



Council Meeting

Minutes

C#21-25

Wednesday, July 9, 2025, 9:30 a.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

A Council meeting of the Council of the City of Richmond Hill was held on Wednesday, July 9, 2025 at 9:30 a.m. in Council Chambers via videoconference.

Council Members present in Council Chambers:

Mayor West
Regional and Local Councillor Chan
Regional and Local Councillor DiPaola
Councillor Davidson
Councillor Liu
Councillor Cui
Councillor Cilevitz
Councillor Shiu

Council Member present via video conference:

Councillor Thompson

Staff Members present in Council Chambers:

D. Joslin, City Manager
S. Adams, Commissioner of Corporate and Financial Services
G. Galanis, Commissioner of Planning and Building Services
P. Masaro, Commissioner of Infrastructure and Engineering Services
T. Steele, Commissioner of Community Services
A. Dimilta, City Solicitor
M. Flores, Director, Policy Planning
D. Giannetta, Director, Development Planning
A. McArthur, Director, People and Culture
F. Suppa, Director, Infrastructure Planning and Development Engineering

E. Houdi, Chief of Staff to the Mayor
L. Conde, Manager, Strategy and Government Relations
M. Kotylak, Manager, Procurement Services
A. Dickinson, Project Manager, Affordable Housing
P. Vega, Urban Design/Heritage Planner
S. Huycke, City Clerk
R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

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)

There were no members of the public who addressed Council during the Public Forum.

5. Council Announcements

Mayor West announced that the annual Ribfest event was being held from July 18th to 20th at Richmond Green Park and looked forward to joining the community there.

Mayor West acknowledged July as Tibetan and Egyptian Heritage Month, highlighting the importance of appreciating these rich cultures and their contributions to the community.

Mayor West expressed his heartfelt thoughts to the many families affected by the devastating flash floods in Texas. He noted the death toll surpassed 100, with many still missing, praised the search and rescue efforts, and emphasized the need for better preparedness for increasingly severe storms.

Mayor West thanked Winnipeg City Council and The Association of Families of Flight PS752 Victims for inviting him to the unveiling of the first Canadian memorial for the 176 victims of Flight PS752 in Winnipeg. He noted that Richmond Hill's own memorial was nearing completion and looked forward to inviting Winnipeg's representatives to Richmond Hill for its unveiling.

Mayor West noted that today marked the last Council meeting before summer recess and wished his colleagues and staff a relaxing and enjoyable summer.

6. Introduction of Emergency/Time Sensitive Matters

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

7. Adoption of Agenda

Moved by: Councillor Cilevitz

Seconded by: Councillor Cui

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

a) Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Sasan Saadat for 45 Prince Arthur Avenue (refer to Item 15.4.9) – (Item 15.8);

b) By-law 51-25 - A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill, and By-law 1703, as amended, of the former Township of Whitchurch – (Item 18.10);

c) By-law 67-25 - A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill, and By-law 986, as amended, of the former Township of King – (Item 18.11);

d) By-law 68-25 - A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill, and By-law 986, as amended, of the former Township of King – (Item 18.12).

Carried

8. Disclosures of Pecuniary Interest and General Nature Thereof

Councillor Thompson declared a pecuniary interest on Item 15.4.3 regarding the 2025 Community and Cultural Grant Program (Staff Report SRCS.25.09) as he is a Director on the Board of Management of The Village of Richmond Hill Business Improvement Area. Councillor Thompson was not on video during consideration of this item, and did not participate in the discussion or voting on this item.

Councillor Cui declared a pecuniary interest on Item 15.4.3 regarding the 2025 Community and Cultural Grant Program (Staff Report SRCS.25.09) as he is a Director on the Board of Management of The Village of Richmond Hill Business Improvement Area. Councillor Cui left the meeting during consideration of this item, and did not participate in the discussion or voting on this item.

9. Adoption of Previous Council Minutes

9.1 Council Public Meeting C#18-25 held June 24, 2025

Moved by: Councillor Liu
Seconded by: Councillor Davidson

That the minutes of Council Public Meeting C#18-25 held on June 24, 2025, be adopted.

Carried

9.2 Council Meeting C#19-25 held June 25, 2025

Moved by: Councillor Liu
Seconded by: Councillor Davidson

That the minutes of Council Meeting C#19-25 held on June 25, 2025, be adopted.

Carried

10. Identification of Items Requiring Separate Discussion

Council consented to separate items 15.4.3 and 15.4.9 for discussion.

11. Adoption of the Remainder of Agenda Items

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

12. Public Hearing(s)

There were no public hearings.

13. Presentation(s)

There were no presentations.

