

City of Richmond Hill
Planning and Building Services Department
225 East Beaver Creek
Richmond Hill, Ontario
L4B 3P4

September 23, 2025
File 8037-1

Attn: Mayor and Members of Council

**RE: C#26-25 - Agenda Item 15.2.8 – Request for Approval - Comprehensive Zoning By-law Project
159, 169, 177, 181 and 189 Carrville Road**

Weston Consulting is the Planner for Leadbond Development Inc., the owner of the lands located at 159, 169, 177, 181 and 189 Carrville Road in the City of Richmond Hill (herein referred to as the “subject lands,” as shown in the aerial image below). This letter is provided in addition to our letter submitted on September 16, 2025, regarding the draft Comprehensive Zoning By-law that advanced to the Committee of the Whole Meeting held on September 17, 2025. Agenda Item 15.2.8, requesting approval of the Comprehensive Zoning By-law, is proceeding to Council on September 24, 2025 and we wish to confirm that a resolution to our concerns has been reached.



Aerial image of the subject lands

Our initial comment letter submitted on September 16, 2025, noted that the subject lands are already governed by site-specific Zoning By-law 85-24 (as shown in Appendix A). The draft Comprehensive Zoning By-law did not capture the site-specific provisions approved under Zoning By-law 85-24 for the subject lands, permissions previously granted by Council, which was of significant concern. Not including these site-specific permissions in the Comprehensive Zoning By-law would have overridden these permissions applicable to the subject lands. A site plan agreement is being drafted for the development of the subject lands, and the proposed development complies with the the site-specific permissions under Zoning By-law 85-24, which was approved through the applicants’ Zoning By-law Amendment application.

We have worked with City Staff to review this matter and are pleased to advise that a resolution has been reached. It has been confirmed by City Staff that the subject lands will be excluded from the Comprehensive Zoning By-law so that site-specific Zoning By-law 85-24, and the applicable parent Zoning By-law 2523 will continue to govern and apply to the subject lands. It is our expectation that the final version of the Comprehensive Zoning By-law to be passed by Council will reflect this outcome.

We thank City Staff for their effort in working with us to resolve our concern and thank the Mayor and Council for the opportunity to provide these comments. Should you have any questions regarding our comments, please contact the undersigned at ext. 309 or Amanah Rahal at ext. 373.

Yours truly,
Weston Consulting



Jenna Thibault, BSc, MPL, MCIP, RPP
Associate

- c. D. Giannetta, Director of Development Planning, City of Richmond Hill
- S. Aiello, Manager, Development Zoning & Committee of Adjustment, City of Richmond Hill
- C. Chong, Project Manager Richmond Hill Centre, City of Richmond Hill
- E. Li, Project Manager – Development (Zoning), City of Richmond Hill
- R. Guetter, Weston Consulting

Appendix A – Comprehensive Zoning By-law Letter dated September 16, 2025

City of Richmond Hill
Planning and Building Services Department
225 East Beaver Creek
Richmond Hill, Ontario
L4B 3P4

September 16th, 2025
File 8037-1

Attn: Members of Committee of the Whole

**RE: Proposed Richmond Hill Comprehensive Zoning By-law
Committee of the Whole – Agenda Item 11.8 – Comprehensive Zoning By-law
159, 169, 177, 181 and 189 Carrville Road**

Weston Consulting is the Planner for Leadbond Development Inc., the owner of the lands located at 159, 169, 177, 181 and 189 Carrville Road in the City of Richmond Hill (herein referred to as the “subject lands,” as shown in the aerial image below). The following letter is provided in response to the latest draft of the Comprehensive Zoning By-law, which is scheduled to be presented with a Recommendation Report to the Committee of the Whole on September 17, 2025, and is anticipated to proceed to Council for final approval on September 24.



Figure 1: Aerial image of the subject lands

We are aware that the City of Richmond Hill is undertaking a Comprehensive Zoning By-law Project, which impacts the subject lands. Weston Consulting has been working with the landowner and City Staff for several years to secure the necessary planning approvals for the redevelopment of the subject lands to facilitate a residential development comprising of 32 townhouse units and two semi-detached units on a common element road.

