



February 25, 2025

Mayor West and Members of Council  
City of Richmond Hill  
225 East Beaver Creek  
Richmond Hill, ON L4B 3P4

email: [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

Dear Mayor West and Members of Council:

**RE: DRAFT COMPREHENSIVE ZONING BY-LAW: CENTRES & CORRIDOR  
OAK RIDGES LOCAL CENTRE  
OUR FILE 22279E – 13175 YONGE STREET**

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The purpose of this letter is to provide comments regarding the draft Comprehensive Zoning By-law: Centres & Corridor. MHBC represents Janamian Developments, agent for the registered owner AK Yonge Inc., regarding the lands located at 13175 Yonge Street, in the Oak Ridges community of Richmond Hill (the 'Subject Lands'). This property is located on the east side of Yonge Street at the intersection of Ashfield Drive and Yonge Street, north of North Lake Road. MHBC appreciates the opportunity to provide the City of Richmond Hill Council with comments and recommendations regarding the proposed draft Comprehensive Zoning By-law as it affects the Subject Lands. A pre-consultation meeting with Town staff on a new development proposal is anticipated in March 2025.

The recommendation to repeal the multiple Zoning By-laws applicable to the Local Centres and Corridors and replace these with one comprehensive Zoning By-law, is supported.

The following provides an overview of the subject land context and comments regarding the proposed draft zoning regulations.

**Subject Lands**

The Subject Lands have frontage along both Yonge Street and Ashfield Drive and have a lot area of 3,341.7 m<sup>2</sup> (0.83 ac). The lot currently contains an existing 2 storey building with rear yard surface parking. Vehicular access to the parking area is via both Ashfield Drive and Yonge Street. To the north and east are existing residential dwelling units on Westbourne Court and Sunderland Street, while to the west and south along Yonge Street are commercial uses, mainly in the form of one storey strip malls. Lake Wilcox is located further east and would be accessed from the Subject Lands via Yonge Street and then via North Lake Road.

Under the appealed Official Plan Amendment 18.8, the Under OPA 18.8, the Subject Lands are designated as Local Centre. Local Centres permit medium- and high-density residential, as well as commercial uses. The OLRC represents a mix of uses wherein the policies provide a target of achieving

a ratio of 7 persons to 3 jobs which are to be accomplished through the retention of existing gross leasable floor areas of existing commercial uses. Density Allocation for the Subject Lands is proposed at 2.5 Floor Space Index (FSI). The building height minimum is identified as 2 storeys with the maximum height of 8 storeys being applicable to the Subject Lands given that they are situated north of King Road and south of Worthington Avenue (new OP section 4.3.2.1(7.c)).

## PROPOSED DRAFT ZONING: LOCAL CENTRE OAK RIDGES ZONE (LC-OR)

The draft Phase 1A Schedules provide the zone and zone district matters that inform development of the Subject Lands. The following table identifies these applicable matters:

PHASE 1A ZONING BY-LAW AMENDMENT: ORLC SCHEDULES & SUBJECT LANDS		
Schedule Number	Title (specific to ORLC)	Subject Lands
A1	Zones	Local Centre Oak Ridges (LC-OR)
B1	Maximum Density	2.5
C1	Height	2 to 8
D1	Parking Strategy	Centres and Corridors
G1	High Aquifer Vulnerability & Wellhead Protection Area	Areas of High Aquifer Vulnerability

## Permitted Uses

The table below identifies the permitted uses for the Subject Lands within the LC-OR zone.