14. Delegation(s)

14.1 Ibrahim El-Hajj, 66 Rossini Drive, regarding the proposed Zoning By-law Amendment Application submitted by Sasan Saadat for 45 Prince Arthur Avenue - (refer to Item 15.4.9)

Ibrahim El-Hajj, 66 Rossini Drive, on behalf of himself and his neighbours, expressed that he was not opposed to development, but was against the proposed townhouse development. He raised concerns about the potential increase in intensification, density, traffic, and noted existing issues with overcrowded parking. I. El-Hajj also highlighted concerns related to limited access for emergency vehicles, privacy, air circulation, and the added strain on the local sewer system and infrastructure. He urged Council to consider these factors in their review of the proposal.

15. Committee and Staff Reports

15.1 Minutes - Heritage Richmond Hill meeting HRH#04-25 held June 5, 2025

Moved by: Councillor Davidson
Seconded by: Councillor Liu

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

Carried

15.2 Minutes - Budget Committee of the Whole Meeting BCW#02-25 held June 24, 2025

That the minutes of the Budget Committee of the Whole meeting BCW#02-25 held June 24, 2025, be adopted and the following recommendations be approved:

15.2.1 SRCFS.25.013 - 2024 Reserve and Reserve Fund Status - (BCW Item 5.1) - (By-law 63-25)

Moved by: Councillor Davidson
Seconded by: Councillor Liu

- a) That staff report SRCFS.25.013 regarding 2024 Reserve and Reserve Fund Status, be received;
- b) That the Housing Accelerator Fund Grant Reserve Fund By-law 63-25 included in Appendix C to staff report SRCFS.25.013, be enacted; and
- c) That for administration purposes, the Ontario Cannabis Legalization Implementation Reserve be closed upon amalgamation with the Tax Rate Stabilization Reserve.

Carried

15.2.2 SRCFS.25.025 - 2024 Development Charges, Cash in Lieu of Parkland and Community Benefits Charge Reserve Funds Statement - (BCW Item 5.2)

Moved by: Councillor Davidson
Seconded by: Councillor Liu

- a) That staff report SRCFS.25.025 regarding 2024 Development Charges, Cash in Lieu of Parkland and Community Benefits Charge Reserve Funds Statement, be received;
- b) That the 2024 Development Charges, Cash in Lieu of Parkland and Community Benefits Charge Reserve Funds Statement be made available to the public on the City of Richmond Hill website as outlined in staff report SRCFS.25.025.

Carried

15.2.3 SRCM.25.11 - 2024 Grant Portfolio Update - (BCW Item 5.3)

Moved by: Councillor Davidson
Seconded by: Councillor Liu

- a) That staff report SRCM.25.11 regarding 2024 Grant Portfolio Update, be received.

Carried

15.2.4 SRCFS.25.028 - Stormwater Management Capital Financing Plan - (BCW Item 5.4)

Moved by: Councillor Davidson
Seconded by: Councillor Liu

a) That staff report SRCFS.25.028, regarding Stormwater Management Capital Financing Plan, be received for information purposes;

b) That internal financing from the Community Enhancement and Economic Vitality Reserve Fund to finance the \$22 million capital requirements of the Stormwater Management Financial Plan, be approved.

Carried

15.2.5 SRCFS.25.019 - 2026 Tariff of Fees Update - (BCW Item 5.5) - (By-law 61-25)

Moved by: Councillor Davidson

Seconded by: Councillor Liu

a) That staff report SRCFS.25.019 regarding the 2026 Tariff of Fees Update be received; and

b) That By-law 61-25, attached as Appendix “D” to the staff report SRCFS.25.019 be brought forward to the July 9, 2025, Council meeting for consideration and enactment with fees effective January 1, 2026, unless otherwise noted.

Carried

15.3 Minutes - Audit Committee meeting A#01-25 held June 24, 2025

That the minutes of the Audit Committee meeting A#01-25 held June 24, 2025, be adopted and the following recommendations be approved:

15.3.1 SRCFS.25.024 - 2024 Draft Consolidated Financial Statements - (Audit Item 5.1)

Moved by: Councillor Davidson

Seconded by: Councillor Liu

a) That the Draft 2024 Audited Consolidated Financial Statements included in Appendix “A” to staff report SRCFS.25.024, be approved and published;

b) That the Mayor and Treasurer be authorized to sign the Financial Statements; and

c) That the 2024 Audited Richmond Hill Public Library Board Financial Statements (to be approved by the Library Board in June

2025) included in Appendix “B” to staff report SRCFS.25.024, be received for information purposes.

Carried

15.3.2 SRCFS.25.014 - Capital Project Financial Status Report - (Audit Item 5.2)

Moved by: Councillor Davidson
Seconded by: Councillor Liu

a) That staff report SRCFS.25.014 regarding Capital Project Financial Status Report, be received;

b) That all capital projects listed in Appendix “A” to staff report SRCFS.25.014:

- i. Be closed;
- ii. Projects with a net surplus of \$2.22 million be returned to sources as identified; and

c) That Budget and Funding Adjustments in the net amount of \$0.66 million additional draws from reserves and reserve funds as identified in Appendix “B” to staff report SRCFS.25.014, be approved.