On June 19th, 2024, the City of Richmond Hill Council enacted Site-Specific Zoning By-law 84-24 (as shown in Appendix I), being an amendment to Zoning By-law 2523, to facilitate the development of the subject lands. The required Draft Plan of Subdivision was registered in May of 2025 as 65M4849. Approval in principle has been obtained for the Site Plan application and Weston Consulting is currently working with staff to finalize the Site Plan Agreement for execution.

We have reviewed the most recent draft of the City's Comprehensive Zoning By-law, and we note that the subject lands are identified as being zoned *Neighbourhood Mixed Use (NMU)* on Schedule A, without a symbol associated with the zone to capture the approved site-specific exception. This is of significant concern, as the draft Comprehensive Zoning By-law does not capture the site-specific provisions approved under Zoning By-law 84-24, which are permissions that were granted by Council in June of 2024.

Weston Consulting respectfully requests that City Staff revise the latest draft of the Comprehensive Zoning By-law to incorporate the provisions of Zoning By-law 84-24 in full and update the applicable schedule(s) to reflect the approved site-specific zoning for the subject lands. This site-specific by-law was enacted to address the unique planning context of the subject lands, and its inclusion in the Comprehensive Zoning By-law is necessary to ensure consistency with the planning approvals received and to properly implement the proposed development.

We kindly request that these comments be reviewed by Staff and that a response be provided as soon as possible, ahead of the Council meeting on September 24th, 2025. Should you have any questions regarding our comments, please contact the undersigned at ext. 309 or Amanah Rahal at extension 373.

Yours truly,
Weston Consulting



Jenna Thibault, BSc, MPL, MCIP, RPP
Associate

- c. D. Giannetta, Director of Development Planning, City of Richmond Hill
- S. Aiello, Manager, Development Zoning & Committee of Adjustment, City of Richmond Hill
- C. Chong, Project Manager Richmond Hill Centre, City of Richmond Hill
- E. Li, Project Manager – Development (Zoning), City of Richmond Hill
- R. Guetter, Weston Consulting

Appendix I – Approved Site-Specific Zoning By-law 84-24

Appendix I

The Corporation of the City of Richmond Hill

By-Law 85-24

A By-law to Amend By-law 2523, as amended,
of The Corporation of the former Township of Vaughan

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of December 7, 2022, 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 2523, as amended, of The Corporation of the former Township of Vaughan be and hereby is further amended as follows:

(a) by rezoning the lands to "Multiple Family One (RM1) Zone" as shown on Schedule "A" to this By-law 85-24;

(b) **DEFINITIONS**

For the purposes of this By-law, the following definitions shall apply to the Lands as shown on Schedule "A" to this By-law 85-24:

DWELLING, STREET TOWNHOUSE means a **BUILDING** divided vertically into three or more **DWELLING UNITS**, each sharing a wall above the **ESTABLISHED GRADE** and each of which has frontage on a street.

DWELLING, REAR LANE TOWNHOUSE means a **BUILDING** divided vertically into three or more **DWELLING UNITS**, each sharing a wall above the **ESTABLISHED GRADE** and each of which has a rear yard abutting a street.

DWELLING, SEMI-DETACHED means a **BUILDING** divided vertically into two **DWELLING UNITS**, each sharing a wall above the **ESTABLISHED GRADE** and each of which has frontage on a street.

FRONTAGE, LOT means the horizontal distance between the side lot lines. Where such lot lines are not parallel the lot frontage shall be on a line parallel to the front lot line and 9.1 metres (30 feet) distant therefrom.

(c) by adding the following to **Section 25 – EXCEPTIONS**

"RH 209

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned "Multiple Family One (RM1) Zone", and more particularly shown as "RM1" on Schedule "A" to this By-law 85-24 and denoted by a bracketed number (RH 209):

i) For the purposes of Section RH 209, the following uses shall apply:

- a) **STREET TOWNHOUSE DWELLING**
- b) **REAR LANE TOWNHOUSE DWELLING**
- c) **SEMI-DETACHED DWELLING**

ii) For the purposes of Section RH 209 the following development standards shall apply:

- a) The Lands shown on Schedule "A" shall be deemed to be a **LOT**.

