

City of Richmond Hill
225 East Beaver Creek Rd.
Richmond Hill, ON
L4B 3P4

September 16, 2025
File 9600-3

Attn: Committee of the Whole

**Re: City of Richmond Hill Draft Comprehensive Zoning By-law 30-25
11289 Bayview Avenue (Part of Lot 29, Concession 2, E.Y.S.), City of Richmond Hill
City File No. D02-02042 & 19T(R)-02002 (D03-02002)**

Weston Consulting is the planning consultant for Devon Lane Construction Ltd., the registered owner of the property municipally known as 11289 Bayview Avenue (Part of Lot 29, Concession 2, E.Y.S.), in the City of Richmond Hill (herein referred to as the “subject property”). We are writing on behalf of the landowner to provide formal comments on the City’s Draft Comprehensive Zoning By-law 30-25 (“CZBL 30-25”) being presented to the Committee of the Whole for approval as included in report SRPBS.25.081.

Description of Subject Property & Project Background

The subject property is located on the east side of Bayview Avenue, north of Elgin Mills Road East, in the City of Richmond Hill. The lands have a combined lot area of approximately 3,326 square metres, with approximately 45.82 metres of frontage on Bayview Avenue. The property is subject to draft approved Plan of Subdivision(19T(R)-02002), which was endorsed by Richmond Hill Council on October 16, 2020. A site-specific Zoning By-law (By-law 150-20) was passed on December 9, 2020. By-law 150-20 removed the subject property from Zoning By-laws 2325-68 and 128-04, and brought them under Zoning By-law 55-15 (North Leslie Secondary Plan Area), rezoning the lands from “Agricultural (A1) Zone” and “Urban (UR) Zone” to various designations, including “Semi-Detached One (RD1) Zone,” “Residential Wide Shallow Two (RWS2) Zone,” “Multiple Residential One (RM1) Zone,” “Institutional One (I1) Zone,” “Park (P) Zone,” “Environmental Protection Two (EPA2) Zone,” and “Open Space (O) Zone.” By-law 150-20 also includes site-specific provisions to permit a range of residential, institutional, and open space uses, along with blocks for future development, parks, environmental protection, and infrastructure.

Draft Comprehensive Zoning By-law 30-25

On March 26, 2025, Richmond Hill Council adopted CZBL 30-25, which represents the new Comprehensive Zoning By-law for “Centres and Corridors” lands, excluding the “Richmond Hill Centre” area, as identified in the City’s Official Plan. CZBL 30-25 is currently under appeal at the Ontario Land Tribunal. The City is now proposing to extend land use permissions and zoning standards within CZBL 30-25 to generally cover the remaining lands within Richmond Hill.

Upon review of the latest draft of CZBL 30-25, we note that the site-specific By-law 150-20, which applies to the subject property at 11289 Bayview Avenue, has not been incorporated into the new zoning framework. The current draft mapping and provisions do not reflect the approved zoning permissions for the site, including the various residential, institutional, park, and open space zones established through By-law 150-20. We request that the approved site-specific permissions be appropriately recognized and carried forward in the final version of By-law 30-25 to ensure consistency with the established planning approvals. A copy of By-law 150-20 is attached for reference (Attachment 1). We request that draft CZBL 30-25 and draft Schedule A be updated to reflect and be consistent with By-law 150-20.

Conclusion and Next Steps

We respectfully request that the Committee of the Whole considered the comments herein related to any decision regarding CZBL 30-25. Aligning the draft by-law with the approved zoning permissions is critical to avoid discrepancies in the City's planning framework and ensure a streamlined approach. Failure to reflect the existing permissions could result in avoidable delays or confusion during future stages of development review. Thank you for the opportunity to provide these comments.

Yours truly,

Weston Consulting

Per:



Bryanne Robinson MPL, MCIP, RPP
Senior Planner

c. Client

Attachments

1. Zoning By-law 150-20

The Corporation of the City of Richmond Hill

By-law 150-20

A By-law to Amend By-law 2325-68, as amended, of the former Township of Markham,
By-law 128-04, as amended, of The Corporation of the City of Richmond Hill, and
By-law 55-15, as amended, of The Corporation of the City of Richmond Hill

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of June 10, 2020, directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the City of Richmond Hill enacts as follows:

1. That By-law 2325-68, as amended, of the former Township of Markham ("By-law 2325-68"), be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law 150-20 (the "Lands") and any provisions of By-law 2325-68, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 128-04, as amended, of The Corporation of the City of Richmond Hill ("By-law 128-04"), be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law 150-20 (the "Lands") and any provisions of By-law 128-04, as amended, that previously applied to the Lands shall no longer apply to the Lands.
3. That By-law 55-15, as amended, of The Corporation of the City of Richmond Hill ("By-law 55-15") be and hereby is further amended as follows:
 - a) by expanding the area of By-law 55-15 to include the Lands;
 - b) by rezoning the Lands to "Semi-Detached One (RD1) Zone", "Residential Wide Shallow Two (RWS2) Zone", "Multiple Residential One (RM1) Zone", "Institutional One (I1) Zone", "Park (P) Zone", "Environmental Protection Two (EPA2) Zone" and "Open Space (O) Zone" under By-law 55-15 as shown on Schedule "A" to this By-law 150-20;
 - c) by adding the following to Section 7 – Exceptions:

"7.47

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, as amended, the following special provisions shall apply to the lands zoned "Semi-Detached One (RD1) Zone", "Residential Wide Shallow Two (RWS2) Zone" and "Multiple Residential One (RM1) Zone" and more particularly shown as "RD1", "RWS2" and "RM1" on Schedule "A" to By-law 150-20 and denoted by a bracketed number (7.47):

- i) The amendments to By-law 55-15 set out in Exception 7.3 (enacted through By-law 82-16) shall also apply to the lands zoned "Semi-Detached One (RD1) Zone", "Residential Wide Shallow Two (RWS2) Zone" and "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to By-law 150-20; and,
- ii) **Below Grade Swimming Pools** shall not be permitted.

7.48

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, as amended, the following special provisions shall apply to the lands zoned "Institutional One (I1) Zone" and more particularly shown as "I1" on Schedule "A" to By-law 150-20 and denoted by a bracketed number (7.48):

- i) The permitted uses shall be **Community Centre, Day Nursery, Institutional Use** excluding over-night accommodation, **Place of Worship, Private Park, Private School, Recreational Use** and **School**;
- ii) **Residential Uses** shall not be permitted;
- iii) **Minimum Lot Area:** 1.2 hectares;
- iv) The **Front Lot Line** shall be the westerly lot line abutting Bayview Avenue; and,
- v) **Minimum Required Front Yard:** 3.0 metres.

7.49

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, as amended, the following special provision shall apply to the lands zoned "Institutional One (I1) Zone", "Semi-Detached One (RD1) Zone" and "Multiple Residential One (RM1) Zone" and more particularly shown as "I1", "RD1" and "RM1" on Schedule "A" to By-law 150-20 and denoted by a bracketed number (7.49):

- i) No permanent **Building** or **Structure**, except for **Accessory Structures** and **Decks**, shall be located within 7.0 metres from lands that are zoned "Open Space (O) Zone" abutting the northerly lot line as indicated on Schedule "A" (TransCanada Pipelines Right of Way). **Accessory Structures** and **Decks** shall have a minimum **Setback** of 3.0 metres from lands that are zoned "Open Space (O) Zone" abutting the northerly lot line (TransCanada Pipelines Right of Way).";
 - d) by deeming parcels "A" and "B" as shown on Schedule "B" to this By-law 150-20 as a **lot**; and,
 - e) by deeming parcels "C" and "D" as shown on Schedule "B" to this By-law 150-20 as a **lot**.
4. All other provisions of By-law 55-15, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
5. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.
6. Schedules "A" and "B" attached to By-law 150-20 are declared to form a part of this by-law.

The Corporation of the City of Richmond Hill
By-law 150-20

Page 3

Passed this 9th day of December, 2020.



Dave Barrow
Mayor



Stephen M.A. Huycke
City Clerk

File: D02-02042 (LP)

The Corporation of the City of Richmond Hill

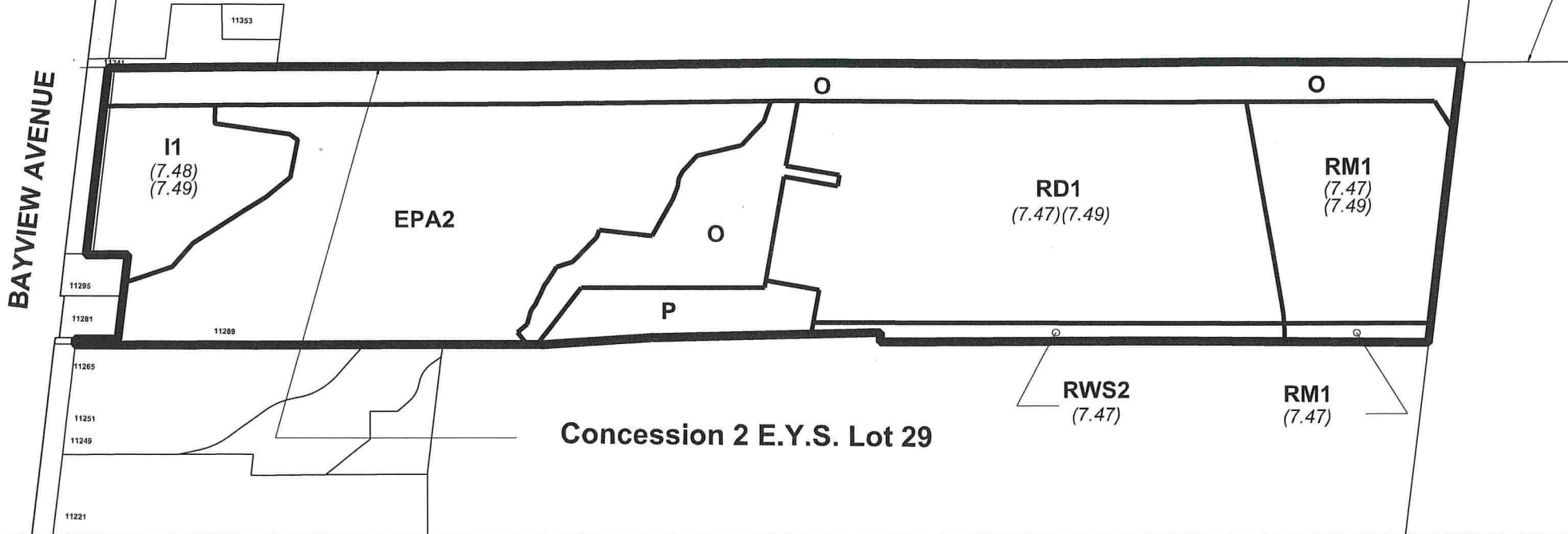
Explanatory Note to By-law 150-20

By-law 150-20 affects the lands described as Part of Lot 29, Concession 2, E.Y.S., municipally known as 11289 Bayview Avenue.

By-law 2325-68, as amended, of the former Township of Markham, currently zones a portion of the lands "Agricultural (A1) Zone" and By-law 128-04, as amended, of The Corporation of the City of Richmond Hill, currently zones a portion of the lands "Urban (UR) Zone".

By-law 150-20 will have the effect of removing the lands from By-laws 2325-68, as amended, and 128-04, as amended, and adding the lands to By-law 55-15 (North Leslie Secondary Plan Area Zoning By-law, as amended), and rezoning the lands from "Agricultural (A1) Zone" and "Urban (UR) Zone" to "Semi-Detached One (RD1) Zone", "Residential Wide Shallow Two (RWS2) Zone", "Multiple Residential One (RM1) Zone", "Institutional One (I1) Zone", "Park (P) Zone", "Environmental Protection Two (EPA2) Zone" and "Open Space (O) Zone" under By-law 55-15, as amended. By-law 150-20 also contains a number of site specific provisions to permit a residential development comprised of 164 semi-detached dwellings, in addition to blocks for future development for block and stacked townhouse dwellings, park, stormwater management, servicing, open space, environmental protection and road purposes on the subject lands.

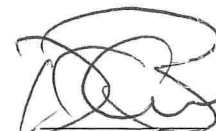
Concession 2 E.Y.S. Lot 30




Concession 2 E.Y.S. Lot 29

SCHEDULE "A"
TO BY-LAW 150-20

This is Schedule "A" to By-Law 150-20 passed by the Council of The Corporation of the City of Richmond Hill on the 9th Day of December, 2020.


Dave Barrow
Mayor


Stephen M. A. Huycke
City Clerk



Concession 2 E.Y.S. Lot 30

Concession 2 E.Y.S. Lot 29

BAYVIEW AVENUE

11353

11285

11781

11289

11265

11791

11249

11221

"A"


"C"

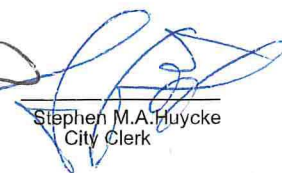
"B"

"D"

SCHEDULE "B"
TO BY-LAW 150-20

This is Schedule "A" to By-Law
150-20 passed by the Council
of The Corporation of the
City of Richmond Hill on the
9th Day of December, 2020.


Dave Barrow
Mayor


Stephen M.A. Huycke
City Clerk



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LAPHL