



Committee of the Whole Meeting

Minutes

CW#08-26

Wednesday, June 3, 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, June 3, 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:

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
C. Thorne, Assistant City Solicitor
T. Raeburn, Fire Chief
C. Milne, Chief of Prevention
M. Flores, Director, Policy Planning
D. Giannetta, Director, Development Planning
D. Guy, Director, Community Standards
D. Hearn, Director, Recreation and Culture
G. Li, Director, Financial Services and Treasurer
F. Suppa, Director, Infrastructure Planning and Development Engineering
D. DiRuscio, Manager, Cultural Services
M. Fartsalas, Manager, By-law Policy and Adjudication

M. Lam, Manager, Revenue Billing
R. Rendon, Manager, Sustainability
B. Scopacasa, Manager, Development Planning
D. Lau, Project Manager, Climate Change and Sustainable Development
E. Song, Supervisor General Accounting
C. Sunny, Planner II – Development
F. Caparelli, Planner I – Development
N. Sabet, Executive Assistant, Members of Council
S. Huycke, City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Council/Committee Coordinator

Staff Member present via videoconference:

J. Walters, Manager, Engineering Subdivisions and Infrastructure Planning

1. Call to Order

The Chair called the meeting to order at 9:30 a.m.

2. Council Announcements

Mayor West noted that today is Red Shirt Day, an annual event observed during National AccessAbility Week that promotes awareness of accessibility and inclusion and encourages the removal of physical, attitudinal, and systemic barriers, and advised that National AccessAbility Week continues until June 6.

Mayor West acknowledged several heritage and cultural observances in June and noted that the Pride Flag was raised at City Hall on Monday. He also advised that Richmond Hill will participate in York Region's annual Pride Parade in Newmarket on June 13 and extended an invitation to the community to join in the celebrations.

Mayor West advised that June is also Indigenous History Month, a time to recognize the rich cultural heritage and traditions of First Nations, Inuit, and Métis Peoples. He noted the growing Indigenous population within the community and encouraged residents to learn more about Indigenous history and the experiences of Indigenous Peoples in Canada.

Mayor West announced that Richmond Hill will be hosting a series of free public watch parties for the FIFA World Cup 2026 and encouraged residents to bring their own lawn chairs or blankets and participate in the events, noting that event details are available on the City's website.

Councillor Thompson recognized the success of the third annual Eco Family Fest held this past Saturday, noting the strong community participation and positive feedback received from attendees, and expressed appreciation to City staff, volunteers, sponsors, community partners, and all others who contributed to the event's success in promoting sustainability, environmental education, and community engagement.

Councillor Liu expressed appreciation to staff for their efforts in organizing and delivering the FIFA World Cup watch parties, noting the positive community response and resident enthusiasm for the festivities. He also highlighted the photo booth available at the event and encouraged attendees to participate and take photos.

Councillor Liu reminded everyone of the Ward 3 Community Barbeque taking place on Friday at Richmond Green Park from 5:30 p.m. to 8:30 p.m. and extended an invitation to the community to attend.

Regional and Local Councillor Chan extended congratulations to Councillor Thompson on the success of the third annual Eco Family Fest held this past weekend.

Regional and Local Councillor Chan noted the growing public interest in the FIFA World Cup watch parties being hosted in Richmond Hill and expressed appreciation to Councillor Liu for initiating the event, as well as to staff for their efforts in coordinating the festivities.

Regional and Local Councillor Chan advised of the successful Seniors Health and Safety Fair held on June 1st at Elgin Barrow Arena, highlighted the informative discussions that took place and noted that the event was well-attended and provided valuable information to residents.

Regional and Local Councillor DiPaola advised that he will be hosting a Community Barbeque at Richmond Green Park on June 20, and noted that registration remains open with a maximum capacity of 5,000 participants. He encouraged interested residents to pre-register through his website and that the event included free food and family-friendly activities.

Councillor Davidson reminded everyone of a concert taking place tomorrow at 7 p.m. at Lake Wilcox and encouraged attendance, noting that residents should ensure they obtain a parking pass in advance.

Councillor Shiu extended appreciation to all who attended the Ward 6 Community Soccer Tournament on Saturday, noted the well attendance, and extended thanks to staff for their work behind the scenes, as well as Members of Council who attended in support.

Councillor Shiu reminded everyone of the FIFA World Cup watch parties being hosted in Richmond Hill commencing June 12 and noted that additional information was available on the City's website.

Councillor Shiu acknowledged that today is Red Shirt Day in recognition of accessibility awareness and encouraged residents to reflect on the meaning of accessibility and inclusion and how they can contribute to a more inclusive community.

