



June 2024



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**DRAFT STRATEGIC DIRECTIONS REPORT 1**

**NEW COMPREHENSIVE ZONING BY-LAW: FRAMEWORK, DESIGN, PHASING, AND IMPLEMENTATION**



## Table of Contents

Executive Summary .....	4
1 Introduction .....	6
1.1 Purpose of this Report .....	6
1.2 History of Richmond Hill’s Land Use Policy and Regulatory Context .....	7
1.3 Existing Richmond Hill Zoning By-laws .....	7
1.4 Recent and Emerging Provincial and Federal Policies .....	8
1.5 The Comprehensive Zoning By-Law and the Regional Municipality of York and City of Richmond Hill Official Plans .....	9
1.6 Regard for Provincial Legislation .....	10
2 Proposed Comprehensive Zoning By-Law Phasing & Implementation .....	10
2.1 Phasing and Implementation .....	11
2.1.1 Phase 1 .....	11
2.1.2 Phase 2 .....	12
2.2 Areas Not Subject to the Comprehensive Zoning By-Law .....	13
2.3 Timing .....	13
3 Proposed Comprehensive Zoning By-Law Structure & Framework .....	15
3.1 Hybrid of Euclidean and Form-based Approach to the Comprehensive Zoning By-Law 15	
3.2 Proposed Sections of the Comprehensive Zoning By-Law .....	15
3.2.1 Administration Section .....	16
3.2.2 Transitional Regulations .....	16
3.2.3 Legally Existing Non-Complying Standards & Legally Existing Non-Conforming Land Uses .....	17
3.2.4 Definition Section .....	18
3.2.5 Regulations for All Zones .....	20
3.2.6 Regulations for Zone Categories and Zones .....	20
3.2.7 Specific Use Regulations .....	27
3.2.8 Parking & Loading Regulations .....	27
3.2.9 Site Specific By-laws .....	28
3.2.10 Zoning Map .....	29
3.2.11 Overlay Mapping .....	30
4 Other Matters to be Addressed in the Comprehensive Zoning By-Law .....	32



4.1	Operative and Non-operative Parts of the Comprehensive Zoning By-Law .....	32
4.2	Identifying Common Minor Variance Issues by Zone Type.....	33
4.3	Quality Control and Testing.....	33
5	Proposed Comprehensive Zoning By-Law Layout .....	35
5.1	Parts and Sections .....	35
5.2	Use of Chart Format for Permitted Land Uses and Development Standards .....	39
5.3	Reference to Comprehensive Zoning By-Law Amendments .....	42
6	Summary of the Recommendations .....	43
Appendix 1	List of Existing Parent Zoning By-Laws in the City of Richmond Hill.....	47

## List of figures

Figure 1: Planning Statutes, Policies, Regulations, and Development Approvals Hierarchy .....	10
Figure 2: Phases for Development of Richmond Hill’s Comprehensive Zoning By-law.....	12
Figure 3: Richmond Hill Official Plan Land Use Map Schedule A2 (2023) .....	22
Figure 4: Example of a Permitted Use Chart from the Town of Oakville By-law 2014-014 .....	40
Figure 5: Example of a Development Standards Chart from the Town of Oakville By-law 2014-014 .....	41

## List of tables

Table 1: Examples of Zoning Definition Types .....	19
Table 2: Examples of Land Use and Intensity Indicators for Developing Zone Labels.....	21
Table 3: Examples of Zoning Definition Types .....	30
Table 4: List of Existing Parent Zoning By-laws in the City of Richmond Hill .....	47



## Executive Summary

This report is the first of a series of draft Strategic Direction Reports designed to outline the proposed intent, design, and implementation of new zoning regulations for the City of Richmond Hill under a new Comprehensive Zoning By-law (CZBL). The CZBL is to be implemented in phases that generally follow the batches of Official Plan amendments to the City of Richmond Hill Official Plan (RHOP). The new Comprehensive Zoning By-law (CZBL) is an opportunity to better regulate land use planning in the City of Richmond Hill. The purpose of the Project is to review, consolidate and update the City's Zoning By-laws into a single comprehensive Zoning By-law that implements the policies and vision of the Plan. Key objectives of the Project include creating a comprehensive Zoning By-law that is:

- user-friendly and easy to understand, administer and enforce;
- reflective of current and emerging planning and development practices and trends; and,
- fully accessible online

This draft Strategic Directions Report sets out a proposed framework, design, phasing and implementation for the CZBL. The report provides a background context to the existing zoning by-laws that currently regulate zoning in the City of Richmond Hill and how zoning is formulated under Provincial, Regional, and City policies.

The report recommends how the CZBL will be phased over several years and how it will function geographically over time based on recently approved land use planning policies in the RHOP. It explains how the by-law will affect lands and how regulations are to be subject to transition from the current by-law structure to the new one.

The report explains how the framework for the CZBL is proposed to be formulated and formatted. The order of the regulations in the CZBL are proposed and how the zones are to be developed in the CZBL. Regulations that go beyond zones are also explained in this report, such how regulations are to be organized for parking, loading, and specific uses with specific regulations. The report also explains how site-specific zoning by-laws are to be incorporated into the CZBL and which ones may not need to be brought forward based on the new structure.

The report explains how the CZBL will address properties with non-complying standards and non-conforming land uses, as well as establishing non-operative components to the CZBL to assist readers in the understanding of more complex regulations.

Finally, the report outlines a proposed design of the CZBL into parts and sections, with the use of charts for certain regulations, and mapping and diagrams for other regulations.

The report sets out 40 proposed recommendations, which are indicated throughout the report following the relevant discussion, as well as listing them all in the final section of the report.

Input from the public is encouraged to shape the recommended strategic directions for the CZBL. An Open House is scheduled for Monday, June 24, 2024 on this draft Strategic Directions Report as well as others. Draft Strategic Directions Reports will be finalized based on



comments received and will be brought forward to the Committee of the Whole and Council in Richmond Hill in September 2024.



## 1 Introduction

The new Comprehensive Zoning By-law (CZBL) is an opportunity to better regulate land use planning in the City of Richmond Hill. The new Comprehensive Zoning By-law (CZBL) is an opportunity to better regulate land use planning in the City of Richmond Hill. The purpose of the Project is to review, consolidate and update the City's Zoning By-laws into a single comprehensive Zoning By-law that implements the policies and vision of the Plan. Key objectives of the Project include creating a comprehensive Zoning By-law that is:

- user-friendly and easy to understand, administer and enforce;
- reflective of current and emerging planning and development practices and trends; and,
- fully accessible online

The City of Richmond Hill has engaged a consultant team lead by R.E. Millward and Associates to develop the new CZBL. Over the past few years, background research, technical papers, and studies focusing on specific planning issues has been completed. This work will inform the development of a series of Strategic Directions Reports (SDRs) which will guide the drafting of the first phases(s) of the CZBL that will be drafted and are expected to be approved in 2025, as outlined below:

1. **SDR 1:** Framework, Design, Phasing and Implementation of the CZBL;
2. **SDR 2:** Zoning for the City of Richmond Hill's Neighbourhoods;
3. **SDR 3:** Zoning for the *Yonge Street and Carrville/ 16<sup>th</sup> Avenue Key Development Area, Village Local Centre, Oak Ridges Local Centre, and Newkirk Local Centre*; and
4. **SDR 4:** Zoning for Parking and Loading based on the reports prepared by HDR Transportation Consultants.

These draft SDRs will be available on the Zone Richmond Hill webpage for public review and presented at a public open house on June 24, 2024. After incorporating public comments, the four (4) SDRs will be presented to City Council for consideration and endorsement in September 2024. A consultation strategy will be presented to City Council at the same time with the four SDRs.

Subsequent SDRs will be developed later to deal with those portions of the CZBL that will be considered by City Council following completion of the Official Plan Update.

### 1.1 Purpose of this Report

The purpose of this report is to set out a strategic direction for the framework, design, phasing and implementation of the new CZBL and to seek input from the public on the proposed recommendations. The CZBL is to be implemented in phases to correspond to adopted and in force Official Plan land use policies. This pertains to applicable policies in the Regional Municipality of York Official Plan (YROP), the City of Richmond Hill Official Plan (RHOP) and including any amendments that may involve Secondary Plans, Tertiary Plans, exceptions to specific areas or properties (OPAs). The YROP, RHOP, official plan amendments, and CZBL regulations must **not** conflict with in-place Provincial policies and legislation, which include the:



- *Planning Act*;
- *Ontario Heritage Act*;
- *Municipal Act*;
- *Oak Ridges Moraine Conservation Act*;
- *Provincial Policy Statement (PPS)*; and
- *Growth Plan for the Greater Golden Horseshoe (Growth Plan)*.

Emerging legislation to these Provincial acts and policies under Bill 97, Bill 108, Bill 109, Bill 23 and Bill 185 (received Royal Assent), are also considered in the development of the CZBL, as noted in Section 1.3 of this report.

## **1.2 History of Richmond Hill's Land Use Policy and Regulatory Context**

In its earliest days, Richmond Hill was a small settlement along Yonge Street, partially in the township of Vaughan and partially in the township of Markham. The Village of Richmond Hill was incorporated in 1873.

By 1957, Richmond Hill was incorporated as a town, and the municipality was bounded by Crosby Avenue to the north, Church Street to the east, Major Mackenzie to the south, and Mill Pond to the west. At this point, there was only one parent zoning by-law, 986, which was adopted by the local Council in 1953.

In 1971, the Region of York was established which expanded the boundaries of Richmond Hill annexed parts of Whitchurch Township, Markham Township, Vaughan Township, and King Township. The municipality grew to its current size, bounded by Bloomington Road to the north, Highway 404 (former Woodbine Avenue) to the east, Highway 7 to the south, and Bathurst Street to the west. Several communities including Gormley, Dollar, Langstaff, Carrville, Headford, Elgin Mills, Jefferson, Bond Lake, Temperanceville, Lake Wilcox, Oak Ridges, and Richvale became part of Richmond Hill. By this time, an additional six parent zoning by-laws were present across the municipality. Some of these parent zoning by-laws cover areas that were not within the earlier boundaries of Richmond Hill.

The Ontario Municipal Board approved the Town of Richmond Hill's first Official Plan in 1982, when seven more parent zoning by-laws were in place. By 1994, the first York Region Official Plan was approved, and 16 more parent zoning by-laws were in place.

In 2010, the Town of Richmond Hill and York Region each adopted their second Official Plan. Nine more parent zoning by-laws were in place by this time. By 2019, Richmond Hill was incorporated as a city. York Region adopted its third Official Plan three years later. Four more parent zoning by-laws were adopted during this period, totaling 40 parent by-laws today.

## **1.3 Existing Richmond Hill Zoning By-laws**

The City of Richmond Hill currently has approximately 40 parent zoning by-laws, which were enacted between 1953 and 2017. These zoning by-laws apply to different geographic areas



within the City, including some by-laws that were enacted and applied to the former areas of the Township of King, the Township of Markham, and the Township of Vaughan, which are now within the boundaries of the current City of Richmond Hill. A list of the existing parent zoning by-laws is provided in Appendix 1 of this report.

Zoning amendments to the parent zoning by-laws exist that establish different regulations or zones for specific sites, areas, or city-wide. The parent by-laws are estimated to have been amended approximately 2,000 times. While some involve city-wide amendments and housekeeping amendments such as allowing additional residential units (ARUs) in certain neighbourhood zones (By-law 13-21), most others are site specific amendments which are property owner or developer initiated to facilitate development beyond what the zoning regulations would have permitted at the time.

In addition, there are currently nine (9) Minister's Zoning Orders (MZOs) that are in effect across the municipality. MZOs are zoning regulations that are established directly from the Province on certain lands within the City. MZOs override any previous zoning that may have been applied to a property under one of the City's zoning by-laws.

Since the City's parent zoning by-laws have evolved over decades under different jurisdictions, Official Plan policies and changing Provincial policies, they can vary greatly in terms of structure, organization, permitted uses and development standards. Even defined terms established in these by-laws can vary substantially and many regulations may be considered antiquated based on current planning policy contained in the City of Richmond Hill Official Plan, the Regional Municipality of York Official Plan, and various Provincial policies and legislation. Thus, there is a need for a new comprehensive zoning by-law for the entire City to allow the implementation of land use regulations that align and not conflict with the applicable policies and legislation. Further, a comprehensive approach allows for consistency in the use of definitions and regulations based on the different land use policies in the City's Official Plan and other applicable legislation.

