

**Extract from
Council Public Meeting
C#37-19 held October 16, 2019**

3. Scheduled Business:

**3.1 SRPRS.19.159 – Request for Comments – Zoning By-law Amendment
– City of Richmond Hill – City File D24-19002**

Salvatore Aiello, Manager, Development and Zoning, provided an overview of a City initiated proposed Omnibus Zoning By-law Amendment (Omnibus ZBLA) with respect to the commercial revitalization of the Downtown Area. He reviewed the impacted properties, permitted uses under the City's Official Plan, Zoning By-laws, parking standards, and noted the limitations and challenges for property and businesses owners in the area. He highlighted the uniqueness of the Richmond Hill Downtown Area, reviewed the intent of the proposed Omnibus ZBLA, highlighted results of a recent parking analysis undertaken by staff, and advised that staff would also be reviewing the City's Outdoor Patio By-law. S. Aiello noted that the Omnibus ZBLA would serve to implement the City's Official Plan by expanding the commercial use permissions widely and not requiring any additional on-site parking for the existing commercial gross floor area.

Reverend James Ravenscroft, Richmond Hill United Church, inquired whether there would be flexibility to the parking requirement for institutional uses and how institutional parking would proceed in the future.

Teresa Donia, 193 Richmond Street, advised that she and her family were in attendance to learn about the City's proposed changes and improvements for the Downtown Area.

Farid Jenabieh, 10376 Yonge Street, inquired about the proposed public parking for existing buildings in the Downtown Area, whether metered parking along side streets had been considered, and if future development would contribute towards the funding of the parking supply. Mr. Jenabieh referenced how Unionville included parking at the rear of properties as an example of how to address additional parking and attract more people to the streets, and requested consideration of turning narrow streets into one-way streets.

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Vladimir Arkhangelisky, 237 Church Street South, referenced a European model to making the Downtown Area completely walkable and traffic-free, and noted it would accommodate the implementation of outdoor patio areas. He described how it could be incorporated with Richmond Hill's Downtown Area noting it would involve building a tunnel between Major Mackenzie Drive to the No Frills Plaza, and building a parking hub at each tunnel entrance to accommodate vehicles. Mr. Arkhangelisky expressed concerns with the proposed transit plans for the Downtown Area, noting in his opinion, it would reduce the traffic flow and would discourage visitors to the area.

Sina Akhavan, 10049 Yonge Street, advised that his property was currently vacant land and noted there were limitations for development due to the Secondary Plan and the existing Zoning By-law. He expressed interest for development in the Downtown Area and the need for additional parking. Mr. Akhavan advised that he welcomed the opportunity to meet with City staff to discuss using his property temporarily for additional parking until a permanent plan was in place for the Downtown Area.

Robert Cosentini, 10216 and 10220 Yonge Street, advised of his attendance at past meetings related to the Downtown area which resulted in no improvements. He advised that in his opinion, the Downtown area was currently considered a vehicular drive-through and that in discussions with area business owners and tenants, it would be beneficial to increase the density of the area to encourage visitors to local businesses.

Parviz Ravani, 10255 Yonge Street, expressed the need to revitalize and improve the area between Major Mackenzie Drive and the No Frills Plaza.

Moved by: Councillor Muench

Seconded by: Councillor West

a) That Staff Report SRPRS.19.159 regarding the proposed Zoning By-law Amendment for the City of Richmond Hill be received and all comments be referred back to staff.

Carried