3. Introduction of Emergency/Time Sensitive Matters

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

4. Adoption of Agenda

Moved by: Councillor Cui

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

- a) Presentation by Ruth Rendon, Manager, Sustainability, and Derek Lau, Project Manager, Climate Change and Sustainable Development, regarding the Resilient Richmond Hill Program Progress Report - (Item 9.1);
- b) Delegation by Mark Jacobs, Biglieri Group, regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by 2867515 Ontario Inc., for 282 and 292 Elgin Mills Road West - (Item 10.1);
- c) Delegation by James Bruce Rhodes, 3 Tollbar Court, regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by 2867515 Ontario Inc., for 282 and 292 Elgin Mills Road West – (Item 10.2);
- d) Correspondence received regarding the proposed Zoning By-Law Amendment and Draft Plan of Subdivisions Applications submitted by 2867515 Ontario Inc. for 282 and 292 Elgin Mills Road West - (Item 11.11);
- e) Correspondence received regarding Fireworks By-law Review Key Findings and Directions – (Item 11.12).

Carried Unanimously

5. Disclosures of Pecuniary Interest and General Nature Thereof

Councillor Thompson declared a pecuniary interest with respect to Agenda Item 11.1, the 2026 Community and Cultural Grant Program (Staff Report SRCS.26.04), as he is a Director on the Board of Management of The Village of Richmond Hill Business Improvement Area. Councillor Thompson left Council Chambers and did not participate in the discussion or voting on this item.

Councillor Cui declared a pecuniary interest with respect to Agenda Item 11.1, the 2026 Community and Cultural Grant Program (Staff Report SRCS.26.04), as he is a Director on the Board of Management of The Village of Richmond Hill Business Improvement Area. Councillor Cui left Council Chambers and did not participate in the discussion or voting on this item.

6. Identification of Items Requiring Separate Discussion

Committee consented to separate Items 11.1, 11.2, 11.3, 11.5 and 11.7 for discussion.

7. Adoption of the Remainder of Agenda Items

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

8. Public Hearing(s)

There were no public hearings.

9. Presentation(s)**9.1 Presentation by Ruth Rendon, Manager, Sustainability, and Derek Lau, Project Manager, Climate Change and Sustainable Development, regarding the Resilient Richmond Hill Program Progress Report - (refer to Item 11.5)**

Ruth Rendon, Manager, Sustainability, provided introductory remarks regarding the Resilient Richmond Hill Programs Progress Report, noting the importance of a coordinated approach to addressing climate change impacts and building community resilience. R. Rendon introduced Derek Lau, Project Manager, Climate Change and Sustainable Development, who would be making the presentation to Committee.

Derek Lau, Project Manager, Climate Change and Sustainable Development, provided an overview of Resilient Richmond Hill, launched in 2018, and the City's climate change initiatives, including mitigation and

adaptation measures aimed at reducing greenhouse gas emissions and improving climate resilience. He reviewed the Climate Change Framework as a coordinated corporate approach organized around six systems to support staff in applying climate lens and enhancing collaboration, and summarized 2020 to 2025 goals and action across key corporate areas.

D. Lau also provided a 2021 to 2025 update on the Community Energy and Emissions Plan, highlighting progress across seven program areas, reviewed the Home Energy Retrofit Financing Program Feasibility Study, the Climate Change Conversation Toolkit, greenhouse gas emission trends, projected climate impacts and risks, associated challenges and opportunities, and next steps.

Moved by: Regional and Local Councillor Chan

a) The presentation by Ruth Rendon, Manager, Sustainability, and Derek Lau, Project Manager, Climate Change and Sustainable Development, regarding the Resilient Richmond Hill Program Progress Report, be received with thanks.

Carried Unanimously

10. Delegation(s)

10.1 **Mark Jacobs, Biglieri Group, regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by 2867515 Ontario Inc., for 282 and 292 Elgin Mills Road West - (refer to Item 11.7)**

Mark Jacobs, Biglieri Group, agent for the applicant, advised of his support for the staff recommendations and provided clarification on the proposal including on-site waste collection and snow storage and removal arrangements. He advised that the site access was proposed as right-in/right-out only, supported by signage and median modifications in coordination with the Region of York to improve traffic safety and flow along Elgin Mills Road West. M. Jacobs further clarified that the proposed townhouse buildings were three-storeys, with limited fourth-storey components consisting of stairwell/elevator enclosures to rooftop amenity space and mechanical rooms.

10.2 James Bruce Rhodes, 3 Tollbar Court, regarding the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by 2867515 Ontario Inc., for 282 and 292 Elgin Mills Road West - (refer to Item 11.7)

James Bruce Rhodes, 3 Tollbar Court, expressed his support for the proposed townhouse development in the area and raised concerns with traffic, access, and circulation on Elgin Mills Road West and Shaftsbury Avenue intersection. He noted the high traffic volumes and potential congestion impacts with the proposed development and related vehicle movements and remained concerned about potential U-turns and alternative traffic routing behaviours. B. Rhodes also mentioned a potential future connection to Shaftsbury Avenue shown on the site plan and requested clarification on whether this access route would proceed and how residents could be informed of any decision.