Carried

15.3.3 SRCFS.25.029 - Implementation of New Procurement By-law – Effective September 1, 2025 - (Audit Item 5.3) - (By-laws 76-25 and 77-25)

Moved by: Councillor Davidson
Seconded by: Councillor Liu

a) That staff report SRCFS.25.029 regarding the implementation of a new Procedure By-law effective September 1, 2025, be received;

b) That the New Procurement By-law 76-25, attached as Appendix A to staff report SRCFS.25.029, with an effective date of September 1, 2025, be approved;

c) That By-law 77-25, being a By-law to amend Financial Control By-law 114-16, attached as Appendix B to staff report SRCFS.25.029, with an effective date of September 1, 2025, be approved.

Carried

15.4 Minutes - Committee of the Whole Meeting CW#11-25 held July 2, 2025

That the minutes of the Committee of the Whole meeting CW#11-25 held July 2, 2025, be adopted and the following recommendations be approved:

15.4.1 Minutes - Accessibility Advisory Committee meeting AAC#02-25 held April 24, 2025 - (CW Item 11.1)

Moved by: Councillor Davidson

Seconded by: Councillor Liu

a) That the minutes of Accessibility Advisory Committee meeting AAC#02-25 held April 24, 2025, be adopted.

Carried

15.4.2 SRCFS.25.030 - Amendment to Respect in the Workplace Policy - (CW Item 11.2)

Moved by: Councillor Davidson

Seconded by: Councillor Liu

a) That the amended Respect in the Workplace Policy, attached as Appendix 1 to staff report SRCFS.25.030, be approved.

Carried

15.4.3 SRCS.25.09 - 2025 Community and Cultural Grant Program - (CW Item 11.3)

Moved by: Councillor Liu

Seconded by: Regional and Local Councillor DiPaola

a) That staff report SRCS.25.09 regarding the 2025 Community and Cultural Grant Program be received;

b) That Community and Cultural Grants totaling \$99,878 be provided to community and cultural organizations, and individual artists as follows:

1. Aryton Spence, \$5,000
2. Canadian Asian Heritage Association, \$5,000

3. Canadian Literacy Association of Higher Education, \$5,000
4. Canadian Senior Cooperation Association, \$2,625
5. Carol Choi, \$5,000
6. Community and Home Assistance for Seniors (CHATS), \$2,500
7. Greg Chiykowski, \$662
8. Hellenic Canadian Community of York, \$5,000
9. High Notes Avante Productions, \$3,750
10. ICTC Youth Foundation, \$5,000
11. International Psychology Association of Canada, \$2,500
12. Inventor Academy, \$5,000
13. Katya Kuznetsova (Dance Together), \$5,000
14. Luminis Choir, \$3,750
15. Mastermind Dragon Robotic Inc, \$4,740
16. Natasha Khan, \$2,550
17. Play Forever, \$5,000
18. Richmond Hill Philharmonic Orchestra, \$2,625
19. Richmond Hill Winter Carnival, \$2,500
20. Shadowpath Theatre, \$4,250
21. Shawn Heydari, \$3,700
22. The Village of Richmond Hill BIA, \$5,000
23. Toronto Asian Arts Museum, \$5,000
24. Yellow Brick House, \$3,500
25. York Community Tamil Seniors Association, \$4,226
26. York South Family Network, \$1,000

Carried

15.4.4 SRPBS.25.042 - Request for Approval - Draft Plan of Condominium - Country Wide Homes (Jefferson) Inc. - 48 and 60 Beech Avenue, and 363 Jefferson Sideroad - City File D05-20005 (Related City File D06-20026) - (CW Item 11.4)

Moved by: Councillor Davidson

Seconded by: Councillor Liu

a) That the draft Plan of Condominium application submitted by Country Wide Homes (Jefferson) Inc. for the lands known as Block 1, Registered Plan 65M-4850 (municipal addresses: 48 and 60 Beech Avenue, and 363 Jefferson Sideroad), City File D05-20005, be approved, subject to the following:

- i. the conditions of draft plan approval as set out in Appendix “A” to staff report SRPBS.25.042;
- ii. that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City’s Tariff of Fees By-law; and,
- iii. that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to staff report SRPBS.25.042, if required.