- b) A **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access.
 - c) A **LOT** shall include a **PARCEL OF TIED LAND**.
 - d) A **STREET** shall include a **LANE**.
 - e) Maximum Number of **DWELLING UNITS**: 34
 - f) Maximum Building **HEIGHT**: 12.5 metres (41.01 feet)
 - g) Maximum Number of **STOREYS**: 3
 - h) Minimum Number of **PARKING SPACES**:
 - i) 2 **PARKING SPACES** per **DWELLING UNIT**
 - ii) 5 visitor **PARKING SPACES**
- iii) The following provisions shall apply to the lands denoted as Parcel 1 as shown on Schedule "B" to this By-law 85-24:
- a) The private **LANE** that abuts Parcel 1 as shown on Schedule "B" to this By-law shall be considered as a **STREET**.
 - b) The easterly **LOT LINE** that abuts a private **LANE** shall be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA**: 168.0 square metres (1,808.40 square feet)
 - d) Minimum **LOT FRONTAGE**: 7.0 metres (22.97 feet)
 - e) Minimum **FRONT YARD** (1)(2)(3): 3.5 metres (11.48 feet)
 - f) Minimum **EXTERIOR SIDE YARD** (2)(4): 3.5 metres (11.48 feet)
 - g) Minimum **INTERIOR SIDE YARD** (2)(5): 1.3 metres (4.27 feet)
 - h) Minimum **REAR YARD** (2)(6): 5.9 metres (19.36 feet)
 - i) Maximum **DRIVEWAY WIDTH**: 3.1 metres (10.17 feet)
 - j) Maximum **LOT COVERAGE**: 50.00%
- NOTES:
- (1) A minimum of 25% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.
 - (2) Steps may encroach into any Minimum **YARD** up to the **LOT LINE**.
 - (3) The Maximum **ENCROACHMENT OF PORCHES** into the Minimum **FRONT YARD** shall be 1.5 metres (4.92 feet).
 - (4) Bay or box windows shall be permitted to encroach into the Minimum **EXTERIOR SIDE YARD** a maximum of 0.5 metres.
 - (5) The most southerly **LOT** is considered an interior **LOT** and the southerly **SIDE LOT LINE** shall be considered an **INTERIOR LOT LINE**.
 - (6) The Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Minimum **REAR YARD** shall be 1.8 metres (5.91 feet).
- iv) The following provisions shall apply to the lands denoted as Parcel 2 as shown on Schedule "B" to this By-law 85-24:
- a) The private **LANE** that abuts Parcel 2 as shown on Schedule "B" to this By-law shall be considered as a **STREET**.
 - b) The northerly **LOT LINE** that abuts Carrville Road shall be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA** (Interior Lot): 140.0 square metres (1,507.0 square feet)
 - d) Minimum **LOT AREA** (Corner Lot): 200.00 square metres (2,152.85 square feet)
 - e) Minimum **LOT FRONTAGE** (Interior Lot): 6.0 metres (19.69 feet)
 - f) Minimum **LOT FRONTAGE** (Corner Lot): 10.0 metres (32.81 feet)
 - g) Minimum **FRONT YARD** (1)(2)(3): 3.5 metres (11.48 feet)
 - h) Minimum **EXTERIOR SIDE YARD** (1)(3): 0.5 metres (1.64 feet)
 - i) Minimum **INTERIOR SIDE YARD** (1)(4)(5): 1.5 metres (4.92 feet)
 - j) Minimum **REAR YARD** (1)(6)(7): 6.5 metres (21.33 feet)
 - k) Maximum **DRIVEWAY WIDTH**: 6.1 metres (20.01 feet)

- l) Maximum **LOT COVERAGE**: 68.00%

NOTES:

- (1) Steps may encroach into any Minimum **YARD** up to the **LOT LINE**.
- (2) The Maximum **ENCROACHMENT OF PORCHES** into the Minimum **FRONT YARD** shall be 1.4 metres (4.59 feet).
- (3) Bay or box windows shall be permitted to encroach into the Minimum **FRONT YARD** and Minimum **EXTERIOR SIDE YARD** a maximum of 0.5 metres.
- (4) This provision only applies to the end units of townhouse **DWELLING UNITS**.
- (5) The Minimum **SIDE YARD** for the easterly **DWELLING UNIT** in Parcel 2 shall be 3.0 metres (9.84 feet).
- (6) The Minimum **REAR YARD** for the westerly **DWELLING UNIT** shall be 5.3 metres (17.39 feet).
- (7) The Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Minimum **REAR YARD** shall be 2.8 metres (9.19 feet).