11. Committee and Staff Reports

11.1 SRCS.26.04 - 2026 Community and Cultural Grant Program

Moved by: Councillor Davidson

a) That staff report SRCS.26.04 regarding Community and Cultural Grant Program, be received;

b) That Community and Cultural Grants totaling \$99,985 be provided to the following community and cultural organizations, and individual artists:

1. Caterina Ichkhanian, \$2,600.00
2. Community and Home Assistance for Seniors (CHATS), \$5,000.00
3. Dance Together Project, \$5,000.00
4. Greg Chiykowski, \$760.00
5. Howard Wong, \$2,500.00
6. ICTC Youth Foundation, \$5,000.00
7. International Psychology Association of Canada, \$3,650.00
8. Inventor Academy, \$5,000.00
9. Learning Disabilities Association of York-Simcoe, \$4,800.00
10. Luminis Choir, \$5,000.00
11. Mastermind Dragon Robotics, \$4,500.00

12. Play Forever, \$5,000.00
13. Richmond Hill Group of Artists, \$2,500.00
14. Richmond Hill Philharmonic Orchestra, \$3,000.00
15. Richmond Hill Winter Carnival, \$5,000.00
16. Robin Hesse, \$4,675.00
17. Sean Cisterna, \$2,500.00
18. Shadowpath Theatre, \$5,000.00
19. The Village of Richmond Hill Business Improvement Area,
\$5,000.00
20. The World Path, \$500.00
21. Toronto Asian Art Museum, \$5,000.00
22. UPlus Toastmasters Inc., \$2,500.00
23. Victory Chess Club, \$5,000.00
24. York Region Educational Services, \$2,500.00
25. York Region Food Network, \$5,000.00
26. York South Family Network, \$3,000.00

Carried Unanimously

11.2 SRCS.26.06 - Events Strategy

Moved by: Councillor Davidson

- a) That staff report SRCS.26.06 regarding Events Strategy, be received;
- b) That the Events Strategy attached to staff report SRCS.26.06 as Appendix 1, be endorsed;
- c) That all comments on the proposed new City Events be referred back to staff for consideration, and that funding required for these new events be requested through the annual operating and capital budget process;
- d) That the 2027 Operating Budget include an additional \$50,000 allocation from the Community Vitality and Economic Enhancement Reserve Fund, to create a new community cultural events stream within the Community and Cultural Grant Program.

Carried Unanimously

11.3 SRCS.26.07 - Fireworks By-law Review Key Findings and Directions

Moved by: Councillor Davidson

- a) That staff report SRCS.26.07 regarding Fireworks By-law Key Findings and Directions, be received;
- b) That all comments on the key directions and draft Fireworks By-law be referred to staff.

Carried Unanimously

11.4 SRIES.26.10 - Authorization to Execute Servicing Agreement - 16th Avenue Sanitary Crossing - Subdivision File 19T-15009

Moved by: Mayor West

- a) That staff report SRIE.26.010 regarding Authorization to Execute Servicing Agreement for the 16th Avenue Sanitary Crossing within Subdivision File 19T-15009, be received;
- b) That upon the written recommendation of the Commissioner of Infrastructure and Engineering Services, the Mayor and the Clerk be authorized to execute a servicing agreement with 2233721 Ontario Inc. for the design and construction of a municipal sanitary sewer within 16th Avenue and within Subdivision File 19T-15009;
- c) That the acquisition of lands or easements required pursuant to a condition of a servicing agreement with 2233721 Ontario Inc., be authorized.

Carried Unanimously

11.5 SRPBS.26.022 - Resilient Richmond Hill Program Progress Report

Moved by: Regional and Local Councillor DiPaola

- a) That Staff Report SRPBS.26.022, regarding Resilient Richmond Hill Program Progress Report be received, and that all comments be referred back to staff.

Carried Unanimously

11.6 SRPBS.26.023 - Home Energy Retrofit Financing Program Feasibility Study

Moved by: Mayor West

a) That staff report SRPBS.26.023 regarding the Home Energy Retrofit Financing Program Feasibility Study be received;

b) That staff be directed to develop an Education and Outreach Plan for home energy retrofits as outlined in staff report SRPBS.26.023, with funding for implementation to be requested through the annual budget process, as necessary; and

c) That staff be directed to continue to explore opportunities for collaboration at the Regional and/or Municipal level for a home retrofit financing program.

