
4. Scheduled Business:

4.2 SRPBS.25.017 - Request for Comments – Comprehensive Zoning By-law Project (Centres and Corridors) – City of Richmond Hill – City File MZBA-23-0001

Salvatore Aiello, Manager, Development Zoning and Committee of Adjustment, of the Planning and Building Services Department, made a presentation to Council regarding the proposed Comprehensive Zoning By-law (CZBL) Project for Centres and Corridors for the City of Richmond Hill. He outlined the purpose of the CZBL, reviewed the Official Plan's Land Use Schedule A2, and discussed the objectives of the CZBL Project. He provided an overview of the draft zoning by-law, outlined the proposed structure of the CZBL, draft schedules and overlays for the Centre and Corridor areas, and concluded the presentation by emphasizing that the City is seeking input on the proposed CZBL Project to ensure it meets the community needs.

Michael Theodores, 481 Major Mackenzie Drive East, addressed Council regarding the proposed Comprehensive Zoning By-law for Centres and Corridors for the City of Richmond Hill. He raised concerns about high density planning in the Newkirk Local Centre despite its limited transit service, and shared his opinion on how the Housing Accelerator Fund (HAF) should be utilized. He also noted the lack of updates on surplus land reviews, and outdated HAF information on the City's webpage. M. Theodores emphasized the need for a transit focused development strategy, questioned the exclusion of Richmond Hill Centre from the review, and urged Council to review his written submission for further details, distributed as part of Agenda Item 4.2.2.

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Extracts from
Council Public Meeting
C#04-25 held February 25, 2025

Murray Evans, 28 Ellery Drive, representing the Summit Golf and Country Club, addressed Council regarding the proposed Comprehensive Zoning By-law for Centres and Corridors for the City of Richmond Hill. He requested adjustments to the zoning provisions affecting the Club's lawful non-conforming status, and raised concerns about a clause preventing reconstruction if over 50% of a structure was destroyed. M. Evans noted the by-law overlooked past legal permissions, and suggested wording to allow replacement structures on the exiting footprint. He also proposed changing the date to align with the Official Plan's 2010 adoption by Council or its 2012 partial approval by the Ontario Municipal Board, as further detailed in his submission distributed as part of Agenda Item 4.2.2.

Adam Layton, Goldberg Group, representing Yonge Street corridor property owners, addressed Council regarding the proposed Comprehensive Zoning By-law for Centres and Corridors for the City of Richmond Hill. He questioned the zoning update process, noting that the Official Plan review for Centres and Corridors was incomplete, and indicated that passing zoning changes could require future amendments once the plan was approved.

Moved by: Councillor Davidson
Seconded by: Councillor Cilevitz

a) That staff report SRPBS.25.017 with respect to the Comprehensive Zoning By-law for the City of Richmond Hill regarding the Yonge Street and Carrville/16th Avenue Key Development Area, Yonge Street and Bernard Avenue Key Development Area, Village Local Centre, Newkirk Local Centre, Oak Ridges Local Centre, Local Development Areas, Regional Mixed-Use Corridors, and Local Mixed-Use Corridor, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

For Your Information and Any Action Deemed Necessary