Carried

15.4.5 SRPBS.25.067 - Request for Approval - Zoning By-law Amendment Application - Ghasem Hashemi - 4 Bayview Ridge Court - City File D02-22002 - (CW Item 11.5) – (By-law 51-25)

Moved by: Councillor Davidson

Seconded by: Councillor Liu

a) That the Zoning By-law Amendment application submitted by Ghasem Hashemi for lands known as Lot 35, Registered Plan 355 (municipal address: 4 Bayview Ridge Court), City File D02-22002, be approved, subject to the following:

- i. that the subject lands be rezoned from Residential Second Density (R2) Zone under Zoning By-law 1703, as amended, to Single Detached Four (R4) Zone under By-law 313-96, as amended, with site specific exceptions;

- ii. that the draft Zoning By-law Amendment attached hereto as Appendix “B” to staff report SRPBS.25.067 be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought to the July 9th, 2025 Council meeting for consideration and enactment; and,
- iii. 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-law to implement the proposed development on the subject lands.

Carried

15.4.6 SRPBS.25.074 - Request for Approval - Draft Plan of Condominium - 2706379 Ontario Limited - 12600 Bayview Avenue - City File CON-22-0003 (Related Files D01-19004, D02-19021 and D06-20041) - (CW Item 11.6)

Moved by: Councillor Davidson
 Seconded by: Councillor Liu

a) That draft Plan of Condominium application submitted by 2706379 Ontario Limited for the lands known as Block 226, Registered Plan 65M-3802 (municipal address: 12600 Bayview Avenue), City File CON-22-0003, be approved, subject to the following:

- i. the conditions of draft plan approval as set out in Appendix “A” to staff report SRPBS.25.074;
- ii. that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City’s Tariff of Fees By-law; and
- iii. that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix “A” to staff report SRPBS.25.074, if required.

Carried

15.4.7 SRPBS.25.075 - Request for Approval - Draft Plan of Condominium - Montagna Capital (BT) Inc. - 1577 to 1621 Major Mackenzie Drive East- City File CON-25-0001 (Related City File D06-21063) - (CW Item 11.7)

Moved by: Councillor Davidson
 Seconded by: Councillor Liu

a) That the draft Plan of Condominium application submitted by Montagna (BT) Capital Inc. known as Block 4, Registered Plan 65M-4807 (municipal addresses: 1577 to 1621 Major Mackenzie Drive East), City File CON-25-0001, be approved, subject to the following:

- i. the fulfillment of the conditions of draft approval as set out in Appendix "A" to staff report SRPBS.25.075; and,
- ii. that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix "A" to staff report SRPBS.25.075, if required.

Carried

15.4.8 SRPBS.25.077 - Request for Approval - Draft Plan of Condominium - Jiaying Dai - 9225 Leslie Street - City File CON-24-0007 - (CW Item 11.8)

Moved by: Councillor Davidson
 Seconded by: Councillor Liu

a) That the draft Plan of Condominium application submitted by Jiaying Dai for the lands known as Part of Lots 2 and 3, Registered Plan 65M-2139 (municipal address: 9225 Leslie Street), City File CON-24-0007, 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.25.077; and,
- ii. that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix "A" to staff report SRPBS.25.075, if required.

Carried

15.4.9 SRPBS.25.078 - Request for Approval - Zoning By-Law Amendment Application - Sasan Saadat - 45 Prince Arthur Avenue - City File D02-17024 - (CW Item 11.9) – (By-law 67-25)

Moved by: Councillor Davidson
 Seconded by: Councillor Thompson

- a) That the Zoning By-law Amendment application submitted by Sasan Saadat for lands known as Lots 47 to 50, Registered Plan 133 (municipal address: 45 Prince Arthur Avenue), City File D02-17024 be approved, subject to the following:
- i. that the subject lands be rezoned from the former Township of King By-law 986, as amended, to Semi-detached One (RD1) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish site specific standards as outlined in Appendix “B” to staff report SRPBS.25.078;
 - ii. that the draft amending Zoning By-law attached hereto as Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the July 9th, 2025 Council meeting for consideration and enactment; and,
 - iii. 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

15.4.10 SRPBS.25.079 - Request for Approval - Zoning By-Law Amendment and Draft Plan of Subdivision Applications - 2550526 Ontario Inc. - 51 Prince Arthur Avenue - City Files D02-16025 and D03-16008 - (CW Item 11.10) – (By-law 68-25)

Moved by: Councillor Davidson
 Seconded by: Councillor Liu

- a) That the Zoning By-law Amendment application submitted by 2550526 Ontario Inc. for lands known as Lots 51 to 58, Registered Plan 133 (municipal address: 51 Prince Arthur Avenue), City Files D02-16025 and D03-16008 be approved, subject to the following:
- i. that the subject lands be rezoned from the former Township of King By-law 986, as amended, to Single Detached Two (R2) Zone under By-law 313-96, as amended, and that the amending Zoning By-law establish standards as outlined in Appendix “B” to staff report SRPBS.25.079;

- ii. that the draft amending Zoning By-law attached hereto as Appendix “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the July 9th, 2025 Council meeting for consideration and enactment;
- iii. 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;
- iv. that the Plan of Subdivision as depicted on Map 6 to staff report SRPBS.25.079 be draft approved subject to the conditions set out in Appendix “C” to staff report; and,
- v. that prior to draft approval being granted, the applicant pay the applicable processing fee in accordance with the City’s Tariff of Fees By-law, as amended.