## **1.4 Recent and Emerging Provincial and Federal Policies**

Over the past few years, the Ontario government introduced and amended provincial legislation to encourage more housing to be built, and address land use controls in zoning and site plan approval that the province believed are roadblocks to housing development. Important amendments that tie into the development of the CZBL under Bill 23 include:

1. requiring municipalities to update their zoning by-laws to include minimum heights and densities within Major Transit Station Areas (MTSAs);
2. requiring municipalities to change their official plans and zoning by-laws to allow up to three residential units "as-of-right" in residential areas with full municipal services; and





3. amendments to the regulations involving inclusionary zoning by limiting affordable units to 5% of the total number of units, a 25-year maximum requirement to remain affordable, and establishing a new province-wide definition of “affordable”.<sup>1</sup>

In recent months, the province proposed Bill 185. This bill, in part, is an attempt to lower costs for housing near public transit. For example, the bill establishes new provisions in the *Planning Act* to limit the ability of official plans and zoning by-laws to require parking facilities in Protected Major Transit Station Areas (PMTSAs) and areas around transit stations. Parking minimums in PMTSAs as well as in areas where minimum densities are required in official plans or provincial policies are to be prohibited. The bill aims to remove zoning barriers that discourage property owners from building additional residential units (ARUs) such as maximum lot coverage and the number of bedrooms per unit. New regulatory power to remove zoning barriers for small multi-unit residential developments is also included under this bill.

Recently, the Federal government announced in November 2023, the Housing Accelerator Fund (HAF), a \$31 million investment that the City of Richmond Hill is receiving to increase housing supply. The Housing Accelerator Fund (HAF) Action Plan addresses crucial aspects of urban development, affordable housing and environmental sustainability. The City of Richmond Hill HAF Action Plan includes Official Plan amendments and implementing zoning by-laws for three centres. Specifically, Official Plan and zoning by-law amendments for the three centres will facilitate intensification, reduce parking minimums, and require developers to create family-sized units in high-density developments. A zoning by-law amendment for the *Neighbourhoods* will introduce as of right zoning permissions to promote infill development and missing middle housing options in low density neighbourhoods. Specifically, pre-zoning will allow a range of needed middle housing forms (triplex, fourplex, townhouse, low-rise apartment, and walk-up apartment) in neighbourhoods. The City will also consider reduced parking requirements close to transit and review development standards to facilitate innovative housing construction. The recommendations that evolve from the HAF project will be implemented as part the CZBL project.

## **1.5 The Comprehensive Zoning By-Law and the Regional Municipality of York and City of Richmond Hill Official Plans**

Subject to the above noted existing and emerging Provincial legislation and policies, the CZBL must set out zoning regulations that implement the applicable Official Plan policies and ensure that the regulations are not in conflict with these same policies. Since many of the existing parent zoning by-laws were established over many decades and were implemented prior to the City’s first Official Plan or prior to the current Richmond Hill Official Plan, there are many examples where the current zoning regulations conflict with current policies and need updating.

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<sup>1</sup> The last item may not be in effect at the writing of this report.



## 1.6 Regard for Provincial Legislation

As noted in the introduction of this report, the *Planning Act* requires that municipalities update their zoning by-laws to implement and conform with their respective Official Plans. The CZBL must also have regard to the Provincial Policy Statement, the Growth Plan<sup>2</sup>, the *Conservation Authorities Act*, *Oak Ridge Moraine Act*, and the *Greenbelt Act* in the development of regulations.

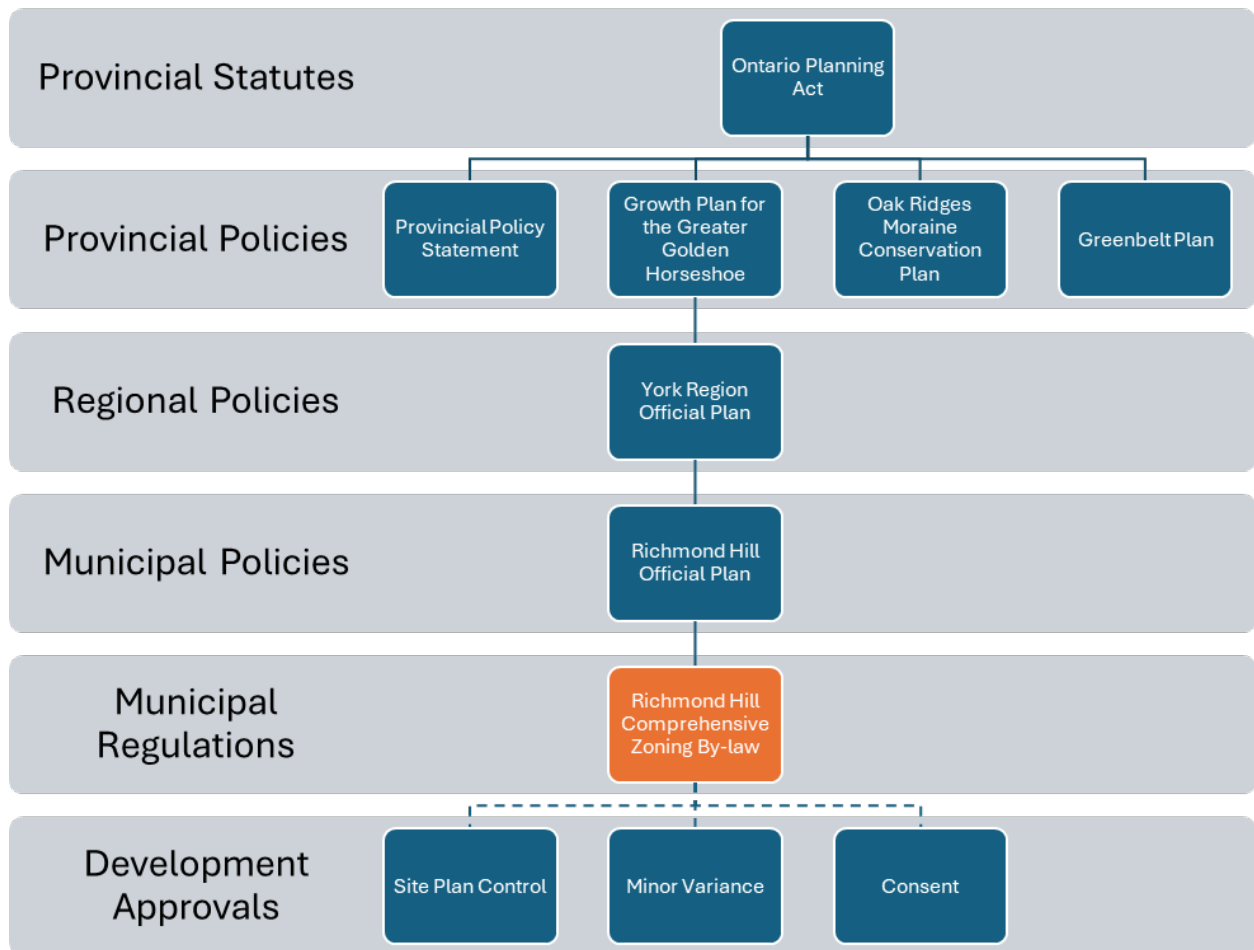


Figure 1: Planning Statutes, Policies, Regulations, and Development Approvals Hierarchy

## 2 Proposed Comprehensive Zoning By-Law Phasing & Implementation

The City of Richmond Hill has well-established Official Plan policies, as well as planned future amendments as part of the ongoing Official Plan Update. The plan for the CZBL is to propose

<sup>2</sup> Bill 185 directs that the Provincial Policy Statement be amended to incorporate the Growth Plan for the Greater Golden Horseshoe as well as removal of planning authority from the Regional Municipality of York. The York Regional Official Plan (YROP) will reside with the local municipalities, including the City of Richmond Hill.



parts of the new CZBL to be considered by Council in phases that correspond to existing Official Plan policies that have been approved by Council and which are in full force and effect.

Presently, the plan is to create the framework of the CZBL in terms of the organization of chapters and design of the new by-law, as well as establish an initial set of regulations for those areas that have had recent Official Plan amendments that are, more the most part, in full force and effect, namely the areas designated *Neighbourhoods* under OPA 18.4 and the *Leslie Street Institutional Area* under OPA 18.2. These will be considered by Council in 2025.

Other portions of the CZBL that would implement new Official Plan policies that are currently subject to appeals to the Ontario Land Tribunal (OLT) will be brought forward for Council consideration once policies come into full force and effect, namely the *Yonge Street and Carrville/ 16<sup>th</sup> Avenue Key Development Area*, *Village Local Centre*, *Oak Ridges Local Centre*, and *Newkirk Local Centre*. These four areas were subject to four Official Plan amendments (OPAs) to the RHOP known as OPAs 18.5, 18.6, 18.7, and 18.8, respectively. Lastly, areas that will be subject to future OPAs as part of the RHOP Update will be proposed at a future date, such as Employment Lands, Greenway System, and the other centres and corridors.

## 2.1 Phasing and Implementation

The City of Richmond Hill Official Plan was adopted by City Council on July 12, 2010. While mostly in full force and effect, there are portions of this plan (based on the January 2023 Consolidated Version) that may still be amended, that are subject to OLT approval. As part of Phase 1 of the CZBL, the intent is to develop zone regulations for the areas subject to OPA 18.2 (Leslie Street Institutional Area), OPA 18.3 (Vision and City Structure), and OPA 18.4 (Neighbourhoods). Policies or specific properties in these areas which are still subject to appeals to the OLT will not be dealt with at this time.

### 2.1.1 Phase 1

It is proposed, that along with the CZBL structure, the *Neighbourhoods* and the *Leslie Street Institutional Area* portions of the CZBL will be in draft form for City Council to consider for approval by the third quarter of 2025, or sooner. Parking and loading regulations for automobiles, bicycles, and loading will be dealt with for these areas only under this phase of the CZBL.

Preparing zoning regulations for the one KDA and three Local Centres, as noted above in section 2.0, may also form part of Phase 1 of the CZBL and may be brought forward to City Council for consideration and approval in 2025. While these areas are subject to appeals to the OLT, it is not clear when the OPA appeals will be dealt with by the OLT, if the OPAs will be dealt with by the OLT together or under separate appeals, if the issues involved with the appeals are considered global or site specific in nature, and if the any of the issues can be settled to avoid a contested hearing. If the appeals end up being site specific only, or only involve a few issues that the zoning does not have to deal with to provide a comprehensive set of regulations, then drafting of new zoning regulations as part of Phase 1 may be possible. While it is anticipated that work can be done in the upcoming months on developing draft zoning regulations for these



areas, it is unclear at this time what portion of the zoning regulations could be brought forward to Council for adoption. Parking and loading regulations for automobiles, bicycles, and loading for the one KDA and three Local Centres will be done in concert with the other regulations.

### 2.1.2 Phase 2

Phase 2 for the CZBL would be to develop zoning provisions that incorporate planned future Official Plan amendments, such as:

- Employment Lands;
- Greenway System;
- Utility Corridor; and
- the balance of Centres & Corridors not addressed in Phase 1.<sup>3</sup>

The parking and loading regulations and rates for automobiles, bicycles, and loading for these areas will be dealt with in concert with Phase 2 areas of the CZBL. Details on phases are contained in Figure 2 below. It should be noted that the areas with an asterisk (\*) may be approved as part of Phase 1 or Phase 2, depending on the timing of the resolution of appeals.



*Figure 2: Phases for Development of Richmond Hill's Comprehensive Zoning By-law*

<sup>3</sup> Pending the outcome of the four centre appeals, the zoning for these areas may be part of Phase 2.



## 2.2 Areas Not Subject to the Comprehensive Zoning By-Law

The CZBL will not apply to the following areas:

- **Richmond Hill Centre**, an area located at the south end of the City near Yonge Street that is currently zoned by By-law 278-96 and is subject to an enhanced Minister's Zoning Order (eMZOs). The Richmond Hill Centre planning staff are in the process of developing new zoning regulations for this area;
- **Yonge and Bernard KDA**, an area located north of Elgin Mills Road on both sides of Yonge Street that was recently rezoned in 2017 by By-law 117-17;
- **West Gormley Area**, an area located north of Stouffville Road and west of Leslie Street that was rezoned in 2015 by By-law 54-15 that has residential, commercial, and institutional zones; and
- **North Leslie Secondary Plan Area**, an area located north of Elgin Mills Road, between Leslie Street and Highway 404 that was rezoned in 2015 by By-law 55-15 that has residential, commercial, institutional, employment, open space and agricultural zones.