Table 4.1A LOCAL CENTRE OAK RIDGES ZONE (LC-OR) PERMITTED USES:	
Residential <sup>4 5</sup>	Non-Residential <sup>4 5</sup>
Apartment Dwelling (MRB) <sup>4</sup>	Arts & Cultural Facilities
Apartment Dwelling (LRB)	Commercial
Long Term Care Facility	Day Nursery
Live-Work Unit	Public Authority
Home Occupation	Public Utility
Short Term Accommodation	Primary, Secondary <sup>10</sup> , Post-Secondary and Private Schools
	Social Services
Footnotes	
4 Commercial or community uses shall be integrated within the at-grade portions of a building abutting Yonge Street. Dwelling units shall be prohibited abutting Yonge Street.	
5 Development on lands with existing commercial uses shall retain or exceed the amount of gross leasable floor area devoted to non-residential uses, subject to the following:	
a. This provision will not be deemed to be contravened if one or more existing buildings are demolished to facilitate new development approved pursuant to one or more Site Plan Agreements;	
b. Notwithstanding the further division of any lot, the minimum non-residential gross leasable floor area requirement for a lot as required in this provision shall continue to apply to that lot as a whole as it existed on the date of the passing of this By-law; and,	
c. where there is a Site Plan Agreement resulting from Section (Holding Provisions) which allocates the minimum non-residential gross leasable floor area requirement under this By-law to a portion of the lot, the minimum non-	

*residential gross leasable floor area for that portion of the lot shall be provided and maintained in accordance with the Site Plan Agreement.*

*10 Shall be located on an arterial or a collector street only.*

## **Centres & Corridors Zone Standards: LC-OR**

The following draft Table 4.1C provides the standards applicable to the Subject Lands within the Local Centre Oak Ridges zone.

<b>Table 4.1C: Centres &amp; Corridors Zone Standards: LC-OR</b>		
<b>Provisions</b>	<b>Draft Zoning By-law Phase 1A LC-OR Zone</b>	
	<b>MRB</b>	<b>LRB</b>
Minimum Lot Frontage (m)	30	30
Minimum Front Yard Setback (m)	3	3
Minimum Rear Yard Setback (m)	0	0
Minimum Side Yard Setback (m)	0	0
Minimum Flankage Yard Setback (m)	3	3
Minimum Daylight Triangle Setback (m)	0	0
Maximum First Storey Height (m)	4.5	4.5
Maximum Building Height	See Schedule 'B'	
Maximum FSI	See Schedule 'C'	

The standards noted above are guided by additional requirements for mid-rise buildings that have been captured as special provisions in Table 4.1D: Centres & Corridors Special Provisions:

- (1) *A mid-rise ... building shall be subject to the following angular plane requirements:*
  - d) *for lands in any Zone adjacent to lands located within a Residential Zone, a maximum 45 degree angular plane projected from the adjacent property line within the Residential Zone, including where separated by a street, is required. Notwithstanding, a building or structure up to 15 metres in height may protrude into this 45 degree angular plane.*
- (2) *Notwithstanding the minimum required front yard and flankage yard setbacks, the front yard and flankage yard setbacks may be reduced to 0 metres above the first 10.5 metres of building height.*
- (3) *Notwithstanding the minimum required side yard and rear yard setbacks, where a side yard or rear yard abuts a street, lane, or public park, the minimum side yard or rear yard setback shall be a minimum of 3 metres for the first 10.5 metres of building height.*
- (5) *For a mid-rise ... building, the main wall of any storey above the podium abutting a front yard, flankage yard, or any other yard abutting a street, lane or public park shall have a minimum setback of 6 metres and shall be stepped back a minimum of 3 metres from the first storey of the podium.*
- (9) *For the purposes of calculating Floor Space Index, the lot area shall be deemed to be the total lot area prior to any conveyance of land to a public authority.*
- (10) *The required minimum and permitted maximum building heights including podium heights are identified in storeys and metres as set out on Schedule B.*
- (11) *The permitted maximum density is is the numerical value in Schedule C.*

- (12) *The minimum required yards shall not apply to any portion of a building or structure below grade.*

### **Parking Rates**

Section 10.8(1): Automobile Parking Rates provides four parking space areas from 1 to 4. It is assumed that PSA 3 applies to the Subject Lands, as described:

*Within 400 metres of Center line of Yonge Street north of Tower Hill Road, Major Mackenzie Drive East and Leslie Street.*