- v) The following provisions shall apply to the lands denoted as Parcel 3 as shown on Schedule "B" to this By-law 85-24:

- a) The private **LANE** that abuts Parcel 3 as shown on Schedule "B" to this By-law shall be considered as a **STREET**.
- b) Minimum **LOT AREA** (Interior Lot): 135.0 square metres (1,453.18 square feet)
- c) Minimum **LOT AREA** (Corner Lot): 137.0 square metres (1,474.70 square feet)
- d) Minimum **LOT FRONTAGE** (Interior Lot): 5.7 metres (18.70 feet)
- e) Minimum **LOT FRONTAGE** (Corner Lot): 6.0 metres (19.69 feet)
- f) Minimum **FRONT YARD** (1)(2)(3)(4): 4.0 metres (13.12 feet)
- g) Minimum **EXTERIOR SIDE YARD** (2): 0.0 metres (0.0 feet)
- h) Minimum **INTERIOR SIDE YARD** (2)(5): 3.0 metres (9.84 feet)
- i) Minimum **REAR YARD** (2)(6): 6.0 metres (19.68 feet)
- j) Maximum **DRIVEWAY WIDTH**: 3.1 metres (10.17 feet)
- k) Maximum **LOT COVERAGE**: 56.00%

NOTES:

- (1) A minimum of 25% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.
- (2) Steps may encroach into any Minimum **YARD** up to the **LOT LINE**.
- (3) Notwithstanding this provision, the closest point of the building including the porch for the northerly **DWELLING UNIT** may be 1.7 metres (5.58 feet) to the curved portion of the **FRONT LOT LINE**.
- (4) The Maximum **ENCROACHMENT OF PORCHES** into the Minimum **FRONT YARD** shall be 1.5 metres (4.92 feet).
- (5) This provision only applies to the end units of townhouse **DWELLING UNITS**.
- (6) The Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Minimum **REAR YARD** shall be 1.8 metres (5.91 feet).

- vi) The following provisions shall apply to the lands denoted as Parcel 4 as shown on Schedule "B" to this By-law 85-24:

- a) The private **LANE** that abuts Parcel 4 as shown on Schedule "B" to this By-law shall be considered as a **STREET**.
- b) Minimum **LOT AREA** (Interior Lot): 130.0 square metres (1,399.35 square feet)
- c) Minimum **LOT AREA** (Corner Lot): 132.0 square metres (1,420.88 square feet)

d) Minimum LOT FRONTAGE (Interior Lot):	5.7 metres (18.70 feet)
e) Minimum LOT FRONTAGE (Corner Lot):	6.0 metres (19.69 feet)
f) Minimum FRONT YARD (1)(2)(3)(4):	4.5 metres (14.76 feet)
g) Minimum EXTERIOR SIDE YARD (2)(3):	0.2 metres (0.66 feet)
h) Minimum INTERIOR SIDE YARD (2)(5):	0.0 metres (0.0 feet)
i) Minimum REAR YARD (2)(6)(7):	5.5 metres (18.04 feet)
j) Maximum DRIVEWAY WIDTH :	3.1 metres (10.17 feet)
k) Maximum LOT COVERAGE :	58.00%

NOTES:

- (1) A minimum of 25% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.
- (2) Steps may encroach into any Minimum **YARD** up to the **LOT LINE**.
- (3) Notwithstanding this provision, the closest point of the building including the porch for the corner **DWELLING UNITS** may be 0.13 metres (0.43 feet) to the curved portion of the **FRONT LOT LINE** or **FLANKAGE LOT LINE**.
- (4) The Maximum **ENCROACHMENT OF PORCHES** into the Minimum **FRONT YARD** shall be 1.5 metres (4.92 feet).
- (5) This provision only applies to the end units of townhouse **DWELLING UNITS**.
- (6) The Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Minimum **REAR YARD** shall be 1.8 metres (5.91 feet).
- (7) Notwithstanding this provision, the Minimum **REAR YARD** for the northerly and southerly units shall be 4.5 metres (14.76 feet).

