



## **Staff Report for Council Public Meeting**

**Date of Meeting:** May 13, 2025

**Report Number:** SRPBS.25.055

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** SRPBS.25.055 – Request for Comments –  
Official Plan and Zoning By-law Amendment  
Applications – 2760681 Ontario Inc. – City Files  
OPA-25-0002 and ZBLA-25-0002 (Related City  
Files SUB-25-0001 and CON-25-0002)

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### **Owner:**

2760681 Ontario Inc.  
9140 Leslie Street  
Richmond Hill, Ontario  
L4B 0A9

### **Agent:**

Humphries Planning Group Inc.  
190 Pippin Road  
Vaughan, Ontario  
L4K 4X9

### **Location:**

Legal Description: Part of Lot 30, Concession 3, E.Y.S.  
Municipal Address: 1501 19<sup>th</sup> Avenue

### **Purpose:**

A request for comments concerning proposed Official Plan and Zoning By-law Amendment applications to permit a medium density residential development on the subject lands.

### **Recommendation:**

- a) That Staff Report SRPBS.25.055 with respect to the Official Plan and Zoning By-law Amendment applications submitted by 2760681 Ontario Inc. for lands known as Part of Lot 30, Concession 3, E.Y.S., (Municipal Address: 1501 19<sup>th</sup>

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**Avenue), City Files OPA-25-0002 and ZBLA-25-0002 (Related City Files CON-25-0022 and SUB-25-0001), be received for information purposes only and that all comments be referred back to staff.**

### Contact Persons:

- Elaine Leung, Senior Planner, 905-747-6452
- Kaitlyn Graham, Acting Manager of Development Planning, 905-771-5563
- Deborah Giannetta, Director of Development Planning, 905-771- 5542
- Gus Galanis, Commissioner of Planning and Building Services, 905-771-2465

### Report Approval:

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 report approval are attached.

### Location Map:



### Key Messages:

- the applicant is seeking approval of Official Plan and Zoning By-law Amendment applications to permit a medium density residential development to be comprised of

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thirteen (13) three (3) storey townhouse dwelling units on a private common element condominium road on the subject lands; and,

- the purpose of this report is to seek comments from Council and the public with respect to the subject Official Plan and Zoning By-law Amendment applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

## Background:

The subject Official Plan and Zoning By-law Amendment applications were received on February 14, 2025 and deemed complete on March 7, 2025. The applications and supporting materials were circulated to relevant City departments and external agencies for review and comment. The purpose of this report is to seek comments from Council and the public with respect to the subject applications, pursuant to the statutory Public Meeting and associated notice requirements of the *Planning Act*.

## Discussion:

### Site Location and Adjacent Uses

The subject lands are located at the southeast corner of Leslie Street and 19<sup>th</sup> Avenue (refer to Maps 1 and 2). The lands have frontages of 38.27 metres (125.55 feet) along Leslie Street and 25 metres (82.02 feet) along 19<sup>th</sup> Avenue, with a total lot area of 1.13 hectares (0.33 acres). The lands currently support a one and a half (1.5) storey single detached dwelling and detached garage, which are proposed to be demolished to facilitate the proposed development. Surrounding land uses include 19<sup>th</sup> Avenue to the north beyond which are rural and agricultural lands to the north and west, including lands within the Oak Ridges Moraine Countryside to the immediate north, and medium density residential development in the form of townhouses to the east and south which are currently under construction as part of registered Plan of Subdivision 65M-4762, also known as Leslie Richmond Developments (City Files: D01-21002, D02-21003, SUB-21-0001 and D06-23005).

### Development Proposal

The applicant is seeking Council's approval of its Official Plan and Zoning By-law Amendment applications to permit a medium density residential development to be comprised of thirteen (13) three (3) storey townhouse dwelling units on a private common element condominium road. Access to the subject lands is to be provided via a connecting driveway from the abutting Leslie Richmond Developments subdivision. The townhouse units as proposed by the applicant are identified as "stacked" townhouses to face Leslie Street with access provided to garages to the rear of the dwellings along a proposed private laneway. The overall development is proposed at a density of 95.80 units per hectare (38.77 units per acre).