Table 10.8.2: Automobile Parking Space Minimum and Maximum Regulations indicate that Apartment Dwellings are not shown to have a minimum/maximum parking rate, but that unit types have rates between .80/1.00 to 1.00/1.25 (e.g. bachelor, one bedroom, etc.). For the Subject Lands, if it is within the PSA 3 parking area, would be required to provide a minimum of 3 parking spaces, and a maximum of 3.75 parking spaces for commercial uses. Visitor Parking spaces would be required for an Apartment Dwelling at 0.15/0.20 minimum/maximum rates, according to Table 10.8.3 Visitor Automobile Parking Space Regulations.

Table 10.10.2: Minimum Required Bicycle Parking Spaces Regulations require 0.03 bicycle parking spaces for an apartment dwelling in the PSA3 area, and 0.15 for 100 m<sup>2</sup> of non-residential use. Table 10.10.3 Special Provisions indicates that visitor bicycle parking spaces are to be provided at grade.

## **ANALYSIS AND COMMENTS**

In context of the draft Zoning By-law: Phase 1A provisions, the following provides a brief analysis and commentary regarding several key matters.

### **1. Setbacks above Podiums: Mid-Rise Development**

The Subject Lands represent a lot that is less than 3,500 m<sup>2</sup> in area and is permitted building heights of two to eight storeys. According to Table 4.1.D, Special Provision No. 10, podium heights are to be shown on Schedule B, but are not. In absence of knowing the podium heights, the setback of 6 metres above the podium is excessive for the Subject Lands along Yonge Street and represents a loss of floor space that could accommodate multiple residential dwelling units along a transit corridor.

With this standard, the Subject Lands, being a corner lot, may be restricted to developing a low-rise building, which does not appear to be the intent of the Official Plan policies for the Oak Ridges Local Centre corridor and the Subject Lands.

### **2. Schedules: Podiums, Building Heights and Density**

Schedules B1 and C1 for podium height, building heights and density, should be re-considered. In context of Official Plan policies (e.g. OPA 18.8), either density or building height should be utilized, rather than both. Similarly, the current draft Schedule B1 does not provide podium heights and, as a result, it is difficult to assess the impacts of podium heights for the Subject Lands, and in context of the 6 metre setback above a podium.

### 3. General Corrections

According to Table 4.1.D, reference is made to Special Provision No. 14. The table does not contain any information for No. 14, even though this unknown provision is applicable to the Subject Lands under Table 4.1.C.

### 4. High Aquifer Vulnerability (HAV)

Within Section 2 Establishment of Zones, Section 2.3: Determining Zone Boundaries the following may apply to the Subject Lands:

- g) *If a lot is subject to the High Aquifer Vulnerability & Wellhead Protection Area Overlay of this By-law and is identified as being wholly or partially within an area potentially identified as a high aquifer vulnerability and/or wellhead protection area, uses and development may be limited in accordance with the regulations contained in this By-law.*

At this time, the draft Zoning By-law mentions HAV under section 10.7: Automobile Parking Space Regulations (s.10.7(7)) regarding parking structures for zone districts KDA-YB, KDA-YC, LC-N1 and LC-N2. In the absence of regulations, no comment may be provided until a future date when it may be released in other phases of the zoning review process.


## CONCLUSION

Between December, 2024 Council Meeting and the Public Meeting of February 25, 2025, the City of Richmond Hill has issued two distinct draft Zoning By-laws for the Local Centres and Corridors. Given the release of the most recent draft Zoning By-law occurred at the time of the release of the Council Agenda, insufficient time has been provided to the public to review and comment on the partial draft Zoning By-law.

We appreciate the opportunity to provide comments and would be pleased to discuss the effect of the proposed draft regulations on the Subject Lands with the City of Richmond Hill planning staff.

Yours truly,

**MHBC**

  
Oz Kemal, BES, MCIP, RPP  
President

cc. J. Janamian