Carried

15.4.11 Correspondence received regarding the Member Motion submitted by Councillor Davidson regarding Support for Provincial Action on Salt Pollution from Road Salt - (CW Item 11.11)

Moved by: Councillor Davidson
Seconded by: Councillor Liu

That the following correspondence regarding the Member Motion submitted by Councillor Davidson regarding Support for Provincial Action on Salt Pollution from Road Salt, be received:

1. Irene Ford, 36 Irish Moss Court, Woodbridge, dated June 27, 2025.
2. Peter Miasek, 34 Normandale Road, Markham, dated June 27, 2025.
3. Linda Keith, 25 Bloomgate Crescent, dated June 27, 2025.
4. Anna Pelc-Draper, 278 Douglas Road, dated June 27, 2025.
5. Bill Wolters, 135 Barberry Crescent, dated June 28, 2025.

6. Paulina Benhaim, 463 North Lake Road, dated June 29, 2025.

7. Reza Farmand, 45 Blackbird Crescent, dated June 29, 2025.

Carried

15.4.12 Member Motion - Councillor Liu - FIFA World Cup 2026 - (CW Item 12.1)

Moved by: Councillor Davidson

Seconded by: Councillor Liu

WHEREAS The Countdown of FIFA World Cup 2026 has begun.

WHEREAS FIFA World Cup 2026 is the first-ever tri-nation World Cup jointly host by Canada, USA and Mexico.

WHEREAS This will be the first-ever men's FIFA World Cup™ match on Canadian soil.

WHEREAS The 2026 edition of the FIFA World Cup is the largest ever with 48 teams, 104 matches across 39 days.

WHEREAS Toronto will host six matches in the FIFA World Cup 2026.

WHEREAS FIFA World Cup 2026 projected to bring in billions of revenues, jobs, and drive tourism growth to neighboring Cities beyond Toronto.

WHEREAS Richmond Hill is one of the most multi-cultural Cities in Canada.

WHEREAS Soccer is one of the most popular sports in Richmond Hill.

WHEREAS FIFA World Cup is more than a tournament – it is a catalyst for growth, unity, and innovation across Canada.

NOW THEREFORE BE IT RESOLVED THAT:

Staff be directed to report back through the 2026 Operating Budget process regarding the possibility of hosting FIFA World Cup 2026 viewing parties in the City of Richmond Hill.

Carried

15.4.13 Member Motion - Mayor West - Heritage Grant Program - (CW Item 12.2)

Moved by: Councillor Davidson
 Seconded by: Councillor Liu

Whereas the City of Richmond Hill is committed to supporting heritage conservation through its cultural heritage planning programs, such as the identification and designation of properties on the Municipal Heritage Register, the Heritage Richmond Hill (HRH) Advisory Committee, the Heritage Permit Process, and the Heritage Grant Program;

Whereas through Bills 23 and 200, all non-designated heritage properties will automatically be removed from the City's Heritage Register on December 31, 2026 and thus lose their protection from demolition;

Whereas the City has been actively pursuing the designation of priority listed properties under its heritage designation strategy in response to the Province's deadline;

Whereas designated heritage property owners rely on the City's Heritage Grant Program for financial assistance to conserve, repair and restore their heritage properties up to 50% of rehabilitation costs to a maximum of \$5,000.00; and

Whereas the cost of building repair and replacement, like many other construction and material costs, have risen over the years yet the Heritage Grant amount has remained the same since it was first established in 2013;

Therefore Be It Resolved That:

Staff be directed to review the Heritage Grant Program to identify a way to more effectively incentivize the owners of designated heritage buildings and report back by the end of Q2 2026.

Carried

15.4.14 Member Motion - Mayor West - Bond Lake-ORCCR Motion - (CW Item 12.3)

Moved by: Councillor Davidson
 Seconded by: Councillor Liu

Whereas the Oak Ridges Corridor Conservation Reserve (the “ORCCR”) is a valued nature and recreational sanctuary in Richmond Hill made up of approximately 600 hectares of land located between Bathurst Street and Leslie Street, north of Stouffville Road and Jefferson Sideroad, and south of Bethesda Sideroad and King Road; and,

Whereas a significant portion of the ORCCR is owned by the Province of Ontario and managed by the Toronto and Region Conservation Authority pursuant to a Management Agreement that will expire in 2027, and,

Whereas the Province, the City, TRCA and others collaborated to prepare the Oak Ridges Corridor Park Management Plan (2006) and the Oak Ridges Corridor Park East Management Plan (2011), which have guided infrastructure investment and management activities on the ORCCR lands for the last 20 years; and,

Whereas the population of Richmond Hill has increased substantially, with a corresponding increase in demand for access to greenspaces, since the management plans were approved.