Since most of these areas have new by-laws and development in progress, there is no need to update the zone standards. In developing the CZBL, consideration will be paid to how certain provisions are or will be developed and structured under these evolving and more recent by-laws. For example, the definitions of certain terms that may be appropriate to integrate into the CZBL to allow for consistency and interpretation. The CZBL will be structured to allow for incorporating these by-laws in the future, if desired.

## 2.3 Timing

The CZBL will be implemented in phases which means that certain portions of the city may not be subject to the CZBL until all phases are complete. Those portions of the City that are not subject to the CZBL at a given point in time, will continue to be regulated by the existing parent zoning by-laws and applicable site-specific by-laws. None of the parent by-laws should be repealed until such time that all phases of the CZBL is complete, the CZBL is in full force and effect, and any associated site-specific by-laws are no longer required and dependent on parent by-laws for interpretation.



*RECOMMENDATIONS:*

1. It is recommended that the Comprehensive Zoning By-law will be implemented in phases, geographically, and over time, to draft zoning regulations for Official Plan policies that are in full force and effect. As such, it is further recommended that Phase 1 of the CZBL consist of developing zones and regulations associated with all lands designated Neighbourhoods and Leslie Street Institutional Area, and regulations dealing with administration, definitions, regulations applicable to all zones, and parking and loading rates and regulations.
2. It is recommended that the Comprehensive Zoning By-law examine all site and area specific zoning by-laws that pertain to the Neighbourhoods and the Leslie Street Institutional Area and determine if and how they are to be implemented into the CZBL.
3. It is recommended that the Comprehensive Zoning By-law draft zoning regulations that deal with OPA 18.5 (Yonge Street and Carrville/ 16th Avenue), 18.6 (Village Local Centre), 18.7 (Newkirk Local Centre), and 18.8 Oak Ridges Local Centre and will be considered by City Council for adoption after the respective OPAs are in full force and effect.
4. It is recommended that the Comprehensive Zoning By-law address applicable Regional Municipality of York Official Plan policies.



### 3 Proposed Comprehensive Zoning By-Law Structure & Framework

#### 3.1 Hybrid of Euclidean and Form-based Approach to the Comprehensive Zoning By-Law

The traditional approach to zoning by-laws, including the existing parent zoning by-laws in the City of Richmond Hill, is based on land use. This approach is known as “Euclidean zoning”, which is based on separating land use types, such as residential, commercial, industrial, open space into their own “zones” or areas to which the zoning by-law applies. With the evolution of cities and associated technologies, the need to “separate” land uses by type have become less important and the need to address “built form” has become more important. “Form-based zoning” focuses on developing zoning regulations that deal with the shaping of buildings and/or the creation of spaces between buildings. Issues such as setbacks, height limits, and angular planes are examples of the type of regulations that deal with form-based issues. Typically, these regulations involve diagrams or illustrations in addition to word legislation to explain the by-law’s “intent” for the desired building outcome.

It is proposed that the CZBL for Richmond Hill will follow the traditional Euclidean land use approach and incorporate form-based regulations with the use of illustrations. Land use designations as identified in the City’s Official Plan will be based on the Euclidean format. In contrast, in certain land use areas, such as the Centres and Corridors and the *Neighbourhoods*, a series of regulations dealing with form-based issues are also being proposed as there are Official Plan policies that set out objectives dealing with these issues. Zones can be established and identified with certain “labels” shown on the Zoning Map that deal with land use, as well as form-based regulations. Other areas, such as *Employment*, will be more focused on land use issues, such as impact of industrial uses on adjacent properties or adjacency to other areas where sensitive land uses (i.e., residential) may be permitted by the zoning.

#### RECOMMENDATIONS:

5. It is recommended that the Comprehensive Zoning By-law follow the traditional Euclidean land use approach and incorporate form-based regulations with the use of illustrations. The zoning categories for the CZBL will be organized by land use and may involve form-based elements in the zone structure or zone label for those areas of the CZBL that distinguish zones in that manner.

#### 3.2 Proposed Sections of the Comprehensive Zoning By-Law

The order and placement of regulations in the CZBL should be done in a logical, easy to read format. Regulations that are applicable to an array of zones or areas should be organized in the by-law in a way that reduces repetition but allows for insertions at the appropriate locations in the CZBL for future by-law regulation amendments. Consideration as to how the land use



categories are organized and ordered should align with the Official Plan format. Below is the proposed organization and Structure for the CZBL:

### **3.2.1 Administration Section**

The administration section of the by-law should explain the role and purpose of the CZBL, how to read and interpret the CZBL, lands subject to the CZBL, items that are part of the CZBL, items that are not part of the CZBL, the establishment of zones and zone categories, the purpose of the zones and zone categories, compliance with the CZBL that can address such issues as variances to former by-laws, transitional, and enforcement clauses. For example, including regulations that recognize legally existing situations that the new CZBL may impact if such lands were to be redeveloped, uses changed, or buildings extensively altered.

### **3.2.2 Transitional Regulations**

As noted earlier in this report, the CZBL will be implemented in phases that follow the Official Plan policies that are in place as well as those that are evolving over the next few years. While all of this happening, there will also be the ongoing submission of development applications. Applicants (and City officials) will need to understand what regulations will apply during the years that the CZBL gets implemented over the City. Therefore, the CZBL must incorporate “transition” regulations that deal with:

- minor variance applications and approvals under the existing parent zoning by-laws;
- site plan applications that are being reviewed under the existing parent zoning by-laws; and
- zoning amendment and or official plan amendment applications that are being reviewed under the existing parent zoning by-laws.

After City Council has adopted an area subject to the CZBL and assuming that there are appeals to the OLT on the CZBL, then the City Building plan examiners will need to review development applications under a “dual” review and apply the more restrictive regulation. Unlike Official Plans, zoning by-law approvals by the OLT are retroactive to the date that the zoning by-law was adopted by City Council. Therefore, building permits being issued during the interim period must apply the more restrictive regulations. This is currently the practice at the City of Richmond Hill.

Development applications and building permits submitted and deemed complete prior to the adoption of the CZBL on a given site will be “grandfathered” and only be reviewed under in force as of the date deemed complete. Complete applications received on or after the date of Council’s adoption of the CZBL will be subject to the dual review under the existing parent by-law and the pending CZBL. Once all applicable appealed items are dealt with by the OLT on the CZBL, then applications will be reviewed only under the “approved” and in force CZBL regulations.





#### RECOMMENDATIONS:

6. It is recommended that the Comprehensive Zoning By-law include transitional regulations that will deal with 1) minor variance applications and approvals under the existing parent zoning by-laws; 2) site plan applications that are being reviewed under the existing parent zoning by-laws; and 3) zoning amendment and official plan amendment applications that are being reviewed under the existing parent zoning by-laws.
7. It is recommended that the Comprehensive Zoning By-law not address development applications submitted and deemed complete for a given site prior to the adoption of the CZBL be only reviewed under the existing and in force parent zoning by-law.
8. It is recommended that the Comprehensive Zoning By-law apply to development applications submitted and deemed complete for a given site on or after the date of Council's adoption of the Comprehensive Zoning By-law on a given site will be subject to the dual review under the existing parent by-law and the pending CZBL.

### 3.2.3 Legally Existing Non-Complying Standards & Legally Existing Non-Conforming Land Uses

The CZBL should develop a defined term for recognizing existing development that was allowed by the previous parent zoning by-laws or minor variances approved under them, so that their "standards" are not creating a non-complying situation to the regulations developed under the CZBL. It is suggested that a term such as "legally existing" be established in the CZBL. Therefore, with a minor variance for house addition, for example, the variances will only pertain to what varies from the new standards under the CZBL that deal with only the addition and not the existing house which may not comply to the new standards. Only when buildings or structures are completely (or substantially) demolished, would all the provisions of the CZBL be applicable to new development on a property. The CZBL will need to identify which standards are subject to the legally existing provisions and what constitutes a substantially demolished building or structure. The City of Toronto Zoning By-law 569-2013 uses the following regulation to establish what is deemed substantially demolished in that by-law:

#### "5.10.1.10 Interpretation

##### (4) Substantial Demolition

A building is not lawfully existing if 50% or more of the main walls of the first storey, or above, are removed or replaced."<sup>4</sup>

In terms of land use, the *Planning Act* recognizes legal non-conforming uses and the rights for them to expand. It is recommended that the CZBL need not recognize non-conforming land uses, but rather recognize only legal non-complying standards that were deemed complying

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<sup>4</sup> City of Toronto Zoning By-law 569-2013, Chapter 5, Regulation Applying to all Zones.



standards under the previous by-law. The term “legal” is important so that situations where a property has been built without legal authorization will not be granted the “legally existing” status under the CZBL and would be subject to normal penalties under the *Planning Act* and possibly the Ontario Building Code.

**RECOMMENDATIONS:**

9. It is recommended that the Comprehensive Zoning By-law recognize legally existing non-complying standards for legally existing buildings or structures.
10. It is recommended that the Comprehensive Zoning By-law establish provisions that address buildings or structures that are substantially demolished, and which would not be considered a building or structure that has legally existing non-complying standards to the CZBL.
11. It is recommended that the Comprehensive Zoning By-law not deal with legally existing non-conforming land uses, as this is already legislated under the Planning Act.

### 3.2.4 Definition Section

There will need to be a definitions section that only uses words or terms that are necessary to define within the context of the zoning by-law regulations. All words that are defined in a standard dictionary should not be defined in the CZBL.

All zoning by-laws require certain words and phrases to be “defined” for the purposes of interpreting these words or phrases in the context of the zoning by-law, which may differ or be more specific than what the words or phrases that are interpreted by an average dictionary. The proposed CZBL is no different.

The CZBL should have a definitions section, either located near the front of the document or near the end of the document. The definition section should have words, terms and phrases that are put in alphabetical order as they would appear in the zoning by-law. The word, terms or phrases should be identified by a typeface that follows AODA standards and that will indicate to the reader that the word or phrase is a defined one in the CZBL. It is recommended in this report that defined words, terms and phrases be identified in the CZBL as **bolded**. Further, terms or phrases should always be in the definitions section as they appear in the by-law. For example, the term “**Front Lot Line**” should not be listed and identified in the definitions section as “**Lot Line, Front**”.

Definitions in the CZBL should be based on land uses, building types, measurements, and legal terms. Examples of these terms are noted in Table 1.



Table 1: Examples of Zoning Definition Types

Examples of Land Use or Building Type Definition Terms	Examples of Measurement Terms	Examples of Legal Terms
Retail Store, Detached House, Manufacturing Use, Public Park, Apartment Building, Mixed Use Building	Front Lot Line Setback, Angular Plane, Established Grade, Lot, Soft Landscaping, Hard Landscaping, Driveway, Parking Space, Rear Yard Setback, Front Yard Build-to Line	Legally Existing, Lane, Street, Lot Line, former Parent Zoning By-law.

Definitions should be written and applied “universally” throughout the City of Richmond Hill under the CZBL. For example, a definition of “**gross floor area**” should be applied to all lots subject to the CZBL and any site specific or area specific by-law amendments to the CZBL should utilize the definitions as intended for the entire by-law. The intent is that any future site and area specific by-laws to the CZBL should rely on the same definitions as the rest of the City. It addresses consistency in interpreting the by-law, as well as comparing outcomes on sites based on the same definitions.

Definitions should not be written as regulations. For example, the CZBL should not define a term such as a “small scale restaurant” as a premise where food is prepared and offered for sale in a building under 500 square metres; but rather, define “**restaurant**” in the definitions section and control for the size of it as a regulation in the zone regulations as a condition for that use to be permitted.

Another example of a term that needs to be defined is “lot”, as many of the proposed regulations are dependent on what constitutes a lot. It important to note that the definition of lot will include common element condominiums for developments that occur on blocks, such as some townhouses.

Definitions in the CZBL should not differ from similar terms that are defined in the City’s Official Plan. Caution should be made in defining terms that may also be defined in Provincial legislation, such as the PPS or the Growth Plan. Similar terms that are defined differently can create confusion on intent and interpretation by the public.