The following is a summary table outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

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- **Total Lot Area:** 0.135 hectares (0.335 acres)
- **Lot Frontage**
  - **Leslie Street:** 38.27 metres (125.55 feet)
  - **19<sup>th</sup> Avenue:** 25 metres (82.02 feet)
- **Proposed Building Height:** 3 storeys and 13 metres (42.65 feet)
- **Proposed Gross Floor Area:** 1,489.7 square metres (16,035 square feet)
- **Proposed Density** 95.80 units per hectare (38.77 units per acre)
- **Proposed Parking Spaces:** 17
  - **Residents:** 13 parking residential spaces (1 space per unit)
  - **Visitors** 4 visitor parking spaces (0.3 spaces per unit)

### Official Plan and Zoning By-law Amendment Applications

The applicant is seeking approval of its Official Plan Amendment application to redesignate the subject lands in the North Leslie Secondary Plan from **Employment Corridor** to **Medium Density Residential** to permit medium density residential uses in the form of stacked townhouse dwellings that include live-work permissions, and to permit an increase to the maximum permitted density within the **Medium Density Residential** designation from 60 units per hectare (25 units per acre) to 95.80 units per hectare (38.77 units per acre) (refer to Appendix “A”).

The associated Zoning By-law Amendment application proposes to rezone the subject lands to **Multiple Residential Four (RM4) Zone** under Zoning By-law 55-15, as amended, and to establish site specific development standards with respect to minimum lot frontage for a corner lot, minimum lot area for an interior lot, reduced minimum parking requirements and landscaping requirements, among others, in order to facilitate the development proposal (refer to Appendix “B”).

It is noted that related draft Plan of Subdivision and draft Plan of Condominium applications (City Files: SUB-25-0001 and CON-25-0002) have also been submitted to the City in conjunction with the subject Official Plan and Zoning By-law Amendment applications. The proposed draft Plan of Subdivision, if approved, would result in the establishment of two separate parcels, one condominium townhouse block and one regional road widening block.

The proposed draft Plan of Condominium would serve to establish common element condominium tenure and to create Parcels of Tied Land for the development.

### Supporting Documentation/Reports

The following documents/information have been submitted to the City in support of the development proposal:

- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;

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- Planning Justification Report;
- Property Survey;
- Site Plan;
- Architectural Plans (Elevation Plans, Floor Plans, Exterior Materials, Renderings);
- Landscape Plan;
- Stage 1 Archaeological Study;
- Functional Servicing Report and Stormwater Management Report;
- Hydrogeological Assessment;
- Noise Impact Report;
- Photometric Lighting Plans;
- Electrical Plans;
- Phase 1 Environmental Site Assessment; and,
- Traffic Impact Study.

### Planning Analysis:

Staff has undertaken a preliminary review of the applicant's development proposal based on the policy framework contained within the *Provincial Planning Statement, 2024* (the "PPS"), the *Regional Official Plan, 2022* (the "ROP"), and the *City of Richmond Hill Official Plan, 2010* (the "Plan"). Staff notes that the City is currently conducting a Municipal Comprehensive Review (MCR) to update the Plan as necessary to align with recent Provincial and Regional planning direction. The following sections provide an overview of the policies relevant to the subject applications.

### Provincial Legislative and Policy Framework

On August 20, 2024, the Province of Ontario released the *Provincial Policy Statement 2024* (PPS 2024), to streamline land use planning within the Province by integrating the *Provincial Policy Statement, 2020* (the "PPS 2020") and the *Growth Plan for the Greater Golden Horseshoe, 2020* (the "Growth Plan") into a single, cohesive planning document. The PPS 2024 came into effect on October 20, 2024, and all municipal planning decisions must be consistent with the PPS 2024 as of that date.

In this regard, the PPS 2024 introduces changes to the policies governing employment lands which continue to emphasize the protection of employment areas and allows flexibility regarding conversion of employment lands processes. **Policy 2.8.2.5** of the PPS 2024 permits planning authorities to remove lands from *employment areas* through alternative processes, such as an Official Plan Amendment subject to a list of criteria, whereas the PPS 2020 required the conversion of employment lands to only be assessed through a Municipal Comprehensive Review process. In addition, the PPS 2024 updated the definition of "employment areas" as follows:

***"those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by***

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***subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above”.***

On the basis of the preceding, the proposal shall be further reviewed to ensure conformity with the policies of the PPS 2024 and the applicable provisions of the *Planning Act* in a future recommendation report as required.