vii) The following provisions shall apply to the lands denoted as Parcel 5 as shown on Schedule "B" to this By-law 85-24:

a) The private LANE that abuts Parcel 5 as shown on Schedule "B" to this By-law shall be considered as a STREET .	
b) Minimum LOT AREA (Interior Lot):	130.0 square metres (1,399.35 square feet)
c) Minimum LOT AREA (Corner Lot):	180.0 square metres (1,937.57 square feet)
d) Minimum LOT FRONTAGE (Interior Lot):	5.7 metres (18.70 feet)
e) Minimum LOT FRONTAGE (Corner Lot):	7.5 metres (24.61 feet)
f) Minimum FRONT YARD (1)(2)(3)(4):	4.0 metres (13.12 feet)
g) Minimum EXTERIOR SIDE YARD (2):	0.0 metres (0.0 feet)
h) Minimum INTERIOR SIDE YARD (2)(5)(6):	5.0 metres (16.40 feet)
i) Minimum REAR YARD (2)(6):	5.9 metres (19.36 feet)
j) Maximum DRIVEWAY WIDTH (7):	3.1 metres (10.17 feet)
k) Maximum LOT COVERAGE :	58.00%

NOTES:

- (1) A minimum of 23% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.
- (2) Steps may encroach into any Minimum **YARD** up to the **LOT LINE**.
- (3) Notwithstanding this provision, the closest point of the building including the porch for the northerly **DWELLING UNIT** may be 1.0 metres (3.28 feet) to the curved portion of the **FRONT LOT LINE**.
- (4) The Maximum **ENCROACHMENT OF PORCHES** into the Minimum **FRONT YARD** shall be 1.5 metres (4.92 feet).
- (5) This provision only applies to the end units of townhouse **DWELLING UNITS**.
- (6) The Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Minimum **REAR YARD** and Minimum **INTERIOR SIDE YARD** shall be 1.8 metres (5.91 feet).
- (7) Notwithstanding this provision, the Maximum **DRIVEWAY WIDTH** for the northerly and southerly **DWELLING UNITS** may be 5.0 metres

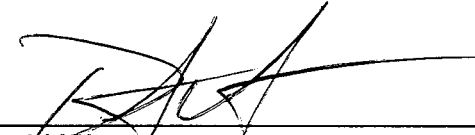
The Corporation of the City of Richmond Hill
By-law 85-24

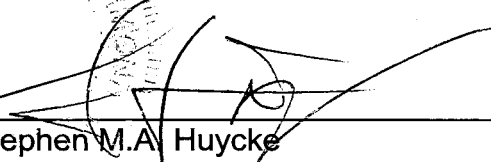
Page 5

(16.40 feet).”

2. All other provisions of By-law 2523, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.
3. 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.
4. Schedules “A” and “B” attached to By-law 85-24 are declared to form a part of this by-law.

Passed this 19th day of June, 2024.



David West
Mayor

Stephen M.A. Huycke
City Clerk

D02-18015 (LP)