Therefore Be It Resolved That:

The City supports the renewal of the management agreement between the TRCA and Infrastructure Ontario in order to provide TRCA with a framework for long-term management of the provincially-owned portions of the ORCCR lands; and,

The Province be requested to provide funds to TRCA for the development of a new ORCCR Management Plan, that will among other things, determine necessary infrastructure investment, educational programming, restoration works and management approaches for the lands, and will strike an appropriate balance between protection of the natural heritage system and provision of nature-based recreation opportunities; and,

The TRCA be requested to engage the Province, City, Regional Municipality of York and other interested parties in the development of the new ORCCR Management Plan; and,

The Province be requested to allocate funding to the ORCCR for infrastructure (for example, trails and parking) and management (for example, educational programming, monitoring and

enforcement) in conjunction with announcements around the adjacent East Humber Headwaters Lands; and,

The ORCCP and the East Humber Headwaters lands together be considered for designation as an Urban Provincial Park.

The City Clerk be directed to forward a copy of this resolution to the following:

- The Honourable Doug Ford, Premier of Ontario
- The Honourable Mike Harris, Minister of Natural Resources
- The Honourable Rob Flack, Minister of Municipal Affairs and Housing
- Infrastructure Ontario
- Toronto and Region Conservation Authority
- The Regional Municipality of York
- The Municipality of King Township

Carried

15.4.15 Member Motion - Mayor West - Pickleball Motion - (CW Item 12.4)

Moved by: Councillor Davidson

Seconded by: Councillor Liu

Whereas pickleball continues to be an increasingly popular sport for many Richmond Hill residents, providing health and social benefits to our community,

Whereas in July of 2023 Council considered staff report SRPI.23.063, which outlined concerns associated with proceeding with construction of a year-round 16 court pickleball facility in David Dunlap Observatory Park at an estimated cost of \$9.2 million; and,

Whereas in response to the July 2023 report Council decided to pause work toward implementation of the pickleball facility at David Dunlap Observatory Park due to:

- The cost of the facility (given that the 10 Year Capital Forecast already included expenditures from the Parks and

Recreation Development Reserve Fund more than anticipated available funding)

- The fact that 10 seasonal pickleball courts had just been installed in Richmond Green in 2022 and the extent that these courts would address demand for summer pickleball was still unclear
- Concerns raised through public consultation about potential noise and lighting impacts to adjacent residents, as well as inconsistency with the David Dunlap Observatory Park vision, and
- The desire to monitor the extent to which new indoor and outdoor pickleball facilities and programming (including the seasonal courts at Richmond Green) would meet demand.

Whereas the City currently has the following outdoor pickleball facilities:

- 12 “pop-up” pickleball courts at Richmond Green to be in place through 2026
- 2 pickleball courts at Kings College Park
- 4 pickleball courts at Bayview Hill Park
- 7 multi-lined courts (available for tennis or pickleball play) at Town Park (2), Morgan Boyle Park (1), Grovewood Park (1), Oak Ridges Lion’s Club Park (1), and Russel Farm Park (2)

Whereas the City currently offers year-round indoor pickleball opportunities at the following locations:

- Rouge Woods Community Centre - 6 courts with 7th being added
- Elgin West Community Centre - 3 courts
- Oak Ridges Community Centre - 6 courts
- McConaghy Centre - 2 courts
- Langstaff Community Centre - 3 courts (1 per gym)
- Bayview Hill Community Centre - 3 courts

Whereas the City is aware that there is a private company running pickleball programs (including leagues and lessons) at the Curling Club in Richmond Hill and a number of schools in Richmond Hill.

Whereas the City is currently working on a Master Plan for the revitalization of Richmond Green, which will determine, amongst other matters, a long-term vision for the location of pickleball facilities in this park.

Whereas the City recognizes the growth in popularity of pickleball and aims to meet the needs of two types of pickleball players – those that play casually and are interested in easily accessible courts for recreational play in their local neighbourhood, and those who are frequently playing pickleball and looking for a permanent large-scale facility that accommodates a social gathering of players for more organized play.

Whereas a process to finalize a Tennis and Pickleball Strategy is currently underway in Richmond Hill that will closely examine and guide future Tennis and Pickleball investments in the coming years and this strategy will include a public consultation process with stakeholders.