There will be a review of all existing definitions found in the parent zoning by-laws and the CZBL will adopt those definitions that are deemed appropriate and necessary and recommend removal of antiquated and irrelevant definitions. Some definitions, such as measurement terms, may be supplemented with illustrations to help explain the definition to the reader, but such illustrations will be a “sidebar” and not form part of the by-law, per se.



#### RECOMMENDATIONS:

12. It is recommended that the Comprehensive Zoning By-law have a definitions chapter that will involve words, terms and phrases that require definitions for the CZBL and will be located near the front of the by-law.
13. It is recommended that the Comprehensive Zoning By-law include definitions in alphabetical order, be bolded in font type to address AODA standards, and address words which define and describe land uses, building types, measurements, and legal terms.
14. It is recommended that the Comprehensive Zoning By-law establish definitions in the context of reviewing the existing definitions in the parent by-laws and the need for harmonizing such words and terms. Further, definitions that are deemed to be considered antiquated or unnecessary will not be brought into the CZBL.
15. It is recommended that the Comprehensive Zoning By-law define and incorporate new words and terms. It is noted that additional defined terms may be added to the CZBL in subsequent phases.

### 3.2.5 Regulations for All Zones

Regulations can apply to all zones, to a group of land use type zones (or zone categories) or to specific zones. For the ease of use, reference and future by-law amendments, it is suggested that zone regulations be grouped and set out in chart format for a set category of zones. For example, a chart for permitted uses and for regulation standards could be developed for a set of zones that fall under the *Local Centres* (LC1, LC2, LC3, etc.).

### 3.2.6 Regulations for Zone Categories and Zones

The current approximately 40 parent zoning by-laws in the City of Richmond Hill were developed over many decades, under former municipal jurisdictions now within the boundaries of the City of Richmond Hill and under no or previous versions of the City of Richmond Hill Official Plan. Most of the parent by-laws set out a typical land use-based zone structure with such terms as: "*Residential First Density Zone (R1)*", "*Neighbourhood Commercial Zone (NC)*", "*Restricted Industrial (M1)*", and "*Open Space Zone (OS)*". Later parent by-laws introduced more descriptive type zones such as: "*High Performance Industrial Zone (M-1)*", "*Environmental Protection Two Zone (EPA2)*", and "*Key Development Area Mixed Use Zone 1 (KDA1)*". These latter three examples are all derived from parent by-laws developed after the 2010 City of Richmond Hill Official Plan. Therefore, it is important that the zone structure and respective zone labels reflect the terminology used in the current and applicable Official Plan that describes the urban structure.

As noted above, the zoning structure and the respective "label" on the zoning map that identifies the boundary of a given "zone" has traditionally been based on land use and use intensity descriptors. "*Residential First Density Zone (R1)*" is a good example, as it suggests that the zone allows residential uses in the lowest density form. Therefore, the zone structure for the



CZBL should be based on a combination of land use and intensity indicators that follow the urban structure set out in the Official Plan. Examples of these indicators are shown in Table 2 below.

*Table 2: Examples of Land Use and Intensity Indicators for Developing Zone Labels*

Examples of Land Use Indicators	Examples of Intensity Indicators
<ul style="list-style-type: none"> <li>• Agricultural,</li> <li>• Rural Residential,</li> <li>• Residential,</li> <li>• Commercial,</li> <li>• Mixed Use,</li> <li>• Institutional,</li> <li>• Industrial,</li> <li>• Utility, and</li> <li>• Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum Lot Frontages,</li> <li>• Minimum Lot Areas,</li> <li>• Maximum Floor Space Index,</li> <li>• Development Standard Sets, and</li> <li>• Maximum Heights</li> </ul>

The zoning structure for the CZBL should align with the urban structure of the RHOP as set out in Chapter Four of the Official Plan.

Chapter Four – Land Use Policies in the RHOP sets out twelve (12) land use designations under the urban structure of the Plan. It is proposed that the zone structure and labels for the CZBL follow the land use designations structure of the Plan. These land use designations are shown in Figure 3.

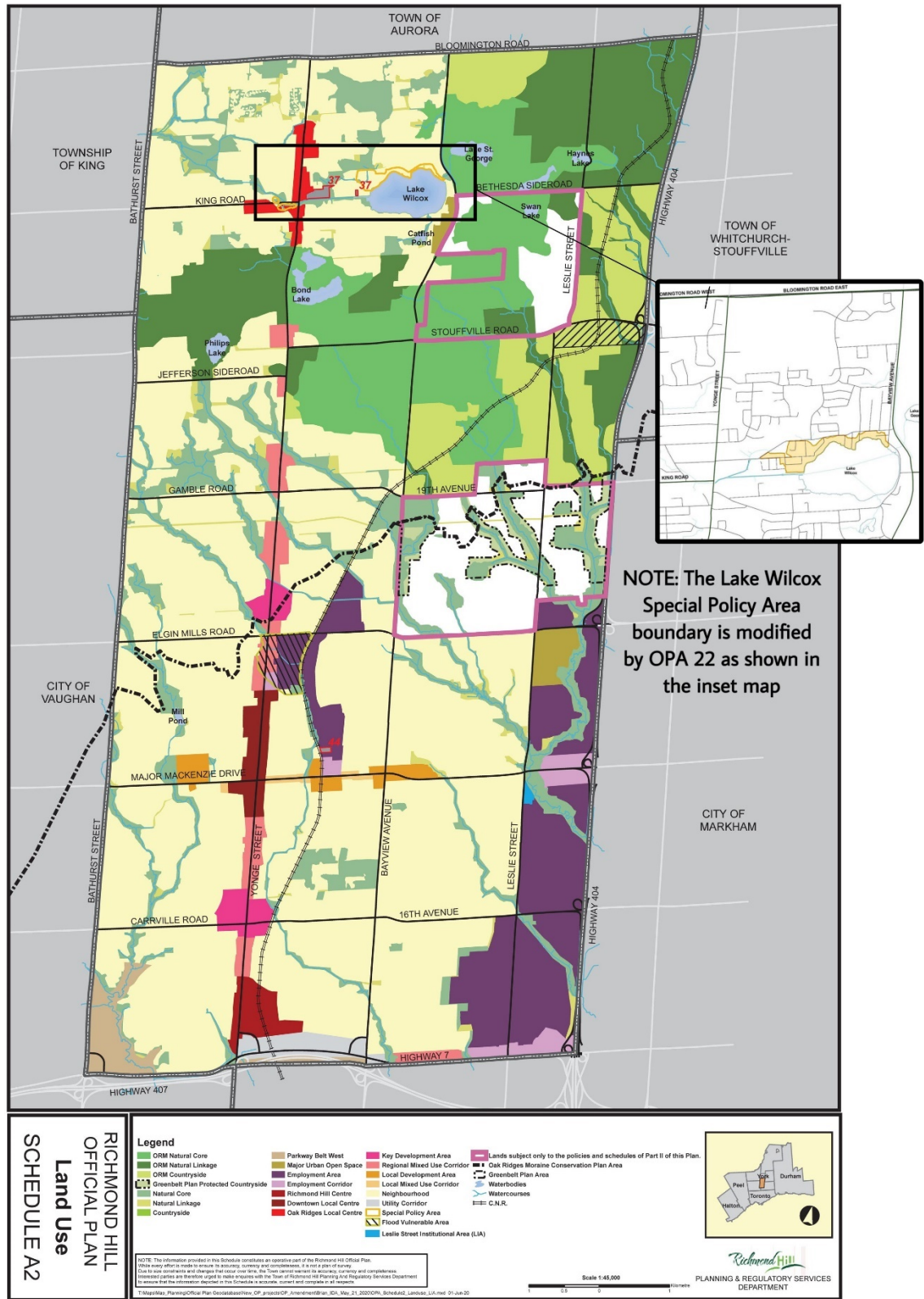


Figure 3: Richmond Hill Official Plan Land Use Map Schedule A2 (2023)



**Community Uses** – This pertains to public, private and not for profit institutions, facilities and services that support the health, educational, recreational and socio-cultural needs of the City. Community uses are generally permitted within the land use designations in the *settlement area*. A range of community uses shall be directed to appropriate locations within the City to contribute to a complete community.

The CZBL will identify which zones will permit community uses and may establish “Use Specific” zones based on specific community uses that are only allowed on a lot (e.g. private school zone), or zones for a combination of community uses (e.g. community hub zone that may allow health, educational, and socio-cultural need uses, or combination thereof).

**Richmond Hill Centre** – Is an area of the City that is intended to develop into a compact, mixed-use urban centre supported by a high-quality public realm, walkable streets and transit-oriented development. As an increasingly regional focal point, Richmond Hill Centre will be a major residential and employment destination, a meeting place, and the primary location for cultural facilities, public institutions, and major services. The Centre will be a prominent, major transit node in Richmond Hill and in York Region due to its scale, planned density, function and identity. It will continue to be the primary focal point for transit infrastructure investment and will be a destination point attracting people from all parts of the Region as it evolves into a vibrant and distinct urban centre. The Richmond Hill Centre Secondary Plan is provided in Chapter 10 of the Plan.

The CZBL will not address the Richmond Hill Centre at this time. The area is currently zoned by By-law 278-96 and By-law 2523 and includes an eMZO that covers approximately 50% of the Richmond Hill Centre. The City is advancing pre-zoning to conform with the Richmond Hill Secondary Plan, subject to the resolution of active appeals. This work is anticipated to be completed in 2025.

**Local Centres** – Are mixed-use areas of the City that will continue to evolve over time. Richmond Hill has multiple Local Centres. Each Local Centre will evolve into a pedestrian-oriented, human-scaled, vibrant area with its own unique identity. The identity is intimately tied to their historic use as main street centres and service areas for the surrounding neighbourhoods, whereas other Local Centres have had and will provide other functions. The policies of this Plan seek to strengthen and enhance the character of each Local Centre by promoting context-sensitive development. As a result of locational differences and context, each Local Centre will include varying levels of activity and intensity. The Plan identifies the following Local Centres: 1) Village Local Centre; 2) Oak Ridges Local Centre; and 3) Newkirk Local Centre.

The CZBL will propose a zone category (LC) for the zones to be established in the CZBL for the local centres. The CZBL may distinguish the array of permitted uses and their corresponding floor space index (density) values. All three of the Local Centres are proposed to be addressed in Phase 1 of the CZBL, subject to final approval of the respective OPAs.



**Key Development Areas** - are *intensification* areas located on a Regional Corridor where public rapid transit services intersect with major nodes of retail and commercial development activity, and where opportunities exist for redevelopment of large sites that can support new public streets, parks and urban open space connections. The Plan identifies the following KDAs: 1) Yonge Street and Carrville/ 16<sup>th</sup> Avenue KDA; and 2) Yonge Street and Bernard Avenue KDA.

The KDA zone would be distinguished by floor space index (density). It is noted that this will only be applied to the Yonge Street and Carrville/ 16<sup>th</sup> KDA in Phase 1 of the CZBL, as the Yonge Street and Bernard Avenue KDA will continue to be regulated under parent By-law 117-17.

**Local Development Areas** - are areas where a cluster of land uses or public transit services intersect with a Local Corridor providing a local destination. LDAs will accommodate a more intensive and wider range of uses along the Local Corridor, but at a scale that is compatible with the context of each LDA. The Plan identifies the following LDAs along the Major Mackenzie Drive corridor: 1) Trench Street LDA (at York-Central Hospital); and 2) Bayview LDA (at the intersection of Bayview Avenue and Major Mackenzie Drive East).

The CZBL will propose a zone category (LDA) for the zones to be established in the CZBL for the local development areas. The CZBL may vary LDA zones by the array and scale of land uses as well as floor space index (density). The CZBL will not deal with these zones until Phase 2, after the Richmond Hill Official Plan Update has examined these areas.

**Regional Mixed-Use Corridors** – are areas that support a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form. The Regional Mixed-Use Corridor designation does not apply across the entire length of the Regional Corridor. The Plan recognizes that the character of *development* along the Regional Mixed-Use Corridor designation will not be uniform along all segments. Currently the Plan identifies two regional corridors: 1) Yonge Street; and 2) Highway 7.

