc., addressed Council regarding the proposed telecommunication tower at 1124 Elgin Mills Road East, and requested to revisit the application and, in accordance with the City's protocol, issue a formal decision (concurrence or non-concurrence), with written rationale if the requirements are deemed unmet, or refer the matter to staff for decision.

4.2 Joyce Fox, SFCT Richmond Hill, regarding Telecommunication Tower at 1124 Elgin Mills Road East

Joyce Fox, SFCT Richmond Hill, addressed Council regarding the proposed telecommunications tower at 1124 Elgin Mills Road East and the ISED consultation on proposed changes to the tower siting process, expressing concerns and requested that Council maintain its position of non-concurrence and advise ISED that the proposed changes are not supported.

5. Council Announcements

Councillor Cilevitz reminded everyone that poor air quality conditions were in effect and encouraged everyone to take appropriate precautions while outside.

Councillor Cilevitz advised that today was the last Council meeting before the summer recess and wished everyone a happy, safe and relaxing summer before the September return.

Regional and Local Councillor Chan echoed remarks regarding the current air quality conditions and encouraged everyone to take precautions when going outdoors.

Regional and Local Councillor Chan extended an invitation to residents to attend the FIFA World Cup soccer final watch party at Richmond Green Park on Sunday, July 19.

Mayor West expressed concern and support for residents affected by the ongoing wildfires in northwestern Ontario and across Canada, acknowledged the difficult conditions faced by impacted communities, and extended his thoughts to those directly affected.

Mayor West expressed his appreciation to City staff for their dedication and efforts in organizing a successful Canada Day celebration.

Mayor West thanked City staff for their efforts in organizing the successful and well-attended Mill Pond Concert and managing event preparations despite challenging weather conditions.

Mayor West announced that a groundbreaking ceremony for Dave Barrow Square was taking place today and highlighted the project's significance as a future gathering place and focal point for the Richmond Hill community.

Mayor West thanked the provincial government for funding provided through the Ontario Building Faster Fund and recognized Council and staff efforts in achieving housing targets and advancing processes to support future housing developments in the community.

Mayor West announced that today's meeting was the last Council meeting before the summer recess and wished staff, Council Members, and the community a safe, restful, and enjoyable summer with family and friends.

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 Davidson

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

- a) Delegation from Steve Nightingale, Oxford Properties Group, regarding a Response to May 6, 2026 Member Motion – Development Charges Deferral for Non-Luxury Rental Buildings - (Item 14.1);
- b) SRCFS.26.023 - Response to May 6, 2026 Member Motion – Regarding Development Charges Deferral for Non-Luxury Rental Buildings – (Item 15.5);
- c) Correspondence received regarding the 2027 Tariff of Fees Update - (Item 15.6).

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#12-26 held June 23, 2026

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Shiu

That the minutes of Council Public Meeting C#12-26 held on June 23, 2026, be adopted.

Carried

9.2 Council Meeting C#13-26 held June 24, 2025

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Shiu

That the minutes of Council Meeting C#13-26 held on June 24, 2026, be adopted.

Carried

9.3 Special Council Meeting C#14-26 held July 7, 2026

Moved by: Regional and Local Councillor DiPaola

Seconded by: Councillor Shiu

That the minutes of Special Council Meeting C#14-26 held on July 7, 2026, be adopted.

Carried

10. Identification of Items Requiring Separate Discussion

Council consented to separate item 15.5 for discussion.

11. Adoption of the Remainder of Agenda Items

On a motion of Councillor Davidson, seconded by Councillor Cilevitz, Council unanimously adopted those items not identified for separate discussion, including the By-laws.

12. Public Hearing(s)

There were no public hearings.

13. Presentation(s)

There were no presentations.

14. Delegation(s)**14.1 Steve Nightingale, Oxford Properties Group, regarding the Response to May 6, 2026 Member Motion – Development Charges Deferral for Non-Luxury Rental Buildings - (refer to Item 15.5)**

Steve Nightingale, Vice-President of Development, Oxford Properties Group, addressed Council regarding the response to the May 6, 2026 Member Motion with respect to Development Charges Deferral for Non-Luxury Rental Buildings, in relation to the proposed 630-unit purpose-built rental project at Hillcrest Mall. He expressed support for matching York Region's 40-year development charge deferral and highlighted the importance of incentives to advance rental housing development in Richmond Hill.