Carried Unanimously

11.7 SRPBS.26.029 - Request for Approval – Zoning By-Law Amendment and Draft Plan of Subdivisions Applications – 2867515 Ontario Inc. – 282 and 292 Elgin Mills Road West - City File D02-19018 and SUB-22-0004 (Related City File D06-21008)

Moved by: Councillor Cui

a) That the Zoning By-Law Amendment and draft Plan of Subdivision applications submitted by 2867515 Ontario Inc. for lands municipally known as 282 and 292 Elgin Mills Road West, City Files D02-19018 and SUB-22-0004, be approved, subject to the following:

- i. that the subject lands be rezoned from “Residential Single Family Eight (R8) Zone” to “Residential Multiple Family One (RM1) Zone” with site-specific development standards under By-law 190-87, as amended, as outlined in Appendix “A” to Staff Report SRPBS.26.029;
- ii. that the “Neighbourhood Mixed Use (NMU) Zone” under Zoning By-law 93-25, as amended, be further amended to establish site-specific development standards for the subject lands, as outlined in Appendix “B” to Staff Report SRPBS.26.029;
- iii. that the draft amending Zoning By-laws attached hereto as Appendices “A” and “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought

forward to the June 10, 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 Amendments to implement the proposed development on the subject lands.
- v. that the Plan of Subdivision as depicted on Map 6 be draft approved subject to the conditions as outlined in Appendix “C” to Staff Report SRPBS.26.029; and,
- vi. 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.

Carried Unanimously

11.8 SRPBS.26.032 - Request for Approval – Zoning By-law Amendment Application – 2717632 Ontario Ltd. – 491 Elgin Mills Road West - City File: ZBLA-25-0016

Moved by: Mayor West

That the Zoning By-law Amendment application submitted by 2717632 Ontario Ltd. for lands municipally known as 491 Elgin Mills Road West, City File: ZBLA-25-0016 be approved, subject to the following:

- i. that the subject lands be rezoned from Single Family Six (R6) Zone to Fourth Density Residential (R4) Zone under By-law 2523, as amended, and establish site-specific development standards as outlined in Appendix “A” to Staff Report SRPBS.26.032;
- ii. that the Neighbourhood Mixed Use (NMU) Zone of Zoning By-law 93-25, as amended, be further amended to establish site-specific development standards for the subject lands, as outlined in Appendix “B” to Staff Report SRPBS.26.032;
- iii. that the draft amending Zoning By-laws attached hereto as Appendix “A” and “B” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the June 10, 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

11.9 SRCFS.26.018 - Member of Council Expense Policy Update

Moved by: Mayor West

a) That staff report SRCFS.26.018 regarding Member of Council Expense Policy Update, be received; and

b) That the updated Member of Council Expense Policy in Appendix A, to Staff Report SRCFS.26.018, to take effect on January 1, 2027, be approved.

Carried Unanimously

11.10 SRCFS.26.019 - Non-Competitive Acquisition, Water Meter Supply, Installation, Maintenance and Reading

Moved by: Mayor West

a) That a contract for the provision of water meter supply, installation, maintenance and reading be awarded non-competitively to Neptune Technology Group Canada Co. pursuant to section 10.3 b) v) of the Procurement By-law 76-25;

b) That the contract award be for an acquisition value not exceeding \$4,700,000 exclusive of H.S.T., pursuant to and for a term of two years, commencing January 1, 2027, and ending December 31, 2028; and

c) That the Commissioner of Corporate and Financial Services be authorized to execute any necessary documentation to effect the contract.

Carried Unanimously

11.11 Correspondence received regarding the proposed Zoning By-Law Amendment and Draft Plan of Subdivisions Applications submitted by 2867515 Ontario Inc. for 282 and 292 Elgin Mills Road West - (refer to Item 11.7)

Moved by: Mayor West

That the following correspondence regarding the proposed Zoning By-Law Amendment and Draft Plan of Subdivisions Applications submitted by 2867515 Ontario Inc. for 282 and 292 Elgin Mills Road West, be received:

1. James Bruce Rhodes, 3 Tollbar Court, dated June 2, 2026.

Carried Unanimously

11.12 Correspondence received regarding Fireworks By-law Review Key Findings and Directions - (refer to Item 11.3)

Moved by: Mayor West

That the following correspondence regarding the Fireworks By-law Review Key Findings and Directions, be received:

1. Pat Pollock, Mayvern Area Residents Group, 67 Drumern Crescent, dated June 2, 2026.

Carried Unanimously

12. Other Business

There were no other business items.

13. Emergency/Time Sensitive Matters

There were no emergency/time sensitive matters.

14. Adjournment

Moved by: Regional and Local Councillor Chan

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 12:00 p.m.