### York Region Official Plan

In accordance with Bill 185 (*Cutting Red Tape to Build More Homes Act*), effective July 1, 2024, the Region of York no longer has planning responsibilities under the *Planning Act* and therefore is no longer the approval authority of the City’s Official Plan or its amendments. Accordingly, the Region of York Official Plan 2022 (“ROP”) is now deemed to be an Official Plan of the City of Richmond Hill. In this regard, the subject lands are located within the **Urban Area** in accordance with Map 1 – ‘Regional Structure’ of the ROP, and are further designated as **Community Area** in accordance with Map 1A – ‘Land Use Designations’ of the ROP.

The Urban Area is considered the primary location for growth and development within York Region, which includes Towns, Villages, Centres and Corridors. The **Community Areas** are intended to support a wide range and mix of urban uses and to accommodate a significant portion of planned growth within York Region. Notwithstanding the above, the City of Richmond Hill Official Plan is to be relied upon to set out more specific policies related to land use and design that refine the broader direction established in the ROP.

### City of Richmond Hill Official Plan

The subject lands are designated **Employment Corridor** in accordance with Schedule “A” – Land Use Plan, in the North Leslie Secondary Plan (refer to Map 3). In accordance with **Section 9.6.4** of the Plan, lands within the **Employment Corridor** are intended to accommodate a range of high performance industrial and office use developments, including manufacturing, assembling, processing, fabricating, warehousing and wholesaling, among others. The proposed medium density residential development is not permitted within the **Employment Corridor** designation. Accordingly, the applicant has submitted an Official Plan Amendment application to redesignate the subject lands to **Medium Density Residential** to permit the proposed medium density residential land use and development.

Notwithstanding the above, the North Leslie Secondary Plan (Secondary Plan) provides for **Medium Density Residential** development. In this regard, **Section 9.6.2.2** of the Secondary Plan, sets out policies regarding **Medium Density Residential** development which includes permission for a full range of residential types including single detached, semi-detached, duplex, triplex, quadruplex, street townhouse, block townhouse, back to back townhouse and other low rise housing forms at a minimum density of 35 units per

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hectare (14 units per acre) to a maximum density of 60 units per hectare (25 units per acre) and up to a maximum building height of four (4) storeys.

Further in accordance with the Secondary Plan, **Section 9.6.3.2** of the Plan permits live-work built forms only within the **Mixed-Use Commercial/Residential** designation. In accordance with **Section 3.3.3.2** of the Plan, live-work units are directed to locate within the centres and corridors, subject to specific policies which speak to matters regarding appropriate commercial and/or retail occupations, the location of the retail component, the prohibition of outdoor storage and display, and matters relating to lighting, signage, traffic, noise, odour, parking, and built form compatibility.

A more detailed review and evaluation of the proposal in the context of the applicable policies of the Plan will form part of a future recommendation report to Council.

## Zoning By-law

The subject lands are currently zoned **Agriculture (A1) Zone** under Zoning By-law 2325-68, as amended (refer to Map 4). The **A1 Zone** permits agricultural and related uses, kennels or veterinarian establishments, one (1) single detached dwelling, a school, clinic, place of worship and conservation projects. The applicant is proposing to rezone the subject lands to **Multiple Residential Four (RM4) Zone** under By-law 55-15, as amended, with site specific development standards to permit the proposed development. The following table provides a summary of the proposed site specific development standards in relation to the standards of the **RM4 Zone**.