The CZBL will propose a zone category (RMU) for the zones to be established in the CZBL for the regional mixed-use corridors. The CZBL may vary RMU zones by the array and scale of land uses as well as floor space index (density). The CZBL will not deal with these zones until Phase 2, after the Richmond Hill Official Plan Update has examined these areas.

**Local Mixed-Use Corridor** – are areas that function as a smaller-scale, urban main street connecting the Local Development Areas (LDAs) and providing opportunities for east-west regional connection and the movement of people, goods and services by way of planned, long-term public rapid transit. The Local Mixed-Use Corridor designation envisions a more limited range and mix of land uses and activities in compact, pedestrian-oriented built form. The Local Mixed-Use Corridor designation does not apply across the entire length of the Local Corridor. The Richmond Hill Official Plan recognizes that the character of *development* within the Local Mixed-Use Corridor designation will not be uniform across all segments.





The CZBL will propose a zone category (LMU) for the zones to be established in the CZBL for the local mixed-use corridors. The CZBL may vary LMU zones by the array and scale of land uses as well as floor space index (density). The CZBL will not deal with these zones until Phase 2, after the Richmond Hill Official Plan Update has examined these areas.

**Employment Lands** – are areas set aside for the City’s long-term employment growth providing a balanced mix of business activities that include a range of high-performance industrial activity and office uses. The City’s urban structure includes two *employment land* designations: 1) Employment Areas; and 2) Employment Corridors. The primary purpose of these designations is to maximize economic potential by ensuring a long-term, stable supply of *employment land* in strategic locations of the City. These designations provide a place in the City for current and future business and industrial operations, not able to locate elsewhere in the City.

The CZBL will propose two zone categories (E) and (EC) for the zones to be established in the CZBL for the employment areas and employment corridors, respectively. The CZBL may vary E and EC zones by the array and impact of employment (industrial) uses as well as floor space index (density). The CZBL will not deal with these zones until Phase 2, after the Richmond Hill Official Plan Update has examined these areas.

**Neighbourhood** – are areas generally characterized by low density residential areas and a range of service uses and facilities including neighbourhood commercial plazas, schools, day nurseries, places of worship, community centres and parks and urban open spaces. Opportunities for small-scale infill development is encouraged by the policies of the Plan to support a greater mix of housing. This infill development will bring about some change to neighbourhoods as they continue to evolve over time. The policies of the Richmond Hill Official Plan intend to enhance and strengthen the character of neighbourhoods and promote connectivity and excellence in design. Compatible new development should represent a “good fit” within the physical context and character of the surrounding area.

The CZBL will propose multiple categories of zones to be established in the CZBL for the neighbourhood. There should be a category of residential zones, which may deal with the array of low-density ground-related housing (RLD), a category for medium density housing (RMD), a category for neighbourhood commercial (NC), and a possible zone for the David Dunlap Observatory Lands. The RLD zones will be set out by an array of ground-related house forms that are permitted, by lot “type” in terms of frontage and area ranges and will have a set of form-based regulations (setbacks, landscaping, etc.) that would be arranged in a chart. A separate array of regulations would be set out for the RMD and NC zones. Local parks that are not part of the greenway system and are in the *neighbourhood* designation should be identified as an open space zone (O) in the CZBL. These are to be developed as part of Phase 1 of the CZBL.

**Greenway System** – are legacy areas of environmental, agricultural, and urban open space lands. The Greenway System includes natural heritage system components, including natural core and natural linkage areas both on and off the Oak Ridges Moraine (ORM) Conservation Plan Area, rural areas in the ORM countryside, lands within the Greenbelt and the Parkway Belt



West Plan Area, and urban open space areas. Land use designations in the Plan are as follows: 1) ORM Natural Core, 2) ORM Natural Linkage, 3) ORM Countryside, 4) Greenbelt Plan Protected Countryside, 5) Natural Core, 6) Natural Linkage, 7) Countryside, 8) Parkway Belt West, and 9) Major Urban Open Space.

The CZBL will propose multiple categories of greenway system zones to reflect zones in the Oak Ridges Moraine (ORM-NC), (ORM-NL), (ORM-C), the Greenbelt Plan Protected Countryside (GPP), Natural Core (Nat-C), Natural Linkage (Nat-L), Countryside (Cs), Parkway Belt West (PBW), and Major Urban Open Space (UOPS). Other than permitted uses, there is no need for development intensities for these zones as that have very limited development permissions. The CZBL will not deal with these zones until Phase 2, after the Richmond Hill Official Plan Update has examined these areas.

**Utility Corridor** – are corridor areas that are identified in the Plan for *stormwater management works*, electrical transformer and distribution stations, district heating distribution stations and related facilities. These areas may also include such uses as trails and linear parks, existing *automotive service commercial* uses; and parking.

The CZBL will propose a category of utility corridor (UT). Other than permitted uses, there is no need for development intensities for these zones as that have very limited development permissions. The CZBL will not deal with these zones until Phase 2.

**Leslie Street Institutional Area** - is an area along the east side of Leslie Street, adjacent to the Headford Business Park Employment Lands and south of Major Mackenzie Drive East which is intended to intensify the continued use of this area for a mix and range of institutional and business land uses in a context that respects the cultural heritage resources of the area, provide a hub for institutional uses and provide compatible land uses to the south and west of the area.

The CZBL will propose a category for the Leslie Street Institutional Area (LSI). The CZBL will reflect the existing permissions under the current parent by-law for these lands, subject to it being in conformity with the Richmond Hill Official Plan. This area is to be part of Phase 1 of the CZBL.

**RECOMMENDATIONS:**

16. It is recommended that the Comprehensive Zoning By-law establish zone categories and zones derived from the land use designations found in the Richmond Hill Official Plan, Chapter Four and that these be organized in a logical manner as set out in Section 5.1 of this Report. The CZBL will note that Richmond Hill Centre, Yonge Street and Bernard Avenue KDA, and zones subject to By-law 54-15 (West Gormley) and By-law 55-15 (North Leslie Secondary Plan Area) are not subject to the CZBL. A place marker will be made for these by-laws so that the reader knows to refer to them directly.



### 3.2.7 Specific Use Regulations

There are also certain uses that require their own set of regulations, regardless of which zone they are permitted in. For example, regulations for gas stations involving fuel pumps and canopies will involve a unique set of rules for that use. The CZBL should have a section on these specific land use regulations that set out specific regulations associated with that use, which will be in addition to the applicable zone regulations.

Uses that could be considered in this section include home occupation regulations, additional residential units (ARUs), seniors housing, day nursery, adult day nursery, school, places of worship, marijuana production facility, drive through facility, fuel stations, automobile service shop, and automobile washing facility.

These uses, if permitted in a zone, may have permitted conditions, which would specify what conditions need to be fulfilled for the use to be permitted in that zone.

#### *RECOMMENDATIONS:*

17. It is recommended that the Comprehensive Zoning By-law establish regulations dealing with specific uses and locate them in their own separate sections of the CZBL in alphabetical order by type of specific use (types of uses are noted in Section 3.6 of this report).

### 3.2.8 Parking & Loading Regulations

The CZBL should have a section on parking standards for automobiles and bicycles, as well as loading standards based on type and scale of land use. This section would regulate the size of parking spaces, types of parking spaces (e.g. accessible and EV) and establish a chart of minimums, maximums, or ranges of parking rates based on land uses and/or the scale of land uses. These rates would deal with parking requirements on a lot or property for particular land uses.

Automobile parking rates will be looked at in terms of the CZBL providing ranges that factor in recommendations from recent transportation studies and Strategic Directions Report #4.

Location and access regulations related to parking and loading should be located within the zone regulations, as noted earlier, as these matters are zone related and not rate related based on particular land uses.

Bicycle parking rates will be applied to areas that propose more intensive development, such as apartment buildings and mixed-use buildings. Rates may vary by geography and would be discussed in Strategic Directions Report #4.



Loading rates should be focused on larger developments and non-residential developments, such as offices and manufacturing land uses. Loading space types will be identified in this section of the CZBL and their rates based on land use and scale would be set out in a chart format and based on those set out in Strategic Report #4.

**RECOMMENDATIONS:**

18. It is recommended that the Comprehensive Zoning By-law establish a parking and loading section with regulations applying to all areas being addressed in this phase of the CZBL. Subsequent parking and loading regulations will be established in the section of the CZBL as later phases are implemented.
19. It is recommended that the Comprehensive Zoning By-law consider transportation demand management metrics in the development of parking rate standards and ranges for different land uses, and particularly those in proximity to Protected Major Transit Station Areas and other areas around transit stations as directed by Provincial Bill 185.
20. It is recommended that the Comprehensive Zoning By-law establish regulations related to the location of and access to parking and loading and that these be contained in the zone sections of the CZBL.

### **3.2.9 Site Specific By-laws**

There are always site and/or area specific regulations in every zoning by-law. These are regulations that differ from the regulations that generally apply to a property in a particular area of the zoning by-law. These sites (or areas) need to be identified by a map (either on the zoning map or an overlay of exceptions) by a symbol which allows the reader to find in the by-law the set of exceptional regulations.

The organization of the exceptions should fall into two classes: 1) Exceptions that are written to the CZBL; and 2) Exceptions that have been previously created from the previous parent by-laws, but which will prevail over the regulations of the CZBL. The first set will be derived by re-writing current site-specific regulations in the context of the CZBL language and set of zone regulations. The second set will be considered “prevailing by-laws” that will be noted in the CZBL exceptions section, but the wording of these by-laws will not be changed and must read in the context of the previous parent zoning by-law in terms of definitions and zone regulations.

In developing the new zone regulations for the CZBL an evaluation will be conducted on which site-specific by-laws should be deleted, amended, or remain. The rationale for deletion of a site-specific by-law would be based on the determination that the by-law is redundant or not necessary under the new zone regulations. In other words, if there is no longer a need for it. Site-specific by-laws that are short and simple, which can be easily reworded in the context of the CZBL structure and terminology would be identified and recommended. Site-specific by-laws that are complicated and differ substantially from the structure and terminology of the CZBL should be maintained and “pointed to” in the CZBL as a prevailing by-law. Prevailing by-



laws are dependent on the parent zoning by-law for interpretation and context, the parent zoning by-laws cannot be repealed. Over time as new development replaces those properties that have site specific by-laws dealing with older development, the site specifics can be removed and replaced with regulations with the language under the CZBL. Finally, site specific exceptions and prevailing by-laws must not be written or brought into the CZBL if they are not in conformity with the applicable Richmond Hill Official Plan policies.

The site-specific regulations should be organized by land use sections in a separate “part” of the zoning by-law. Site-specific by-laws (new or prevailing) would be listed and organized under each zone type with an “exception number” identified on the Zoning Map. For example, an exception on a site in Local Centre zone could be indicated with a zone label of “LC (x54)”, where (x54) is the fifty-fourth exception found with the “LC Site Exceptions” section of the by-law.

#### **RECOMMENDATIONS:**

21. It is recommended that the Comprehensive Zoning By-law be organized in a logical manner that addresses by-law organization, interpretation, definitions, City-wide regulations, zone categories and zone regulations, specific land use regulations, parking, bicycle and loading standards and rates, site specific by-laws, and overlay mapping regulations.
22. It is recommended that the Comprehensive Zoning By-law identify site-specific regulations with an exception number by zone type, and the site-specific regulations may be rewritten if they are simple to rewrite, referred to the original wording in the context of the existing parent by-law, or not considered for the CZBL if the site-specific regulations are antiquated or irrelevant.
23. It is recommended that the Comprehensive Zoning By-law contain a section which sets out site and area specific exception regulations based on two classes of regulations: 1) exceptions that are written to the CZBL; and 2) exceptions that have been previously created from the previous parent by-laws, but which will prevail over the regulations of the CZBL.
24. It is recommended that the Comprehensive Zoning By-law process include an evaluation and review of existing site and area specific regulations to consider if they are to be deleted, amended, or remain and carried forward in the CZBL.

### **3.2.10 Zoning Map**

The zoning map is the key graphic tool in the CZBL for the reader to understand what zone a given property is in and where to look in the text for the applicable regulations. The map should be available both online (along with the text) as well as a schedule to the by-law text as part of the “official” version controlled by the City Clerk’s Office. The printed map should be done in black and white and show blocks, property lines, street names, zone boundaries and zone labels. The zone map must be done in a way that is AODA compliant.



