

March 17, 2025

MGP File: 24-3375

Mayor and Members of Council
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill

via email: clerks@richmondhill.ca

Dear Mayor and Members of Council:

**RE: Comprehensive Zoning By-law Project
City File MZBA-23- 0001
Yonge and Bloomington Ltd.
13723 Yonge Street, Richmond Hill**

Malone Given Parsons Ltd. (“MGP”) is the land use planner to Yonge and Bloomington Ltd., (“Yonge Bloomington”) the owner of the lands at the southeast corner of Yonge Street and Bloomington Road, known municipally as 13723 Yonge Street (“Subject Lands”). The Subject Lands are 2.64 hectares (6.5 acres) in size and have frontage on Yonge Street and Bloomington Road.

The Yonge Bloomington Lands are located within the Oak Ridges Local Centre and designated “Local Centre” in the City of Richmond Hill’s Official Plan (“ROP”), as amended by Official Plan Amendment 18.8.

We previously provided a letter dated November 20, 2023 which outlined our comments with the Official Plan Amendment 18.8 (“OPA 18.8”), which was approved by Council on November 22, 2023 and subsequently appealed by Yonge Bloomington and other parties. The Yonge Bloomington appeal remains unresolved, and as such our concerns with OPA 18.8 form the basis of comments on the February 25, 2025 version of the Comprehensive Zoning Bylaw that includes lands located within the Oak Ridges Local Centre.

We have reviewed the Staff Report dated March 19, 2025 and the February 25, 2025 version of the Comprehensive Zoning By-law (the “CZBL”) with respect to the Subject Lands and our comments and issues on the draft ZBL are outlined below.

1. The CZBL should include the entirety of the Subject Lands within the Zoning Bylaw and zone the entirety of the lands as Local Centre Oak Ridges Zone.

Similar to our comments on the Oak Ridges Local Centre OPA, the proposed CZBL only includes the Yonge Street portion of the Subject Lands within the boundary and are proposed to be zoned “Local Centre Oak Ridges” (LC-OR) Zone.

Currently, the entirety of the Subject Lands is located within Zoning Bylaw 1703, as amended. Yonge & Bloomington continues to be of the opinion that the entirety of the Subject Lands should be included within the Oak Ridges Local Centre and as such, the boundary of the LC-OR Zone should be expanded to include the entirety of the Subject Lands.

We note that the staff report recognizes the section of Yonge Street within the Oak Ridges Local Centre is also identified as a Regional Corridor in accordance with the 2022 YROP. Regional Corridors are envisioned to accommodate a diverse and compatible mix of land uses. The overarching character for the Oak Ridges LC is envisioned to accommodate predominantly low-rise to mid-rise, pedestrian-oriented and mixed-use development with opportunities for aging in place. The Subject Lands have frontage on both Yonge Street and Bloomington Road, and the entirety of the site is located within a 280 m walking distance to the VIVA bus rapid transit stop adjacent to the site.

2. Permitted Uses in the LC-OR Zone

We note that the CZBL includes a broad range of both residential and non- residential uses and proposes a broad definition for “Commercial” which is intended to permit a range of uses “for the purpose of buying or selling commodities and supplying of services.” While we recognize that this is intended to be a more modern approach to permitting a range of retail and commercial uses, we are requesting confirmation that a supermarket, which is currently the defined term used in the in-force Zoning Bylaw 313-96, as amended would be deemed to be a commercial use and therefore permitted on the Subject Lands.

3. Building Height and Density

The CZBL continues to establish a minimum building height of 2 storeys to a maximum of 6 storeys and a maximum density of 2.0 Floor Space Index for the Subject Lands. Given the Subject Lands location at an identified gateway intersection, it is our opinion that the lands should be differentiated from those in the surrounding area through increased building heights and density. We do not agree with the condition that heights for apartment dwellings are to be limited to four storeys or less for a building that is not facing a lot line adjacent Yonge Street.

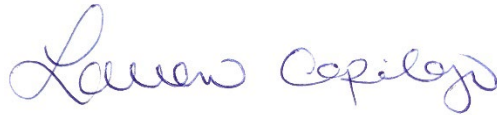
We continue to believe that the heights and densities should be increased to permit buildings up to 12 storeys and a density of 4.25 floor space index for the 2.5 acres at the corner of Yonge Street and Bloomington and 8 storeys and 2.75 floor space index for the balance of the Subject Lands.

Limiting the height to 4 or 6 storeys will not facilitate nor deliver much needed housing supported by the Province, particularly adjacent to higher order transit, being the VIVA Bus Rapid way on Yonge Street, together with the close proximity to the newly constructed GO train station at Bloomington Road and Highway 404 and will seek to hinder the deserved gateway prominence of the intersection. The density targets in this strategic growth area should be more permissive and in line with the community’s growing need for intensification of housing within the City.

4. Conclusion

We appreciate the opportunity to provide comments and reserve the right to provide further comments. Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170 ext. 112.

Yours very truly,
Malone Given Parsons Ltd.



Lauren Capilongo, MCIP, RPP

cc: Yonge and Bloomington Ltd.