Therefore Be It Resolved That:

The existing 12 “pop-up” courts at Richmond Green Park be confirmed as an “interim facility” to remain in place until such time as a permanent year-round multi-court facility is constructed, and:

In recognition of the interim status, staff continue to improve the quality of the courts at Richmond Green through measures such as smaller gauge fencing, an approach to mitigating the impacts of sandbags, more picnic tables, and increased washroom facilities; and,

The draft Richmond Green Master Plan contemplate the provision of a year-round multi-court pickleball facility, in Phase 1 of implementation; and

New indoor pickleball courts be provided in the Elgin Barrow Arena and Bond Lake Arena from mid-May to mid-August when there is no ice in these facilities; and,

Pickleball lines be added to the gymnasium in the Richvale Community Centre to facilitate additional new indoor courts.

Carried

15.4.16 Member Motion - Councillor Davidson - Support for Provincial Action on Salt Pollution from Road Salt - (CW Item 12.5)

Moved by: Councillor Davidson

Seconded by: Councillor Liu

Whereas road salt is a known toxic substance designated under the Canadian Environmental Protection Act because of tangible threats of serious or irreversible environmental damage; and

Whereas salt levels in Ontario's groundwater aquifers, creeks, rivers, and lakes have increasingly worsened since the 1970s, seriously affecting municipal drinking water sources and aquatic life; and

Whereas the City of Richmond Hill is home to ecologically significant kettle lakes and headwater streams on the Oak Ridges Moraine, including Lake Wilcox, Bond Lake, Phillips Lake, Lake St. George, as well as the headwaters of the Humber River and Don River, all of which are highly vulnerable to chloride contamination from road salt; and

Whereas scientific studies show that Lake Wilcox has seen a fourfold increase in salt levels from 1996 to 2018, mainly due to road salt washing into the lake, which is harming water quality, upsetting the lake's natural balance; and

Whereas the Ontario and Canadian governments have taken many actions over the past 25 years including setting water quality guidelines, developing voluntary codes of practice, signing the Canada-Ontario Great Lakes Agreement, and holding workshops, yet still the salt problem continues to grow; and

Whereas numerous situation analyses have recommended salt solutions involving liability protection, contractor certification, government-approved Best Management Practices (BMPs) and salt management plans; and

Whereas increased numbers of slips and falls claims, and other injury/collision claims related to snow and ice, are resulting in salt applicators overusing salt beyond levels considered best practices; and

Whereas unlimited contractor liability is making it difficult or expensive for snow and ice management contractors to obtain insurance coverage, resulting in contractors leaving the business, thereby making it difficult for municipalities and private owners to find contractors; and

Whereas the Snow and Ice Management Sector (SMS) of Landscape Ontario is working with the Ontario government to institute a limited liability regime for snow and ice management, including enforceable contractor training/certification and government-approved BMPs for salt application; and

Whereas road authorities that use salt, such as the City of Richmond Hill, must abide by, and benefit from, established provincial regulations around snow clearing and maintenance, whereas private contractors only have voluntary programs for salt use for private and commercial property management; and

Whereas the City of Richmond Hill's 2015 Salt Management Plan implemented best practices such as RWIS (Road Weather Information System) monitoring, brining, pre-wetting, GPS calibration, and staff training, but further action is needed to protect Richmond Hill's sensitive freshwater ecosystems and maintain leadership in salt reduction innovation.

Now Therefore Be It Resolved That:

1. The City of Richmond Hill urges the province of Ontario to work urgently with key stakeholders to develop limited liability legislation, including enforceable contractor training and a single set of provincially-endorsed standard BMPs for snow and ice management.
2. The City of Richmond Hill urges the province of Ontario to create and fund an expert stakeholder advisory committee to advise the province and municipalities on the best courses of action to protect freshwater ecosystems and drinking water from the impacts of salt pollution.
3. The City of Richmond Hill commits to the reduction of the use of road salt as much as possible while maintaining safety on roads, parking lots and sidewalks.
4. That a copy of this resolution be sent to:

- a. all municipalities in York Region;
- b. The Association of Municipalities of Ontario (AMO);
- c. MPP Daisy Wai;
- d. MPP Michael Parsa;
- e. Conservation Ontario;
- f. The Ontario Municipal Water Association;
- g. The Ontario Salt Pollution Coalition;
- h. Hon. Todd McCarthy Minister of Environment, Conservation and Parks;
- i. Hon. Doug Downey, Attorney General of Ontario;
- j. Premier Doug Ford.