15. Committee and Staff Reports**15.1 Minutes - Budget Committee of the Whole meeting BCW#02-26 held June 23, 2026**

That the minutes of Budget Committee of the Whole meeting BCW#02-26 held June 23, 2026, be approved as circulated and the following recommendations approved:

15.1.1 SRCFS.26.021 - 2027 Tariff of Fees Update - (BCW Item 5.2) - (By-law 55-26)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

a) That staff report SRCFS.26.021 regarding the 2027 Tariff of Fees Update be received;

b) That draft Tariff of Fees By-law 55-26, attached as Appendix "D" to staff report SRCFS.26.021, be brought forward to the July 15, 2026, Council meeting for consideration and enactment with fees effective January 1, 2027, unless otherwise noted.

Carried Unanimously

15.2 Minutes - Committee of the Whole meeting CW#10-26 held July 8, 2026

That the minutes of Committee of the Whole meeting CW#10-26 held July 8, 2026, be approved as circulated and the following recommendations approved:

15.2.1 Minutes - Accessibility Advisory Committee meeting AAC#01-26 held April 16, 2026 - (CW Item 11.1)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

Carried Unanimously

15.2.2 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) - (CW Item 11.2)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

15.2.3 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 - (CW Item 11.3) - (By-law 77-26)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

Carried Unanimously

15.2.4 SRPBS.26.036 - Policy Directions for the East Beaver Creek Secondary Plan - City Files MOPA-25-0001 - (CW Item 11.4)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

- 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

15.2.5 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) - (CW Item 11.5) - (By-laws 67-26 and 72-26)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

- 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

15.2.6 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) - (CW Item 11.6)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

15.2.7 SRPBS.26.044 - Request for Approval - Zoning By-law Amendment Application - Elenora Krimus - 70 Arnold Crescent - City File ZBLA-25-0006 - (CW Item 11.7) - (By-law 78-26)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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 Report 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

15.2.8 SRPBS.26.047 - Request for Approval - Richmond Green Revitalization Master Plan - (CW Item 11.8)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

- 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

15.2.9 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 - (CW Item 11.9)

Moved by: Councillor Davidson

Seconded 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.

Carried Unanimously

15.2.10 SRCS.26.05 - Agreement between the City of Richmond Hill and York Region District School Board - (CW Item 11.10)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

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

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

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

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

15.2.13 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 - (CW Item 11.13)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

15.2.14 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 - (CW Item 11.14)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

15.2.15 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. - (CW Item 11.15)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

15.2.16 Correspondence received regarding Policy Directions for the East Beaver Creek Secondary Plan - (CW Item 11.16)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

15.2.17 Correspondence received regarding the Richmond Green Revitalization Master Plan - (CW Item 11.17)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

15.2.18 Member Motion - Councillor Davidson - York Region Infrastructure Capacity and Growth Readiness Assessment: Data Centre Infrastructure Impacts - (CW Item 12.1)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

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

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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

15.3 Correspondence received regarding the proposed Revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Yonge MCD Inc. - 0, 11014, 11034, 11044 and 11076 Yonge Street, 0, 47 and 59 Brookside Road, and 12 and 24 Naughton Drive - (refer to Item 15.2.5)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

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. Patricia Colavita, 41 Chantilly Crescent, dated July 6, 2026.

Carried Unanimously

15.4 Correspondence received regarding the Member Motion submitted by Councillor Davidson with respect to York Region Infrastructure Capacity and Growth Readiness Assessment: Data Centre Infrastructure Impacts - (refer to Item 15.2.18)

Moved by: Councillor Davidson

Seconded by: Councillor Cilevitz

That the following correspondence regarding the Member Motion submitted by Councillor Davidson with respect to York Region Infrastructure Capacity and Growth Readiness Assessment: Data Centre Infrastructure Impacts, be received as follows:

1. Marianne Yake, 384 Fernleigh Circle South, dated July 8, 2026.

Carried Unanimously

15.5 SRCFS.26.023 - Response to May 6, 2026 Member Motion – Regarding Development Charges Deferral for Non-Luxury Rental Buildings

Moved by: Regional and Local Councillor Di Paola

Seconded by: Councillor Cilevitz

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 this represents an opportunity to align with the Region and contribute to the City's objectives of securing affordable housing options for residents of the City;

Whereas resolving to defer the City's component of development charge payments for 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:

a) That Staff Report SRCFS.26.023 regarding Development Charges Deferral for Non-Luxury Rental Buildings be received for information; and

b) 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 subject to additional criteria for affordability being as follows:

i) That 5% of the units be set aside as affordable units, with rents not greater than 1.25x the average market rent for Richmond Hill, as published annually by the Canadian Mortgage and Housing Corporation (CMHC).

ii) The period of affordability shall be 20 years.

c) 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;

d) That the City policy will apply to eligible development projects with building permits allowing for shoring and excavation works issued prior to January 1, 2028;

e) 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: Regional and Local Councillor Chan
 Seconded by: Councillor Cui

That the motion of Regional and Local Councillor DiPaola in respect to Staff Report SRCFS.26.023 be referred to staff for a further analysis of the implications of the proposed motion that includes, among other things, full financial implications and consideration of similar development charge deferral programs in comparable municipalities outside of York Region, with a report back by the September 16, 2026 Council Meeting.