Development Standard	RM4 Standards under By-law 55-15, as amended	Proposed Development Standards
<b>Minimum Lot Frontage</b> - Interior Lot - Corner Lot	6 metres (19.68 feet) 8.4 metres (27.55 feet)	6.10 metres (20 feet) <b>8.08 metres (26.5 feet)</b>
<b>Minimum Lot Area</b> - Interior Lot - Corner Lot	105 sq. metres (1,130.2 sq. feet) 135 sq. metres (1,453 sq. feet)	<b>103 sq. metres (1,108.68 sq. feet)</b> 159 sq. metres (1,711.46 sq. feet)
<b>Minimum Front Yard Setback</b>	3 metres (9.8 feet)	3 metres (9.8 feet)
<b>Minimum Side Yard Setback</b>	1.2 metres (3.9 feet)	1.8 metres (5.0 feet)
<b>Minimum Rear Yard Setback</b>	0.5 metres (5.38 feet)	0.6 metres (6.45 feet)
<b>Maximum Building Height</b>	3.5 metres (11.48 feet) / 3 storeys	3 metres (9.8 feet) / 3 storeys

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The draft Zoning By-law amendment submitted by the applicant in support of its development proposal is currently under review (refer to Appendix “B”). The appropriateness of the proposed zone category, development standards, as well as the need for additional standards and/or restrictions will continue to be evaluated through the review of the submitted development applications with regards to policy conformity, compatibility, design and function.

### **Department and External Agency Comments:**

The subject Official Plan and Zoning By-law Amendment applications, in addition to the associated background studies and reports submitted in support of same, have been circulated to various City departments and external agencies for their review and comment. Comments have been received from the City’s Fire and Emergency Services Division, and Building Services Division – Zoning Section, as well as Hydro One, Alectra Utilities, Rogers, Enbridge Gas and York Region Catholic District School Board. These City departments and external agencies have no objections to the applications and/or have provided comments to be addressed by the applicant through the related draft Plan of Subdivision and/or future Site Plan applications.

At the time of writing of this report, the subject applications remain under review by the City’s Policy Planning Division, Parks and Natural Heritage Planning Section and Financial Services Division, as well as the York Region District School Board, Conseil Scolaire Viamonde and Conseil Scolaire De District Catholique Monavenir. The following is a summary of the main comments received to date.

### **Heritage and Urban Design Section**

The City’s Heritage and Urban Design Section has reviewed the applicant’s development proposal in accordance with the City-Wide Urban Design Guidelines and has provided comments with respect to the applicant’s proposed Official Plan policy amendments (refer to Appendix “C”). Urban Design staff have identified the subject lands as a Community Gateway as per the Design Guidelines, and as such, recommend enhancement of the built form and the proposed landscape design. Staff further recommend the relocation of the proposed visitor parking at the northern portion of the site to reinforce the prominence of this “gateway” location.

Additionally, staff have noted that while 13 consecutive units are currently being proposed, a maximum of six (6) units per townhouse block is preferred, and recommend that the applicant revise the proposal to divide the proposed townhouses into two (2) separate blocks. Additional comments have been provided with respect to the provision of a pedestrian walkway to facilitate interconnections with the adjacent subdivision, the provision of communal at-grade amenity space, as well as the need to ensure coordination and appropriate screening of utilities. Lastly, a Stage 1 Archaeological Assessment has been prepared, and has identified the need for a Stage 2 Archaeological Assessment to be completed and entered into the Public Register of Archaeological Reports in relation to the proposed development of the subject lands (refer to Appendix “C”).



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### Infrastructure Planning and Development Engineering Services

The City's Infrastructure Planning and Development Engineering Services Division has provided detailed comments with respect to servicing, noise, transportation and hydrogeological matters. In particular, staff note that further justification is required with respect to the proposed parking rate and have identified the need for vehicular easements to be procured with both the adjacent properties to the east and south to provide a sufficient connection to a public road, as there is no indication of any direct access to a public road. Staff require revisions to the plans, reports and materials submitted to address the detailed comments provided (refer to Appendix "D").

### Community Services – Waste Collection

The City's Waste Section has reviewed the applicant's development proposal in accordance with the City's Waste Management Design and Collection Standards for Development. Staff require confirmation that the appropriate easements will be in place for waste collection vehicles to access the site from Whitefish Lane which intersects the north end of the site in addition to confirmation of access design details. Furthermore, the drawings must be revised to demonstrate that each dwelling unit has its own internal waste storage area in non-habitable space, and that each dwelling unit has a waste set out area, both which shall meet minimum standards requirements (refer to Appendix "E").