Zone labels, as discussed in section 3.4 of this report, should consist of three or four symbols: 1) land use symbol, 2) intensity symbol(s) (if applicable), 3) a character symbol(s) (if applicable) and 4) an exception symbol(s) (if applicable).

*Table 3: Examples of Zoning Definition Types*

<b>Zone Label</b>	<b>Description of the Label</b>
<b>RLD1 f12.0 a400</b>	Residential Low Density Zone 1 (land use) with a minimum lot frontage of 12.0 metres and a minimum lot area of 400 square metres.
<b>KDA2 c3.0 r2.5 t3.0</b>	Key Development Area Zone 2 (land use) with a maximum commercial use floor space index of 3.0, a maximum residential use floor space index of 2.5, and a total floor space index mix of all uses of 3.0.x
<b>EC1 2.0 (ex 45)</b>	Employment Corridor Zone 1 (land use) with a maximum floor space index of 2.0 and subject to Exception #45.

The combination of these elements for a given zone category will determine the “zone” on the zoning map and be depicted by a solid boundary line. The zone labels should be as intuitive as possible and involve only the necessary amount symbols in the description of the zone that is readable on the map. Exception number labels (as discussed above) should also be included on the Zoning Map.

In determining the zone boundary locations, the zoning map should use property lines, middle of street and lane lines, natural feature contours and any other logical land features. The CZBL should avoid as much as possible to allow “split zoning” on lots, unless it is intended to do so and is accompanied with regulations as to how to interpret the split zoning on a given lot.

**RECOMMENDATIONS:**

25. It is recommended that the Comprehensive Zoning By-law include a Zoning Map that will form part of the by-law and be available online for the online version of the CZBL. The development of zone symbols should include: 1) a land use symbol; 2) an intensity symbol(s) (if applicable); 3) a character symbol(s) (if applicable); and 4) an exception symbol(s) (if applicable). The combination of these symbols will define the zone on the Zoning Map.
26. It is recommended that the Comprehensive Zoning By-law establish, as part of the Zoning Map, zone boundaries that respect the location of property lines, common element condominiums, street and lane lines, natural feature contours and any other logical land features.

### 3.2.11 Overlay Mapping

There are some regulations that are best applied by being on a map or schedule. These regulations are geographical in nature, but do not necessarily correspond to the geographies of the zones. These are referred to as “overlay zones” or “overlays”. Some municipalities regulate



building height by “height overlay areas”. Other types of overlays can deal with natural areas to avoid development based on natural feature boundaries, which are best done by a mapping overlay. Regulations that are based on proximity to higher order of public transit can also be shown in the CZBL as an overlay zone.

These overlays can also identify the classification of certain public roads that lots front or abut, which may have different regulations based on the type of road a property is adjacent to.

The key to establishing an overlay zone in the CZBL is that it is based on contiguous areas that one wants certain regulations to apply to. This may be preferable to listing addresses or blocks by text in the by-law.

*RECOMMENDATIONS:*

27. It is recommended that the Comprehensive Zoning By-law contain a section of regulations pertaining to “overlay” mapping for regulations that deal with specific geography, but not necessarily zone geography.
28. It is recommended that the Comprehensive Zoning By-law consider using overlay mapping to implement height, natural areas, and identify areas that are deemed in proximity to higher order of public transit.



## 4 Other Matters to be Addressed in the Comprehensive Zoning By-Law

### 4.1 Operative and Non-operative Parts of the Comprehensive Zoning By-Law

In order to improve user-friendliness of the CZBL and assist with the understanding of the CZBL, it is suggested that the CZBL have non-operative parts of the by-law that can give examples or explanations to certain regulations or definitions in the CZBL. The CZBL operative parts would be the definitions, regulations, regulation tables, zoning map, overlay maps, and other possible schedules or diagrams. The non-operative parts would be text and/or illustrations identified in the margins or in text boxes in the CZBL adjacent to operative part that it is referring to. The “side bar” items may also include tables that are designed to explain a regulation or set of regulations. The location of this information in the by-law should clearly indicate that it is a non-operative part of the CZBL.

An example of how a zoning by-law can distinguish between the operative and non-operative parts is the City of Vaughan By-law 001-2021:

#### 1.0 Administration

#### 1.11 Interpretation

#### 1.11.3 Illustrations, Maps, Notations and Other Convenience Features

1. Illustrations included in this By-law are for convenience purposes only and do not form part of this By-law. Notwithstanding this provision, illustrations, diagrams and maps that are explicitly identified with a Figure number in this By-law shall form an operative part of this By-law.

2. This By-law includes margin notations for the purposes of providing convenience and explanation to the reader. Margin notations are shown as grey boxes with black text and a black border. The margin notations do not form an operative component of this By-law.

#### 1.11.4 Technical and Editorial Revisions

1. Provided that the purpose, effect, intent, meaning and permissions of this By-law are in no way changed or altered, the following technical revisions to this By-law are permitted without amendment:





c) Changes to illustrations, diagrams and margin notations which do not form an operative part of the By-law.<sup>5</sup>

**RECOMMENDATIONS:**

29. It is recommended that the Comprehensive Zoning By-law identify operative and non-operative parts of the by-law. Operative parts would include definitions, regulations, regulation tables, zoning map, overlay maps, and other possible schedules or diagrams. Non-operative parts would have text located in the margins or text boxes of the CZBL, adjacent to operative part(s) that it is referring to or giving an example of. These “sidebar” non-operative references could include illustrations and tables that are designed to explain a regulation or set of regulations.

## 4.2 Identifying Common Minor Variance Issues by Zone Type

As for minor variances, the development of the CZBL will examine the work that has been undertaken to see where and what type of minor variances under the current by-laws have more frequently occurred. This will assist in modifying some of the use permissions and development standards in the CZBL to address reducing the number of minor variance applications to the Committee of Adjustment.

**RECOMMENDATIONS:**

30. It is recommended that the Comprehensive Zoning By-law In the development of new harmonized zoning standards, attention should be paid to identifying the most common minor variances being requested under the current parent by-laws and recommend that certain regulations be modified or not included in the CZBL to reduce the number of minor variance applications in the future.

## 4.3 Quality Control and Testing

The CZBL is typically written by land use planners, interpreted by zoning examiners, and enforced by legal and municipal standards officials. The opportunity for regulations to be misinterpreted and wrongly enforced can be great when developing a new comprehensive zoning by-law. During the development of the regulations of the CZBL it will be important to “stress test” the emerging by-law wording with the Building Division and Legal Services Division to ensure the intention of the regulations are interpreted correctly and can be enforced. It is very common for building officials to issue interpretation bulletins on zoning by-law regulations to ensure a consistency of regulation interpretation within a municipality.

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<sup>5</sup> City of Vaughan Zoning By-law 001-2021, Chapter 1 Administration, Section 1.11 Interpretation.



*RECOMMENDATIONS:*

31. It is recommended that the Comprehensive Zoning By-law process include a detailed review by various City departments, before being brought in front of City Council for consideration, to ensure that the intended wording is interpreted correctly and that the regulations are enforceable. This would generally involve reviews and consultations with the City's Planning Divisions, Building Division, and Legal Services Division.



## 5 Proposed Comprehensive Zoning By-Law Layout

### 5.1 Parts and Sections

The CZBL should be designed to reduce repetition of regulations as much as possible, establish a hierarchy of regulations based on those that are applicable all zone categories, all zones within a zone category, only zones within a zone category, and site-specific exceptions. The CZBL should have an amendment page that lists the by-laws that have amended the CZBL in chronological order indicating the amending by-law number, description of the area or issue, the date adopted by City Council and the date approved by the OLT (if necessary). This latter item would be another example of a non-operative part of the CZBL.

#### *RECOMMENDATIONS:*

32. It is recommended that the Comprehensive Zoning By-law consolidate zoning amendments on a regular basis and include an amendment page that lists amendments to the CZBL in chronological order. This would be a non-operative part of the CZBL.

The proposed CZBL is to be organized into three parts. Part 1 consists of the main zoning by-law regulations; Part 2 consists of the site-specific exception regulations organized by zone category; and Part 3 consists of the Zoning Map, Overlay Maps, and Schedules.

The basic design structure is proposed as follows:

#### **PART 1 – Main Zoning By-law Regulations**

Zoning By-law Title

Council adoption

List of Amendments

Table of Contents, Part 1

1.0 Administration

2.0 Definitions

3.0 Regulations Applicable to All Zones

4.0 Community Uses Zone Category Regulations

5.0 Richmond Hill Centre Zone Category Regulations

6.0 Local Centres Zone Category Regulations



- 7.0 Key Development Areas Zone Category Regulations
- 8.0 Local Development Areas Category Regulations
- 9.0 Regional Mixed-Use Corridors Zone Category Regulations
- 10.0 Local Mixed-Use Corridor Zone Category Regulations
- 11.0 Employment Lands Zone Category Regulations
- 12.0 Neighbourhoods Zone Category Regulations
- 13.0 Greenway System Zone Category Regulations
- 14.0 Utility Corridor Zone Category Regulations
- 15.0 Leslie Street Institutional Area Zone Category Regulations
- 16.0 Specific Use Regulations
- 17.0 Automobile Parking, Bicycle Parking, and Loading Space Rates and Regulations

## **PART 2 – Site Specific Zoning Exceptions**

### Table of Contents, Part 2

- 18.0 Community Uses Zone Site Exceptions
- 19.0 Richmond Hill Centre Zone Site Exceptions (*place marker*)
- 20.0 Local Centres Zone Site Exceptions
- 21.0 Key Development Areas Zone Site Exceptions
- 22.0 Local Development Areas Site Exceptions
- 23.0 Regional Mixed-Use Corridors Zone Site Exceptions
- 24.0 Local Mixed-Use Corridor Zone Site Exceptions
- 25.0 Employment Lands Zone Site Exceptions
- 26.0 Neighbourhoods Zone Site Exceptions
- 27.0 Greenway System Zone Site Exceptions
- 28.0 Utility Corridor Zone Site Exceptions



## 29.0 Leslie Street Institutional Area Site Exceptions

### **PART 3 – Maps & Schedules**

#### Map and Schedule References

- 30.0 Zoning Map
- 31.0 Height Overlay Map
- 32.0 PMTSA and MTSA Overlay Map
- 33.0 Schedules (to be determined)

Each of the zone category regulations (sections 4.0 through 15.0, above) would have zone regulations located within each of the categories.

For example, under Section 11.0 – Employment Lands Zone Category Regulations, the following structure is proposed:

- 11.1 Regulations for All Employment Lands Zones
- 11.2 Regulations for Employment Areas (EA) Zones
  - 11.2.1 Permitted Land Uses (*in a chart*) – noting permitted and permitted conditional uses.
  - 11.2.2 Development Standards (*in a chart*) – noting Principal Building regulations, Landscaping and Yard regulations, Ancillary Building and Structure regulations.
  - 11.2.3 Parking & Loading – noting access & location regulations.
- 11.3 Regulations for Employment Corridors (EC) Zones
  - 11.3.1 Permitted Land Uses (*in a chart*)
  - 11.3.2 Development Standards (*in a chart*)
- ...

Part 2 of the CZBL would house the site-specific zoning regulations and prevailing by-laws and be organized under each zone. The Zoning Map label would indicate a number in brackets at the end of the label to indicate that a property or zone area was subject to an exception. Site specific regulations or prevailing by-laws would override the applicable base zoning regulations, where there was a conflict or difference. Where there is no conflict or difference, the base



regulations for the site would still apply. The exceptions should not repeat any of the base regulations, unless it is intended to override that particular base regulation.

For example, under Section 26.0 – Neighbourhoods Zone Category Exceptions, Residential Medium Density 1 Zone, the following structure is proposed:

#### 26.1 RMD1 Zone Exceptions

##### **RMD1 (ex 45)**

The lands are subject to the following Site-Specific Regulations and/or Prevailing By-laws:

##### Site Specific Regulation(s):

- (a) *(regulations set out here)*
- (b) ...; and
- (c) ...

##### Prevailing By-law(s):

By-law 53-10 of parent By-law 66-71.

In the above example, the site would be subject to certain site-specific regulations that differ from the base regulations in the RMD1 zone, as well as a prevailing by-law (By-law 53-10) which was an amending by-law to parent By-law 66-71. If there are any conflicting regulations between the prevailing regulations and base regulations, the prevailing regulations override the base regulations. Part 3 of the CZBL would contain maps and schedules. The Zoning Map would identify the zones throughout the City of Richmond Hill at a scale that the various zones can be easily read. There will most likely be certain areas where zones with exceptions may be as small as one property or a few properties on a block. The Zoning Map needs to accommodate a scale that works appropriately on paper, as well as being interactive on the City's web site. This part of the CZBL will also contain Overlay Maps based on certain geographical based regulations, such as height limit areas, PMTSA and MTSA areas, etc. This part may require the development schedules dealing with charts or diagrams that focus on unique issues, such as agricultural separation regulations or natural features areas.



#### *RECOMMENDATIONS:*

33. It is recommended that the Comprehensive Zoning By-law be structured and organized in a hierarchy numbering system set out in three parts.
34. It is recommended that the Comprehensive Zoning By-law include in Part 1 of the CZBL the main zoning by-law regulations arranged by administration, definitions, regulations pertaining to all zones, regulations pertaining to zone categories, regulations pertaining to zones, regulations pertaining to specific uses, and regulations pertaining to automobile parking, bicycle parking, and loading.
35. It is recommended that the Comprehensive Zoning By-law include under each zone category the purpose of each zone category and each zone within that category.
36. It is recommended that the Comprehensive Zoning By-law include in Part 2 of the CZBL site-specific exception regulations, organized by zone category and zone with appropriate exception number identifiers under each zone type. These regulations would house both site-specific regulations as well as prevailing by-laws based on amendments made under the current parent zoning by-laws.
37. It is recommended that the Comprehensive Zoning By-law include in Part 3 of the CZBL the Zoning Map, Overlay Maps, and any area specific schedules.

## **5.2 Use of Chart Format for Permitted Land Uses and Development Standards**

It is proposed that charts be used in the zone category chapters of the CZBL. Each zone category chapter would set out the regulations that pertain to all the zones in that zone category and charts would be developed to: (1) list permitted and permitted conditional uses by zone; (2) list of the various development standards. Below are examples of how these charts are proposed to be designed.



Table 6.2.2: Permitted Uses in the Residential Medium and Residential High Zones (2017-025)

Use	RM1	RM2	RM3	RM4	RH
<b>Accessory Dwelling Unit (2023-024)</b>	✓				
<b>Apartment dwelling</b>				✓	✓
<b>Back-to-back townhouse dwelling</b>		✓			
<b>Conservation use</b>	✓	✓	✓	✓	✓
<b>Day care (1)</b>	✓	✓	✓	✓	✓
<b>Emergency service facility</b>	✓	✓	✓	✓	✓
<b>Home occupation</b>	✓	✓	✓	✓	✓
<b>Long term care facility</b>			✓	✓	✓
<b>Park, public</b>	✓	✓	✓	✓	✓
<b>Private home daycare (1)</b>	✓	✓	✓	✓	✓
<b>Retail store, accessory</b>					✓
<b>Retirement home</b>			✓	✓	✓
<b>Short-term accommodation (1)</b>	✓	✓	✓	✓	✓
<b>Stacked townhouse dwelling</b>			✓		
<b>Stormwater management facility</b>	✓	✓	✓	✓	✓
<b>Townhouse dwelling</b>	✓				

Figure 4: Example of a Permitted Use Chart from the Town of Oakville By-law 2014-014





Table 6.3.1: Regulations in the Residential Low RL1, RL2, RL3, RL4, RL5, and RL6 Zones

Regulation	RL1	RL2	RL3	RL4	RL5	RL6
<b>Minimum lot area</b>	1,393.5 m <sup>2</sup> (2)	836.0 m <sup>2</sup> (2)	557.5 m <sup>2</sup> (2)	511.0 m <sup>2</sup> (2)	464.5 m <sup>2</sup> (2)	250.0 m <sup>2</sup> (3)
<b>Minimum lot frontage</b>	30.5 m (2)	22.5 m (2)	18.0 m (2)	16.5 m (2)	15.0 m (2)	11.0 m (3)
<b>Minimum front yard (a)</b>	10.5 m (-0)	9.0 m (-0)	7.5 m (-0)	7.5 m (-0)	7.5 m (-0)	3.0 m
<b>Minimum flankage yard (2016-013) (b)</b>	4.2 m	3.5 m	3.5 m	3.5 m	3.5 m	3.0 m (8)
<b>Minimum interior side yard (c)</b>	4.2 m	2.4 m (4)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	2.4 m and 1.2 m (5)	1.2 m and 0.6 m
<b>Minimum rear yard (d)</b>	10.5 m	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.5 m (6)	7.0 m (6)
<b>Maximum number of storeys</b>	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	2
<b>Maximum height</b>	10.5 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	12.0 m (-0)	10.5 m
<b>Maximum dwelling depth</b>	20.0 m (1)	n/a	n/a	n/a	n/a	n/a
<b>Maximum residential floor area ratio (2017-025)</b>	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	n/a (-0)	75% (7)
<b>Maximum lot coverage for the dwelling (2017-025)</b>	30% (-0)	30% (-0)	35% (-0)	35% (-0)	35% (-0)	n/a

Figure 5: Example of a Development Standards Chart from the Town of Oakville By-law 2014-014

**RECOMMENDATIONS:**

38. It is recommended that the Comprehensive Zoning By-law design permitted uses and permitted conditional uses in a chart based on the zones within a zone category.
39. It is recommended that the Comprehensive Zoning By-law design development standards in a chart based on the zones within a zone category.



### 5.3 Reference to Comprehensive Zoning By-Law Amendments

Since the CZBL will be amended over time it would be important that the CZBL note the date of the most recent consolidation, like the Official Plan. Each page that is amended would have the date located at the bottom of the page so that the reader knows what version of the CZBL they are looking at. Further it is recommended that when an amendment is made to a regulation or a regulation in a chart, a footnote should follow the amendment that notes the amending by-law number.

**RECOMMENDATIONS:**

40. It is recommended that the Comprehensive Zoning By-law include reference to future amendments to the CZBL through identifying a date at the bottom of the page noting the consolidation date of the CZBL as it pertains to that page of the CZBL.



## 6 Summary of the Recommendations

This report has provided a background and discussion on a variety of topics that deal with the phasing and implementation, framework, technical and design of the new Comprehensive Zoning By-law for the City of Richmond Hill. The following are the strategic direction recommendations on these matters that are noted throughout the report.

1. It is recommended that the Comprehensive Zoning By-law will be implemented in phases, geographically, and over time, to draft zoning regulations for Official Plan policies that are in full force and effect. As such, it is further recommended that Phase 1 of the CZBL consist of developing zones and regulations associated with all lands designated *Neighbourhoods* and *Leslie Street Institutional Area*, and regulations dealing with administration, definitions, regulations applicable to all zones, and parking and loading rates and regulations.
2. It is recommended that the Comprehensive Zoning By-law examine all site and area specific zoning by-laws that pertain to the *Neighbourhoods* and the *Leslie Street Institutional Area* and determine if and how they are to be implemented into the CZBL.
3. It is recommended that the Comprehensive Zoning By-law draft zoning regulations that deal with OPA 18.5 (Yonge Street and Carrville/ 16th Avenue), 18.6 (Village Local Centre), 18.7 (Newkirk Local Centre), and 18.8 Oak Ridges Local Centre and will be considered by City Council for adoption after the respective OPAs are in full force and effect.
4. It is recommended that the Comprehensive Zoning By-law address applicable Regional Municipality of York Official Plan policies.
5. It is recommended that the Comprehensive Zoning By-law follow the traditional Euclidean land use approach and incorporate form-based regulations with the use of illustrations. The zoning categories for the CZBL will be organized by land use and may involve form-based elements in the zone structure or zone label for those areas of the CZBL that distinguish zones in that manner.
6. It is recommended that the Comprehensive Zoning By-law include transitional regulations that will deal with 1) minor variance applications and approvals under the existing parent zoning by-laws; 2) site plan applications that are being reviewed under the existing parent zoning by-laws; and 3) zoning amendment and official plan amendment applications that are being reviewed under the existing parent zoning by-laws.
7. It is recommended that the Comprehensive Zoning By-law not address development applications submitted and deemed complete for a given site prior to the adoption of the CZBL be only reviewed under the existing and in force parent zoning by-law.
8. It is recommended that the Comprehensive Zoning By-law apply to development applications submitted and deemed complete for a given site on or after the date of Council's adoption of the Comprehensive Zoning By-law on a given site will be subject to the dual review under the existing parent by-law and the pending CZBL.
9. It is recommended that the Comprehensive Zoning By-law recognize legally existing non-complying standards for legally existing buildings or structures.



10. It is recommended that the Comprehensive Zoning By-law establish provisions that address buildings or structures that are substantially demolished, and which would not be considered a building or structure that has legally existing non-complying standards to the CZBL.
11. It is recommended that the Comprehensive Zoning By-law not deal with legally existing non-conforming land uses, as this is already legislated under the *Planning Act*.
12. It is recommended that the Comprehensive Zoning By-law have a definitions chapter that will involve words, terms and phrases that require definitions for the CZBL and will be located near the front of the by-law.
13. It is recommended that the Comprehensive Zoning By-law include definitions in alphabetical order, be bolded in font type to address AODA standards, and address words which define and describe land uses, building types, measurements, and legal terms.
14. It is recommended that the Comprehensive Zoning By-law establish definitions in the context of reviewing the existing definitions in the parent by-laws and the need for harmonizing such words and terms. Further, definitions that are deemed to be considered antiquated or unnecessary will not be brought into the CZBL.
15. It is recommended that the Comprehensive Zoning By-law define and incorporate new words and terms. It is noted that additional defined terms may be added to the CZBL in subsequent phases.
16. It is recommended that the Comprehensive Zoning By-law establish zone categories and zones derived from the land use designations found in the Richmond Hill Official Plan, Chapter Four and that these be organized in a logical manner as set out in Section 5.1 of this Report. The CZBL will note that Richmond Hill Centre, Yonge Street and Bernard Avenue KDA, and zones subject to By-law 54-15 (West Gormley) and By-law 55-15 (North Leslie Secondary Plan Area) are not subject to the CZBL. A place marker will be made for these by-laws so that the reader knows to refer to them directly.
17. It is recommended that the Comprehensive Zoning By-law establish regulations dealing with specific uses and locate them in their own separate sections of the CZBL in alphabetical order by type of specific use (types of uses are noted in Section 3.6 of this report).
18. It is recommended that the Comprehensive Zoning By-law establish a parking and loading section with regulations applying to all areas being addressed in this phase of the CZBL. Subsequent parking and loading regulations will be established in the section of the CZBL as later phases are implemented.
19. It is recommended that the Comprehensive Zoning By-law consider transportation demand management metrics in the development of parking rate standards and ranges for different land uses, and particularly those in proximity to Protected Major Transit Station Areas and other areas around transit stations as directed by Provincial Bill 185.
20. It is recommended that the Comprehensive Zoning By-law establish regulations related to the location of and access to parking and loading and that these be contained in the zone sections of the CZBL.



21. It is recommended that the Comprehensive Zoning By-law be organized in a logical manner that addresses by-law organization, interpretation, definitions, City-wide regulations, zone categories and zone regulations, specific land use regulations, parking, bicycle and loading standards and rates, site specific by-laws, and overlay mapping regulations.
22. It is recommended that the Comprehensive Zoning By-law identify site-specific regulations with an exception number by zone type, and the site-specific regulations may be rewritten if they are simple to rewrite, referred to the original wording in the context of the existing parent by-law, or not considered for the CZBL if the site-specific regulations are antiquated or irrelevant.
23. It is recommended that the Comprehensive Zoning By-law contain a section which sets out site and area specific exception regulations based on two classes of regulations: 1) exceptions that are written to the CZBL; and 2) exceptions that have been previously created from the previous parent by-laws, but which will prevail over the regulations of the CZBL.
24. It is recommended that the Comprehensive Zoning By-law process include an evaluation and review of existing site and area specific regulations to consider if they are to be deleted, amended, or remain and carried forward in the CZBL.
25. It is recommended that the Comprehensive Zoning By-law include a Zoning Map that will form part of the by-law and be available online for the online version of the CZBL. The development of zone symbols should include: 1) a land use symbol; 2) an intensity symbol(s) (if applicable); 3) a character symbol(s) (if applicable); and 4) an exception symbol(s) (if applicable). The combination of these symbols will define the zone on the Zoning Map.
26. It is recommended that the Comprehensive Zoning By-law establish, as part of the Zoning Map, zone boundaries that respect the location of property lines, common element condominiums, street and lane lines, natural feature contours and any other logical land features.
27. It is recommended that the Comprehensive Zoning By-law contain a section of regulations pertaining to “overlay” mapping for regulations that deal with specific geography, but not necessarily zone geography.
28. It is recommended that the Comprehensive Zoning By-law consider using overlay mapping to implement height, natural areas, and identify areas that are deemed in proximity to higher order of public transit.
29. It is recommended that the Comprehensive Zoning By-law identify operative and non-operative parts of the by-law. Operative parts would include definitions, regulations, regulation tables, zoning map, overlay maps, and other possible schedules or diagrams. Non-operative parts would have text located in the margins or text boxes of the CZBL, adjacent to operative part(s) that it is referring to or giving an example of. These “sidebar” non-operative references could include illustrations and tables that are designed to explain a regulation or set of regulations.
30. It is recommended that the Comprehensive Zoning By-law In the development of new harmonized zoning standards, attention should be paid to identifying the most common



minor variances being requested under the current parent by-laws and recommend that certain regulations be modified or not included in the CZBL to reduce the number of minor variance applications in the future.

31. It is recommended that the Comprehensive Zoning By-law process include a detailed review by various City departments, before being brought in front of City Council for consideration, to ensure that the intended wording is interpreted correctly and that the regulations are enforceable. This would generally involve reviews and consultations with the City's Planning Divisions, Building Division, and Legal Services Division.
32. It is recommended that the Comprehensive Zoning By-law consolidate zoning amendments on a regular basis and include an amendment page that lists amendments to the CZBL in chronological order. This would be a non-operative part of the CZBL.
33. It is recommended that the Comprehensive Zoning By-law be structured and organized in a hierarchy numbering system set out in three parts.
34. It is recommended that the Comprehensive Zoning By-law include in Part 1 of the CZBL the main zoning by-law regulations arranged by administration, definitions, regulations pertaining to all zones, regulations pertaining to zone categories, regulations pertaining to zones, regulations pertaining to specific uses, and regulations pertaining to automobile parking, bicycle parking, and loading.
35. It is recommended that the Comprehensive Zoning By-law include under each zone category the purpose of each zone category and each zone within that category.
36. It is recommended that the Comprehensive Zoning By-law include in Part 2 of the CZBL site-specific exception regulations, organized by zone category and zone with appropriate exception number identifiers under each zone type. These regulations would house both site-specific regulations as well as prevailing by-laws based on amendments made under the current parent zoning by-laws.
37. It is recommended that the Comprehensive Zoning By-law include in Part 3 of the CZBL the Zoning Map, Overlay Maps, and any area specific schedules.
38. It is recommended that the Comprehensive Zoning By-law design permitted uses and permitted conditional uses in a chart based on the zones within a zone category.
39. It is recommended that the Comprehensive Zoning By-law design development standards in a chart based on the zones within a zone category.
40. It is recommended that the Comprehensive Zoning By-law include reference to future amendments to the CZBL through identifying a date at the bottom of the page noting the consolidation date of the CZBL as it pertains to that page of the CZBL.



## Appendix 1 List of Existing Parent Zoning By-Laws in the City of Richmond Hill

Table 4: List of Existing Parent Zoning By-laws in the City of Richmond Hill

By-law Number	By-law Name and/or Description	Date By-Law Passed
986	<b>Township of King By-law</b> Between Yonge and Bathurst Road Along King Side Road	Council Adoption: May 19, 1953
2523	<b>Restricted Area By-law of the Township of Vaughan</b> Located in areas north of Highway 7 and south of Elgin Mills Road, between Yonge Street and Bathurst Street	Council Adoption: November 21, 1960
1275	<b>Oak Ridges, Township of King By-law</b> Located south of Bloomington, west of Yonge Street, north and south of King Road and west of Bathurst Street	Council Adoption: May 23, 1961
1703	<b>Wilcox Lake Zoning By-law</b> Various scattered lots across Block 2 and half of Block 7 and the southwest corner of Block 3	Council Adoption: March 5, 1962
2325-68	<b>Markham Township Rural Area By-law</b> Located in areas north of 16 <sup>th</sup> Avenue and south of Gormley Court, between Yonge Street and Highway 404	Council Adoption: December 30, 1968
39-71	<b>Baif Zoning By-law</b> Located east of Yonge Street between Weldrick Road and Carrville Avenue	Council Adoption: April 6, 1971
66-71	<b>Richmond Hill Zoning By-law</b> Located in Blocks 17, 18 and 23 between Bayview Avenue and Bathurst Street to the east and west, and between Elgin Mills and Weldrick Road East to the south	Council Adoption: August 30, 1971
3-74	<b>Baif Zoning By-law Phase II</b> Located between Weldrick Road and Carrville Avenue, bounded on the west by Bathurst Street and on the east by a watercourse	Council Adoption: March 25, 1974
150-80	<b>Beaver Creek Industrial Park Zoning By-law</b> Located in areas north of Highway 7 east and south of Via Renzo Drive, between West Beaver Creek Road and Leslie Street to the west and Highway 404 to the east	Council Adoption: September 22, 1980



<b>109-81</b>	<b>Hunter's Point Phase 3 Zoning By-law</b> North side of Langstaff Road immediately west of Dunvegan Drive and south of Garden Avenue	Council Adoption: June 1, 1981
<b>181-81</b>	<b>Don Head Village Zoning By-law</b> Located between Major Mackenzie Drive West to the north and Brillinger Street and Lund Street to the south, between Yonge Street and Bathurst Street	Council Adoption: August 4, 1981
<b>183-82</b>	<b>Schickedanz Zoning By-law</b> North of Weldrick Road, between Church Street and Bayview Avenue	Council Adoption: July 15, 1982
<b>251-82</b>	<b>Victoria Wood Zoning By-law</b> Between Hillsview Drive and Observatory Lane	Council Adoption: October 18, 1982
<b>273-82</b>	<b>Don Head Estates Zoning By-law</b> Northeast of Bathurst Street and Major Mackenzie Drive	Council Adoption: November 22, 1982
<b>108-85</b>	<b>Observatory Centre Zoning By-law</b> Northwest of Yonge and 16 <sup>th</sup> Avenue	Council Adoption: May 6, 1985
<b>232-85</b>	<b>Observatory Lane Zoning By-law</b> East of Yonge Street between Weldrick Road and Observatory Lane	Council Adoption: September 9, 1985
<b>88-86</b>	<b>Bayview Hill Planning District Zoning By-law</b> North of 16 <sup>th</sup> Avenue, east of Bayview Avenue, south of Major Mackenzie Drive, and west of Leslie Street	Council Adoption: March 19, 1986
<b>107-86</b>	<b>Doncrest Planning District Zoning By-law</b> Highway 7 east of Bayview Avenue, south of 16 <sup>th</sup> Avenue, and west of Beaver Creek Industrial Park	Council Adoption: April 21, 1986
<b>355-86</b>	<b>Hillsview Drive Phase I Zoning By-law</b> Southwest corner of Church Street and Weldrick Road	Council Adoption: December 1, 1986
<b>356-86</b>	<b>Hillsview Drive Phase II Zoning By-law</b> Northeast corner of Weldrick Road and Hillsview Drive	Council Adoption: December 1, 1986





<b>190-87</b>	<b>Elgin West Planning District Zoning By-law</b> North of Elgin Mills Road, east of Bathurst Avenue, south of Gamble Road, and west of Yonge Street	Council Adoption: June 23, 1987
<b>184-87</b>	<b>Elgin East Planning District Zoning By-law</b> North of Elgin Mills Road, east of Yonge Street, south of 19th Avenue, and west of Bayview Avenue	Council Adoption: July 13, 1987
<b>57-88</b>	<b>Observatory Lane South Zoning By-law</b> East of Yonge, south of Observatory Lane	Council Adoption: February 1, 1988
<b>256-88</b>	<b>Lake Wilcox North District Zoning By-law</b> North and south of North Lake Road, east of Yonge Street, west of Bayview Avenue	Council Adoption: June 21, 1988
<b>12-89</b>	<b>Observatory Lane South (Part 2) Zoning By-law</b> Northwest of Yonge Street and 16 <sup>th</sup> Avenue	Council Adoption: n.d. <sup>6</sup>  November 16, 1988 (OMB Order)
<b>329-89</b>	North of 16 <sup>th</sup> Avenue, east of CNR and west of Bayview Avenue	Council Adoption: September 18, 1989
<b>76-91</b>	<b>Yonge-Crosby Zoning By-law</b> Along Yonge Street, south of Levendale Road and north of Dunlop Street	Council Adoption: July 22, 1991
<b>38-95</b>	<b>Bayview North-West Planning District By-law</b> South of Elgin Mills Road East and north of Leslie Street, between Yonge Street and Bayview Avenue	Council Adoption: n.d.  August 4, 1995 (OMB Order)
<b>255-96</b>	<b>Sixteenth Avenue – Duncan Road Area By-law</b> Also known as <b>Langstaff Planning District</b> East of Canadian National Railway (CNR), south of 16 <sup>th</sup> Avenue, west of Bayview Avenue to its intersection with Bantry Avenue and north of German Mills Creek where it intersects with the CNR	Council Adoption: October 7, 1996
<b>278-96</b>	<b>Bayview Glen Secondary Plan Zoning By-law</b>	Council Adoption:

<sup>6</sup> n.d. – no date indicated on by-law.



	East of Yonge Street, south of 16 <sup>th</sup> Avenue and German Mills Creek, west of Bayview Avenue, and north of Highway 7	October 21, 1996
<b>312-96</b>	<b>West Central Planning District By-law</b> East of Yonge Street and north of Crosby Road	Council Adoption: December 2, 1996
<b>313-96</b>	<b>North Urban Area Zoning By-law</b> North and south of King Road, west of Bayview Avenue to south of Bloomington Road, east of Bathurst Street	Assumed Date of Council Adoption: December 17, 1996 <sup>7</sup>
<b>235-97</b>	<b>Jefferson Planning District Zoning By-law</b> East of Bathurst Street, west of Bayview Avenue to the east, north of Gamble Road/19th Avenue, north Summit Golf and Country Club boundary between Yonge Street and Bayview Avenue, and south of Jefferson Sideroad	Council Adoption: October 6, 1997
<b>42-02</b>	<b>Yonge West Secondary Plan Area By-law</b> West of Yonge Street, east of Bathurst Street, north of Jefferson Sideroad, and bounded to the north by an irregular line south of King Road	Council Adoption: n.d.  June 24, 2002 (MMAH Order)
<b>85-02</b>	<b>Yonge East Secondary Plan Zoning By-law</b> Along Bayview Avenue Extension	Council Adoption: n.d.  June 24, 2002 (MMAH Order)
<b>128-04<sup>8</sup></b>	<b>Oak Ridges Moraine Zoning By-law</b> South of Bloomington, north of Elgin Mills Road between Bathurst Street and Highway 404, specifically in Zoning Blocks 3, 4,5,6,7,9,10,11, and 12	Council Adoption: May 31, 2004
<b>91-13</b>	<b>David Dunlap Observatory Lands Secondary Plan Area Zoning By-law</b> East of the CNR, west of Bayview Avenue and south of Hillsview Drive	Council Adoption: n.d.  December 11, 2014 (OMB Decision)
<b>54-15</b>	<b>West Gormley Zoning By-law</b> Zoning Block 6 on lands east of Leslie Street, south of Bethesda Sideroad and north of Stouffville Road	Council Adoption: n.d.

<sup>7</sup> The OMB approval date was March 6, 1997.

<sup>8</sup> By-law 189-78, Gormley North Restricted Area Zoning By-law was repealed by By-law 128-04 in its entirety.



		May 11, 2016 (OMB Order)
<b>55-15</b>	<b>North Leslie Secondary Plan Area Zoning By-law</b> North of Elgin Mills Road East and south of 19 <sup>th</sup> Avenue, between Bayview Avenue and Highway 404	Council Adoption: n.d.  December 7, 2015 (OMB Order)
<b>111-17</b>	<b>Yonge and Bernard Key Development Area Secondary Plan Zoning By-law</b> Properties at the intersection of Yonge Street with Bernard Avenue to the west and Canyon Hill Avenue to the east	Council Adoption: November 27, 2017