

March 26, 2025

**MEMO TO:** Mayor and Council

**FROM:** Gus Galanis, Commissioner Planning and Building Services

**COPY TO:** Darlene Joslin, City Manager

**SUBJECT:** Revisions to Proposed By-law 30-25, Staff Report SRPBS.25.029 – Comprehensive Zoning By-law (Centres and Corridors) and Accessible Parking By-law – City of Richmond Hill – City File MZBA-23-0001

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**Purpose:** To advise Council of modifications to the proposed Comprehensive Zoning By-law 30-25 subsequent to the Committee of the Whole Meeting on March 19, 2025.

**Recommendation:**

a) That the Memo to Council related to Staff Report SRPBS.25.029 be received.

**Discussion:**

Further to Staff Report SRPBS.25.029, correspondence was received, and delegations were made at the Committee of Whole Meeting of March 19, 2025 wherein a number of concerns/comments were raised associated with the proposed Comprehensive Zoning By-law 30-25. These concerns are associated with specific properties along the Centres and Corridors that have existing approvals that are not constructed; have Section 37 Agreements in place; and/or have site specific zoning in place that does not meet the transition criteria provided for within the proposed Comprehensive Zoning By-law 30-25. In accordance with Council direction, staff have met with the applicable stakeholders and have revised the proposed by-law to address these matters as follows:

- corrections to the Schedules, reflecting correct heights and densities in accordance with approved site specific Official Plan Amendments (12030 Yonge Street) as well as minor boundary readjustments to reflect a draft approved Plan of Subdivision (13515 and 13715 Yonge Street and 53 St. Laurent Drive);
- preservation of Section 37 Agreements by removing lands relating to proposals that are subject to Section 37 provisions outlined within site-specific by-laws (0 Addison Street and 0 Hopkins Street, 11488 Yonge Street and 49 Gamble Road, 9929 to 9939 Yonge Street and 186 to 188 Church Street South, and 9825 to 9839 Yonge Street, 254 to 264 Church Street and 11 to 17 Harding Boulevard);
- the removal of lands (9350 Yonge Street) within the Yonge and Carrville/16<sup>th</sup> Avenue KDA which is subject to approval by the Ontario Land Tribunal (OLT) and for which a Final Order is pending;
- the removal of lands (234 to 252 King Road, 1 Parker Avenue, and 2 and 4 Shaver Street) within the Oak Ridges Local Centre located on the north side of King Road between Shaver Street and Parker

- Avenue as a site specific by-law for those lands are proposed on the same Council Agenda and therefore do not meet the transition criteria of the proposed zoning by-law; and,
- administrative matters, including but not limited to numbering and minor corrections

Further to the above, it is noted that correspondence was also received by Goldberg Group dated March 24, 2025 relating to 10594 Yonge Street. It is noted that to date no *Planning Act* application has been submitted to the City for these lands. Further, concerns have been raised regarding the opportunity to provide comment on the proposed Comprehensive Zoning By-law 30-25 and are requesting the delay in the approval of the proposed by-law. In this regard, it is noted that a draft of the proposed by-law was first presented at the Council Public Meeting of December 10, 2024 and again at a second Council Public Meeting held on February 25, 2025. Comments and feedback from those meetings were incorporated, where possible, into the proposed Comprehensive Zoning By-law 30-25 as outlined in staff report SRPBS.25.029 and presented at Committee of the Whole Meeting of March 19, 2025.



Gus Galanis, MCIP, RPP  
Commissioner of Planning and Building Services