

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

September 23, 2025  
File 9600-3

**Attn: Mayor David West and Members of Council**

**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 City Council 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.

Weston Consulting has been working closely with City Zoning Staff to ensure that the site-specific provisions established for 11289 Bayview Avenue through By-law 150-20 are incorporated into the new zoning framework. It is our understanding that the draft mapping and provisions for CZBL 30-25 have been revised to reflect the approved zoning permissions for the site, including the various residential, institutional, park, and open space zones established through By-law 150-20. Further, Zoning Staff have confirmed that the approved site-specific permissions will be appropriately recognized and carried forward in the final version of CZBL 30-25 to ensure consistency with the established planning approvals. A copy of By-law 150-20 is attached for reference (Attachment 1).

Based on our recent correspondence with Zoning Staff, we have summarized below the key site-specific provisions applicable to the subject property and our current understanding of how these provisions are proposed to be incorporated into the new zoning framework:

By-law 150-20, Exception 7.47

The site-specific provisions established through By-law 150-20, Exception 7.47, including the application of By-law 82-16, Exception 7.3, will be incorporated through Exception 13.32 for the portions of the subject property zoned *Neighbourhood Semi-Detached Two (NS2)* and *Neighbourhood Townhouse One (NT1)*.

By-law 150-20, Exception 7.48

The site-specific provisions established through By-law 150-20, Exception 7.48 will be incorporated through Exception 13.33 for the portion of the subject property zoned *Institutional 2 (I2)*.

By-law 150-20, Exception 7.49

The site-specific provisions established through By-law 150-20, Exception 7.49 will be incorporated through Exception 13.28 for the portion of the subject property zoned *Institutional 2 (I2)* and Exception 13.32 for the portions zoned *Neighbourhood Semi-Detached Two (NS2)* and *Neighbourhood Townhouse One (NT1)*.

We appreciate the ongoing coordination with Zoning Staff and acknowledge the City's efforts to ensure that existing site-specific permissions are reflected within the new zoning framework. It is noted, however, that the revised draft CZBL 30-25 was not made available in time for a comprehensive review prior to the deadline for comments. As such, further review will be required to confirm that all site-specific exceptions and related provisions have been appropriately and accurately captured in the final by-law and associated schedules.

**Conclusion**

We respectfully request that the Council consider the comments herein related to any decision regarding CZBL 30-25. Aligning the Comprehensive Zoning 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