### Development Planning Division

Planning staff have undertaken a preliminary review of the applicant's development proposal, including the plans and materials submitted in support of the proposed development. In consideration of the policies which are relevant to the evaluation of the proposed development, staff provide the following preliminary comments:

- the proposed Official Plan Amendment application represents a conversion of designated employment lands to non-employment uses. The proposal will need to be further evaluated in the context of the Provincial criteria and policies, including a demonstrated need for converting these lands;
- given that the Region of York no longer has Planning approval authority, the Region's Official Plan is now deemed to be the Official Plan of the City of Richmond Hill. As such, the proposed applications will need to be further evaluated in the context of both the Region and City's plans with respect to the **Urban Area** and **Community Area** designations; the proposed medium density residential use is not permitted within the **Employment Corridor** designation. Further, the proposed density of 95.80 units per hectare (38.77 units per acre) exceeds the maximum density of 60 units per hectares (25 units per acre) permitted within Medium Density Residential designation policies of the North Leslie Secondary Plan. Staff further note that live-work units are not permitted within the **Medium Density Residential** designation;
- the applicant is to clarify the intended form of development with respect to the "stacked" nature of the proposed townhouses and intended ownership structure as

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the proposed form of development does not appear to be a typical stacked townhouse built form;

- staff will continue to review the proposed development to determine the appropriateness of the request to amend the Official Plan and Zoning By-law with respect to the proposed land uses, as well as the site specific development standards requested by the applicant
- the applicant is required to demonstrate that technical matters with respect to the proposed vehicular access through the adjacent subdivision have been addressed to the satisfaction of the City;
- the associated draft Plan of Subdivision and draft Plan of Condominium applications (City Files: SUB-25-0001 and CON-25-0002) are being reviewed concurrently with the subject applications. In addition to these applications, a future Site Plan Application, will be required to facilitate the proposed development; and,
- the applicant must satisfactorily address comments and requirements identified by City departments and external agencies that have been requested to review the development proposal. It is noted that the application is still under review by a number of City departments and external agencies.

A comprehensive review and evaluation of the subject Official Plan and Zoning By-law Amendment applications will be conducted following the receipt of comments and feedback from all circulated City departments, external agencies, Council and the public. This detailed review will be completed in advance of and addressed as part of a recommendation report to be prepared for a future Council meeting.

### **Financial Implications:**

The recommendation of this report does not have any financial, staffing or other implications.

### **Relationship to Strategic Plan 2024-2027:**

The recommendation of this report does not have any direct implications with respect to Council's 2024 – 2027 Strategic Plan. An overview of how the subject applications aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicant's development proposal.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix "A", Applicant's Proposed Draft Official Plan Amendment
- Appendix "B", Applicant's Proposed Draft Zoning By-law Amendment
- Appendix "C", Applicant's Proposed Draft Plan of Subdivision
- Appendix "D", Heritage and Urban Design Comments dated April 10, 2025

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- Appendix “E”, Infrastructure Planning and Development Engineering Division Comments dated April 8, 2025
- Appendix “F”, Community Services – Waste Collection Comments dated April 4, 2025
- Map 1, Aerial Photograph
- Map 2, Neighbourhood Context
- Map 3, Official Plan Designation – North Leslie Secondary Plan
- Map 4, Existing Zoning
- Map 5, Proposed Conceptual Plan
- Map 6, Proposed Elevations

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### Report Approval Details

Document Title:	SRPBS.25.055 1501 19th Ave.docx
Attachments:	<ul style="list-style-type: none"><li>- Map 1 Aerial Photograph.docx</li><li>- Map 2Neighbourhood Context.docx</li><li>- Map 3Official Plan Designation.2.docx</li><li>- Map 4 Existing Zoning.pdf</li><li>- Map 5Proposed Site Plan.docx</li><li>- Map 6Proposed Elevations.docx</li><li>- Map 7Perspective Views.docx</li><li>- Appendix A.pdf</li><li>- Appendix B.pdf</li><li>- Appendix C.pdf</li><li>- Appendix D.pdf</li><li>- Appendix E (2).pdf</li><li>- Appendix F.pdf</li></ul>
Final Approval Date:	Apr 23, 2025

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

**Deborah Giannetta - Apr 23, 2025 - 8:32 AM**

**Gus Galanis - Apr 23, 2025 - 9:23 AM**

**Darlene Joslin - Apr 23, 2025 - 10:15 AM**