The Corporation of the City of Richmond Hill

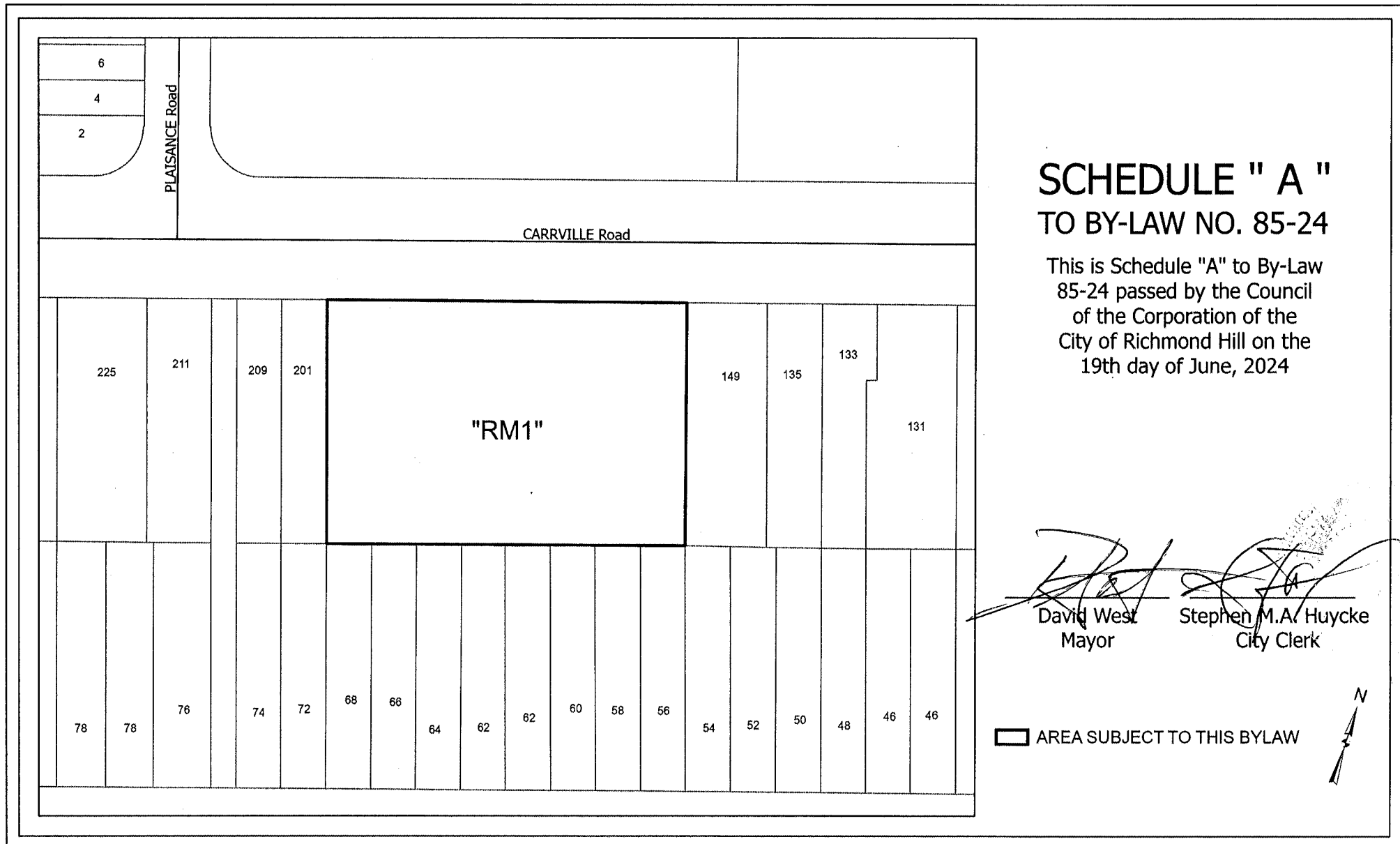
Explanatory Note to By-law 85-24

By-law 85-24 affects lands described as Lots 125, 126, 127 and 128, Plan 1960, municipally known as 159, 169, 177, 181 and 189 Carrville Road.

By-law 2523, as amended, zones the subject lands "Third Density Residential – A (R3A) Zone".

By-law 85-24 will have the effect of rezoning the subject lands to Multiple Family One (RM1) Zone under By-law 2523, as amended, with site specific provisions to permit the construction of a residential development comprised of 32 townhouse dwelling units and 2 semi-detached dwelling units on the subject lands.