Carried

15.5 Extract - Heritage Richmond Hill meeting HRH#05-24 held July 3, 2025

15.5.1 SRPBS.25.065 - Heritage Permit for 86 Major Mackenzie Drive West (Highland Cottage/Ada Mackenzie House) – D12-07324 - (HRH Item 6.1)

Moved by: Councillor Davidson
Seconded by: Councillor Liu

- a) That staff report SRPBS.25.065 regarding Heritage Permit for 86 Major Mackenzie Drive West (Highland Cottage/Ada Mackenzie House), be received;
- b) That the heritage permit application to recognize the construction of a vestibule on the front façade and the removal of the front door and original classical door case at 86 Major Mackenzie Drive West, as described in Staff Report SRPBS.25.065, be approved; and,
- c) That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

15.6 Memorandum from Gus Galanis, Commissioner of Planning and Building Services, dated July 3, 2025, regarding a Request for

Additional Council Public Meeting - September 2, 2025 - City of Richmond Hill Comprehensive Zoning By-law - City Files MZBA-23-0001 and MZBA-25-0001

Moved by: Councillor Davidson
Seconded by: Councillor Liu

- a) That the Memorandum from Gus Galanis, Commissioner of Planning and Building Services, dated July 3, 2025, regarding a Request for Additional Council Public Meeting on September 2, 2025, be received;
- b) That an additional Council Public Meeting, pursuant to Article 8 of the Procedure By-law 125-23, as amended, be scheduled for 6:00 p.m. on September 2, 2025, for the purpose of the consideration of the City's Comprehensive Zoning By-law.

Carried

15.7 Memorandum from Gus Galanis, Commissioner of Planning and Building Services, dated July 3, 2025 regarding staff report SRPBS.25.079 - Zoning By-law Amendment and Draft Plan of Subdivision Applications - 2550526 Ontario Inc. - 51 Prince Arthur Avenue - City Files D02-16025 and D03-16008 - (refer to Item 15.4.10)

Moved by: Councillor Davidson
Seconded by: Councillor Liu

- a) That the memorandum dated July 3, 2025 in respect to Staff Report SRPBS.25.079, including Attachment "C" to staff report SRPBS.25.079 attached to the memorandum, be received.

Carried

15.8 Correspondence received regarding the proposed Zoning By-law Amendment Application submitted by Sasan Saadat for 45 Prince Arthur Avenue (refer to Item 15.4.9)

Moved by: Councillor Davidson
Seconded by: Councillor Liu

That the following correspondence regarding the proposed Zoning By-law Amendment Application submitted by Sasan Saadat for 45 Prince Arthur Avenue, be received:

1. Vladimir Miretski, 64 Rossini Drive, dated July 4, 2025.

Carried

16. Other Business

There were no other business items.

17. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

18. By-laws

Moved by: Regional and Local Councillor Chan

Seconded by: Councillor Cui

That the following By-laws be approved:

- 18.1 By-law 61-25 - A By-law to Authorize Fees or Charges for Certain Services (Tariff of Fees By-law)
- 18.2 By-law 63-25 - A By-law to establish Housing Accelerator Fund Grant Reserve Fund
- 18.3 By-Law 76-25 - A By-law to Adopt and Maintain a Procurement Policy for the Corporation of the City of Richmond Hill
- 18.4 By-law 77-25 -A By-law to amend Financial Control By-law 114-16 of the Corporation of the City of Richmond Hill
- 18.5 By-law 79-25 - A By-law to establish lands as public highway
- 18.6 By-law 80-25 - A By-law to establish lands as public highway
- 18.7 By-law 81-25 - A By-law to establish lands as public highway
- 18.8 By-law 82-25 - A By-law to establish lands as public highway
- 18.9 By-law 83-25 - A By-law to assume aboveground and belowground
- 18.10 By-law 51-25 - A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill, and By-law 1703, as amended, of the former Township of Whitchurch
- 18.11 By-law 67-25 - A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill, and By-law 986, as amended, of the former Township of King

18.12 By-law 68-25 - A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill, and By-law 986, as amended, of the former Township of King

Carried

19. Closed Session

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

Moved by: Councillor Cilevitz

Seconded by: Councillor Liu

That Council move into Closed Session:

a) To consider matters regarding a proposed or pending acquisition or disposition of land by the municipality or local board; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, with respect to surplus/underutilized lands in the City of Richmond Hill, pursuant to Section 239(2)(c) and (k) of the *Municipal Act, 2001*.

Carried

19.2 Resolution to Reconvene in Open Session

Council moved into closed and then returned to open session (9:56 a.m. to 10:10 a.m.).

19.3 Adoption of the Recommendations Arising from the Closed Session Meeting (if required)

The City Clerk advised that there were no open session recommendations for Closed Session Item A.

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

20.1 By-law 86-25

Moved by: Councillor Liu

Seconded by: Councillor Cui

That By-law 86-25, A By-law to confirm the proceedings of Council at this meeting, be passed.

Carried

21. Adjournment

Moved by: Councillor Liu
Seconded by: Councillor Cui

That the meeting be adjourned.

Carried

The meeting was adjourned at 10:10 a.m.

David West, Mayor

Stephen M.A. Huycke, City Clerk