



Staff Report for Committee of the Whole Meeting

Date of Meeting: February 19, 2025

Report Number: SRCM.25.04

Department: Office of the City Manager
Division: Economic Development and Richmond Hill Centre

Subject: **SRCM.25.04 - Provincial Housing Pledge and Federal Housing Accelerator Fund: Launch of Richmond Hill Centre Zoning By-law**

Purpose:

In support of the City of Richmond Hill's Provincial Housing Pledge and Federal Housing Accelerator Fund obligations, this report serves to inform Council that the Richmond Hill Centre Zoning By-law is being initiated.

Recommendation(s):

- a) That staff report SRCM.25.04 be received for information.

Contact Person(s):

- Clement Chong, Project Manager, ext.2515
- Daniel Olding, Senior Manager Richmond Hill Centre Subway, ext. 5505

Report Approval:

Submitted by: Anthony Ierullo, Director Economic Development and Richmond Hill Centre

Approved by: Darlene Joslin, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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Location Map:



Background:

The City of Richmond Hill is preparing a Zoning By-law amendment to implement its recently approved Richmond Hill Centre Secondary Plan (the RHCSP). The pre-zoning will make it easier for development to implement the RHCSP vision and is one of nine initiatives funded through the Federal Housing Accelerator Fund (HAF). The City was awarded over \$31 million of HAF funding by the Federal Government in November 2023, to eliminate barriers to building housing. To remain eligible for HAF funding disbursements, the City is committed to achieving all milestone dates pursuant to the HAF Agreement.

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Richmond Hill Centre is a key strategic growth area identified by the HAF Action Plan, which encourages the creation of more density and affordable housing. The Richmond Hill Centre Zoning By-law will implement the Richmond Hill Centre Secondary Plan, help accelerate key infrastructure, and streamline development.

Relationships to Other City Initiatives

In addition to the Federal Housing Accelerator Fund, the Richmond Hill Centre Zoning By-law has relationships to other municipal projects including the previously mentioned Richmond Hill Centre Secondary Plan (RHCS), the Yonge North Subway Extension (YNSE), and the City-wide Comprehensive Zoning By-law (CZBL) review.

The RHCS provides the development framework for a new transit-oriented urban community and employment hub built around two planned subway stations in the Richmond Hill Centre, High Tech Station and Bridge Station. The RHCS was adopted by City Council on May 10, 2023, and approved by York Region on October 11, 2023. Following the resolution of RHCS appeals in late 2024, the preparation of the Richmond Hill Centre Zoning By-law may now proceed with implementing the RHCS policies.

The YNSE will extend TTC Line 1 subway service approximately eight kilometres from Finch Station in Toronto to Richmond Hill. YNSE includes five new stations, including two in Richmond Hill. Project design requirements to implement the delivery of transit infrastructure have yet to be finalized by Metrolinx. Therefore, a separate Zoning By-law amendment for the YNSE transit corridor within Richmond Hill will be advanced at a future date.

The CZBL review is currently underway to consolidate and update the City's parent Zoning By-laws into one user-friendly document that conforms with, and implements the City's Official Plan. Zoning for the Richmond Hill Centre is excluded from the CZBL's scope of work, pursuant to HAF timing commitments. While the RHC will require some specific development zoning standards, the RHC Zoning By-law will be closely coordinated with the CZBL Project. As per the HAF Action Plan, zoning standards specific to Richmond Hill Centre (RHC) will support transit-oriented development, allow increased density around transit stations and enable long-term affordable housing. Ultimately, the resulting RHC Zoning By-law will be incorporated into, and form part of, the parent CZBL.

Discussion:

The City's HAF Action Plan commitments for rezoning the Richmond Hill Centre include setting land use permissions, heights and densities, built-form and public amenity requirements and requiring family-sized units. An approach to zoning in the context of the Minister's Zoning Order for the High Tech Transit-Oriented Community, which has established specific zoning standards, must also be coordinated.

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Process and Next Steps

Table 1 outlines the proposed timelines necessary to complete the Richmond Hill Centre Zoning By-law. This approach will allow the City to advance the Richmond Hill Centre Secondary Plan vision and fulfill the City’s obligations under the HAF program.

Table 1: Richmond Hill Centre Zoning By-law Workplan

Project Phase	Milestone	Target Date
Phase 1	Committee of the Whole Report initiation RHCSP Zoning By-law	February 2025
Phase 2	Background Review and Draft By-law	February – April 2025
Phase 3	Proposed By-law and Council Public Meeting	April/May 2025
Phase 4	Council Approval	September 2025

Financial Implications:

In accordance with the Federal Housing Accelerator Fund (HAF) Agreement, the City must comply with all terms and conditions, including completing deliverables within specified timeframes in order to remain eligible to receive funding disbursements. The City was awarded \$31 million of HAF Funding to be distributed over the period of four years, for multiple initiatives, of which a portion was allocated to advancing the preparation and adoption of the Richmond Hill Centre Zoning By-law including offsetting staff costs and consultants as necessary. This report is part of compliance with the commitments made for HAF Funding with respect to the Richmond Hill Centre initiative.

Relationship to Strategic Plan 2024-2027:

The launch of the Richmond Hill Centre Zoning By-law as a Federal Housing Accelerator Fund initiative relates to **Pillar 1, Growing a Livable, Sustainable Community**, specifically, Priority 1, managing growth in a way that enables choice and connection for the city, its residents and businesses now and in the future.

Attachments:

None.

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Report Approval Details

Document Title:	SRCM.25.04 Provincial Housing Pledge and Federal Housing Accelerator Fund Launch of Richmond Hill Centre Zoning By-law.docx
Attachments:	
Final Approval Date:	Feb 4, 2025

This report and all of its attachments were approved and signed as outlined below:

Anthony Ierullo - Feb 4, 2025 - 1:42 PM

Darlene Joslin - Feb 4, 2025 - 2:14 PM