A recorded vote was taken:

In Favour: (3): Regional and Local Councillor Chan, Councillor Cilevitz,
 Regional and Local Councillor DiPaola

Opposed: (6): Councillor Liu, Councillor Davidson, Councillor Shiu, Councillor Cui, Councillor Thompson, Mayor West

Motion to Refer Failed to Carry (3 to 6)

Main Motion:

Moved by: Regional and Local Councillor Di Paola
 Seconded by: Councillor Cilevitz

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 this represents an opportunity to align with the Region and contribute to the City's objectives of securing affordable housing options for residents of the City;

Whereas resolving to defer the City's component of development charge payments for 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:

a) That Staff Report SRCFS.26.023 regarding Development Charges Deferral for Non-Luxury Rental Buildings be received for information; and

b) 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 subject to additional criteria for affordability being as follows:

i) That 5% of the units be set aside as affordable units, with rents not greater than 1.25x the average market rent for Richmond Hill, as published annually by the Canadian Mortgage and Housing Corporation (CMHC).

ii) The period of affordability shall be 20 years.

c) 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;

d) That the City policy will apply to eligible development projects with building permits allowing for shoring and excavation works issued prior to January 1, 2028;

e) 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.

A recorded vote was taken on Clause a):

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

Opposed: (0): None

Clause a) Carried Unanimously (9 to 0)

A recorded vote was taken on Clauses b) to e):

In Favour: (1): Regional and Local Councillor DiPaola

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

Clauses b) to e) Failed to Carry (1 to 8)

The complete motion to read as follows:

Moved by: Regional and Local Councillor Di Paola
Seconded by: Councillor Cilevitz

a) That Staff Report SRCFS.26.023 regarding Development Charges Deferral for Non-Luxury Rental Buildings be received for information.

Carried Unanimously

15.6 Correspondence received regarding the 2027 Tariff of Fees Update - (refer to Items 15.1.1 and 18.2)

Moved by: Councillor Davidson
Seconded by: Councillor Cilevitz

That the correspondence regarding the 2027 Tariff of Fees Update, be received as follows:

1. Katherine Berton, Manager, Policy and Advocacy, Building Industry and Land Development Association (BILD), dated July 14, 2026.

Carried Unanimously

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: Councillor Davidson

Seconded by: Councillor Cilevitz

That the following By-laws be approved:

- 18.1 By-law 37-26 - A By-law to revise the Heritage Grant Program
- 18.2 By-law 55-26 - A By-law to authorize Fees for Charges for Certain Services (Tariff of Fees By-law)
- 18.3 By-law 64-26 - A By-law to establish lands as public highway
- 18.4 By-law 65-26 - A By-law to establish lands as public highway
- 18.5 By-law 67-26 - A By-law to Amend By-law 93-25, as amended, of The Corporation of the City of Richmond Hill
- 18.6 By-law 69-26 - A By-law to Designate 10030 Yonge Street (St. Mary's Anglican Church) Under the Ontario Heritage Act
- 18.7 By-law 70-26 - A By-law to Designate 12125 Yonge Street (St. John the Baptist Anglican Church) Under the Ontario Heritage Act
- 18.8 By-law 71-26 - A By-law to Designate 12800 Yonge Street (Mitchell-Durham House) Under the Ontario Heritage Act
- 18.9 By-law 72-26 - A By-law to Adopt Amendment 65 to the Richmond Hill Official Plan
- 18.10 By-law 75-26 - A By-law to Remove Certain Lands from Part Lot Control
- 18.11 By-law 76-26 - A By-law to Remove Certain Lands from Part Lot Control
- 18.12 By-law 77-26 - A By-law to Amend By-law 93-25, as amended, of The Corporation of the City of Richmond Hill
- 18.13 By-law 78-26 - A By-law to Amend By-law 93-25, as amended, of The Corporation of the City of Richmond Hill

Carried Unanimously

19. Closed Session

There were no closed session items.

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

20.1 By-law 79-26

Moved by: Councillor Cui

Seconded by: Councillor Liu

That By-law 79-26, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

21. Adjournment

Moved by: Councillor Thompson

Seconded by: Councillor Liu

That the meeting be adjourned.

Carried

The meeting was adjourned at 11:11 a.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk