



Proposed New or Modified Recommendations to SDR 1 (Framework, Design, Phasing and Implementation) Based on Feedback Received

Questions and comments were received during the Open House with members of the public on Monday, June 24th, 2024, and further inquiries and comments were submitted to the City during the public review period for the SDRs. Based on consultation feedback, the following SDR 1 strategic direction recommendations are proposed to be added:

New Recommendation 41:

"41. It is recommended that any properties subject of OLT matters would not be amended through the CZBL until such time as the matter is resolved at the OLT."

New Recommendation 42:

"42. It is recommended that the CZBL consider a section on Hold Provisions and Hold Zones to allow for the phasing of development and addressing conditions for the removal of the Hold such as ensuring adequate servicing is available or ensuring any flood hazard or other hazard risks are mitigated."



Proposed New or Modified Recommendations to SDR 2 (Zoning for City’s Neighbourhoods) Based on Feedback Received

Questions and comments were received during the Open House with members of the public on Monday, June 24th, 2024, and further inquiries and comments were submitted to the City during the public review period for the SDRs. Based on the consultation feedback, the following SDR 2 strategic direction recommendations are proposed to be added or revised:

Revision to recommendation 24 (addition of ‘k, l, m, and n’):

“24. It is recommended that the Comprehensive Zoning By-law consider, and implement where appropriate, the following general built form regulatory elements, which are consistent with Built Form and Neighbourhoods policies of the Official Plan, including:

- k. Establishing an appropriate definition for “lot coverage”.
- l. Establishing an appropriate definition for “hard landscaping”.
- m. Establishing an appropriate definition for “soft landscaping”.
- n. establishing regulations for high decks and balconies including, but not limited to, maximum deck and balcony projections, setbacks, and privacy screens, as appropriate, to address privacy concerns.”

Revision to recommendation 26 (addition of ‘f’):

"26. It is recommended that regulations pertaining to location of parking including driveways and driveway width be included in the Comprehensive Zoning By-law, in particular:

- f. Establishing a maximum driveway slope."

New Recommendation 30, 30a, 30b, 30c, and 30d:

“30. It is recommended that the CZBL consider, where appropriate, recommendations from the Aging-In-Place Technical Paper such as:

- a. Recognizing the legal status of existing aging in place uses that were originally constructed for that purpose;
- b. Establishing a general provision for all existing non-conforming aging in place uses;
- c. Providing broad permissions for aging in place uses such as seniors citizen dwelling, nursing home or rest home, home for the aged, retirement residence, and long-term care facility in residential zones to improve access for Richmond Hill residents;
- d. Providing broad permissions for community and commercial uses to be co-located with aging in place uses, where appropriate.”



Proposed New or Modified Recommendations to SDR 3 (Zoning for the Yonge Street/Carrville/16th KDA, Village Local Centre, Oak Ridges Local Centre and Newkirk Local Centre) Based on Feedback Received

Questions and comments were received during the Open House with members of the public on Monday, June 24th, 2024, and further inquiries and comments were submitted to the City during the public review period for the SDRs. Based on the consultation feedback, the following SDR 3 strategic direction recommendations are proposed to be added or revised:

Revision to recommendation 4 (addition of 'e'):

"4. It is recommended that the CZBL consider implementing OP mixed-use requirements through, but not limited to, the following:

- e. Establishing requirements, as appropriate, to ensure development on lands with existing retail, commercial or office uses retain or exceed the existing amount of gross leasable floor area devoted to non-residential uses."

Revision to recommendation 6 ('g, h & i'):

"6. It is recommended that the CZBL consider, and implement where possible and appropriate, the following general built form regulatory elements, which are consistent with and expand on the findings and recommendations of the Centres and Corridors Building Typology Study, including:

- g. A height range for mid-rise buildings, measured in storeys **OR** metres, which is the equivalent of a minimum of five storeys, to a maximum of eight storeys, consistent with the Official Plan. In some areas, angular planes and/or step backs may be used to modify maximum heights and to improve transition to adjacent areas and buildings.
- h. Exploring a new "tall-mid-rise" building with a height range measured in storeys **OR** metres, which is the equivalent of a minimum of nine storeys, to a maximum of twelve storeys. In some areas, angular planes and/or step backs may be used to modify maximum heights and to improve transition to adjacent areas and buildings."
- i. A height range for high-rise buildings, measured in storeys **OR** metres, which is the equivalent of a minimum of nine (or twelve) storeys. Angular planes and/or step backs will be used to modify maximum heights of the tower and/or the base building and to improve transition to adjacent areas and buildings.

Revision to recommendation 6 (addition of 'p, q and r'):

"6. It is recommended that the CZBL consider, and implement where possible and appropriate, the following general built form regulatory elements, which are consistent with and expand on the findings and recommendations of the Centres and Corridors Building Typology Study, including:

- p. Establishing an appropriate definition for "lot coverage."
- q. Establishing an appropriate definition for "hard landscaping."
- r. Establishing an appropriate definition for "soft landscaping."



Revision to recommendation 8b(ii):

"8. It is recommended that the CZBL consider area- and issue-specific planning objectives including:

- b. In the Yonge Street and Carrville/16th Avenue KDA:
- ii. Establishing a regulation requiring that Hillcrest Mall maintain a minimum of 90% of the existing total GLA of the mall."

Revisions to recommendation 9e:

"9. It is recommended that the CZBL establish or consider regulations, with respect to building height and transition:

- e. Including required heights in **both** storeys **OR** metres on the height overlay map."

Revisions to recommendation 10b:

"10. It is recommended that the CZBL consider, with respect to the built form within the Yonge Street and Carrville/16th Avenue KDA:

- b. Minimum and maximum heights, expressed in metres **OR** storeys, consistent with the Official Plan ranges, and through a height overlay map, which may be independent of the zones."

Revision to recommendation 11b:

"11. It is recommended that the CZBL consider or establish, with respect to the built form within the Village Local Centre:

- b. Height overlay maps that state the minimum and maximum heights in metres **OR** storeys, which may be independent of the zones."

Revision to recommendation 11 (addition of 'i'):

"11. It is recommended that the CZBL consider or establish, with respect to the built form within the Village Local Centre:

- i. To achieve appropriate and compatible landscape areas, establishing a maximum lot coverage with minimum setbacks and minimum landscaping requirements (both soft and hard)."

Revision to recommendation 12 (addition of 'j'):

"12. It is recommended that the CZBL establish or implement, with respect to the built form within the Oak Ridges Local Centre:

- j. To achieve appropriate and compatible landscape areas, establishing a maximum lot coverage with minimum setbacks and minimum landscaping requirements (both soft and hard)."

Revision to recommendation 13a:

"13. It is recommended that the CZBL establish or implement, with respect to the built form within the Newkirk Local Centre:

- a. Minimum and maximum heights in metres **OR** storeys, using a height overlay map, which may be independent of the zones."



Revision to recommendation 14:

"14. It is recommended that the CZBL, for the Yonge Street and Carrville/16th Avenue KDA, consider:

- a. Requiring that parking **provided** for new major retail developments be located below grade or in structured parking integrated at the rear or side of a building."

New Recommendation 17, 17a, 17b, 17c, and 17d:

"17. It is recommended that the CZBL consider where appropriate recommendations from the Aging-In-Place Technical Paper in the development of zoning regulations:

- a. Recognizing the legal status of existing aging in place uses that were originally constructed for that purpose;
- b. Establishing a general provision for all existing non-conforming aging in place uses;
- c. Providing broad permissions for aging in place uses such as seniors citizen dwelling, nursing home or rest home, home for the aged, retirement residence, long-term care facility, public building (where the definition would allow municipally-run aging in place use), and institutional use (where the definition would allow aging in place uses) in residential zones, commercial zones, and mixed used zones to improve access for Richmond Hill residents; and,
- d. Providing broad permissions for community and commercial uses to be co-located with aging in place uses, where appropriate."



Proposed New or Modified Recommendations to SDR 4 (Zoning for Parking and Loading) Based on Feedback Received

Questions and comments were received during the Open House with members of the public on Monday, June 24th, 2024, and further inquiries and comments were submitted to the City during the public review period for the SDRs. Based on the consultation feedback, there are no proposed recommendations to be added or revised in SDR 4.

The PTDMS was revised by staff to address Bill 185 and to incorporate minor refinements as follows:

Revision to recommendation 4:

“4. It is recommended that the Comprehensive Zoning By-Law consider establishing minimum and maximum parking rates in accordance with the recommendations of the draft PTDMS (refer to Tables 14, 15, **16 and 17** in Appendix 1).”

Revision to recommendation 6:

“6. It is recommended that the Comprehensive Zoning By-Law establish bicycle parking rates as set out in the draft PTDMS (refer to Table **18** in Appendix 1), along with associated amenities for short- and long-term parking and other amenities for the purpose of supporting non-auto modes of travel and reduced parking minimums. Accessory building and structure requirements in the CZBL shall address accessory structures that would be constructed for the purpose of providing weather protection for short-term bicycle parking spaces.”

Revision to recommendation 7:

“7. It is recommended that the Comprehensive Zoning By-Law adopt sizing dimensions for parking spaces based on latest general standards, as well as ensuring compliance with Accessibility for Ontarians with Disabilities Act, as set out in the draft PTDMS (refer to Table **19** in Appendix 1). This would include:

- a) Updates to various loading and parking spaces including perpendicular, parallel, tandem, stacked, compact car spaces, and bicycle parking spaces;
- b) Updates to minimum aisle widths; and,
- c) Defining obstructions to parking spaces and establishing an increase in parking space dimensions where obstructions exist.”

Revision to recommendation 11:

“11. It is recommended that the Comprehensive Zoning By-Law establish Electric Vehicle (including e-bike) parking rates and requirements in consideration of the recommendation in the draft PTDMS (refer to Table **25** in Appendix 1) to implement standards based on a data-driven approach and scan undertaken of other municipal best practices. Should the City’s EV Strategy be completed within the time horizon of the CZBL, any further recommendations related to zoning resulting from that strategy as appropriate will be considered.”



Revision to recommendation 13:

“13. It is recommended that the Comprehensive Zoning By-Law implement loading and delivery development standards in accordance with the recommendations from the draft PTDMS (refer to Table **22** in Appendix 1). The CZBL will also specify where loading areas are to be located on properties and ensure the recommended rates and requirements adequately address an increase in e-commerce and on-demand deliveries and vehicles, and do not conflict with fire routes or pedestrian facilities.”