The Corporation of the City of Richmond Hill
 By-law 85-24
 Page 7

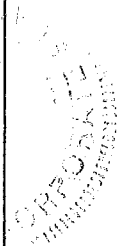


SCHEDULE " A "
TO BY-LAW NO. 85-24

This is Schedule "A" to By-Law 85-24 passed by the Council of the Corporation of the City of Richmond Hill on the 19th day of June, 2024

[Signature]
 David West
 Mayor

[Signature]
 Stephen M.A. Huycke
 City Clerk

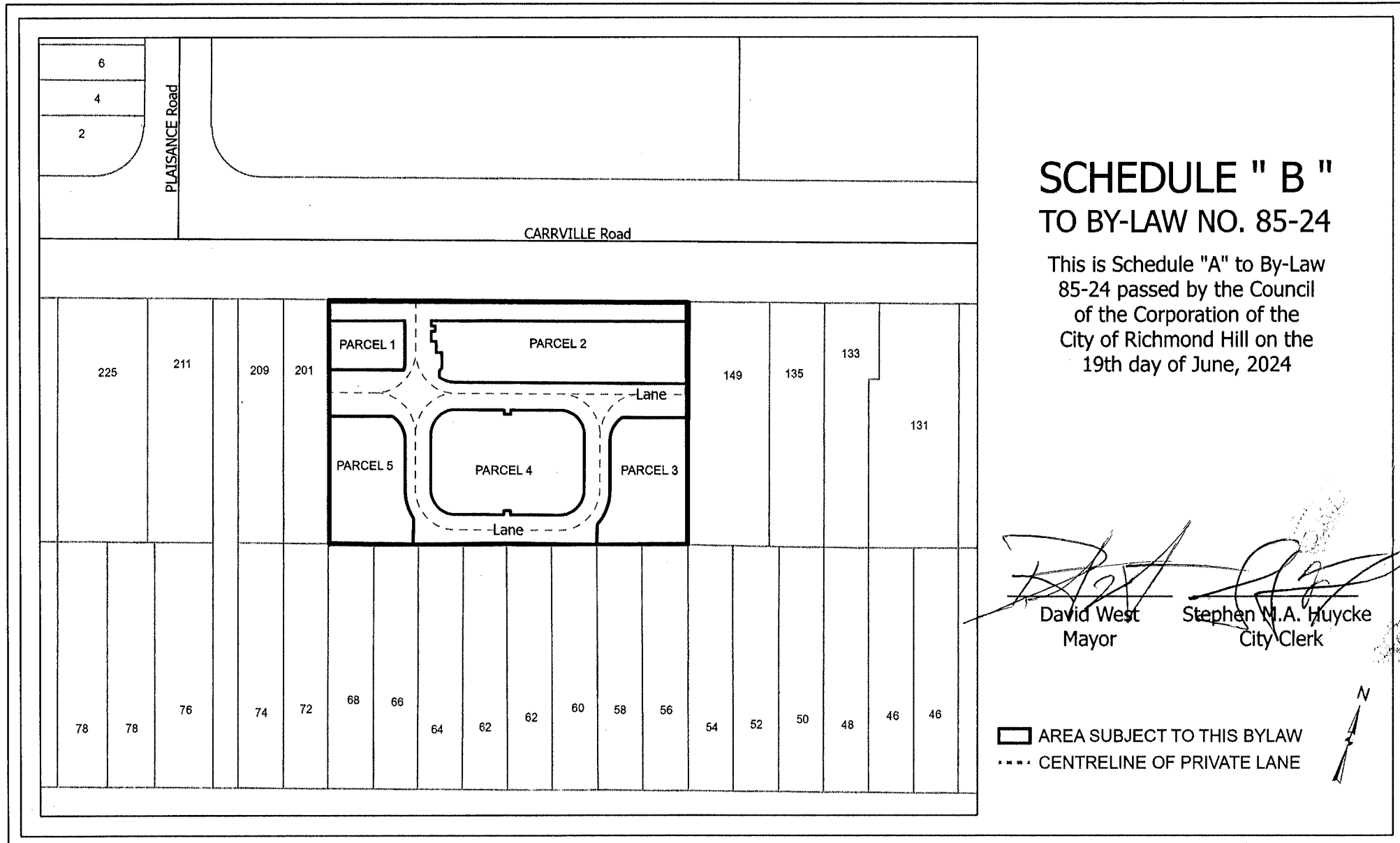


▭ AREA SUBJECT TO THIS BYLAW



The Corporation of the City of Richmond Hill
By-law 85-24

Page 8



SCHEDULE " B "
TO BY-LAW NO. 85-24

This is Schedule "A" to By-Law
85-24 passed by the Council
of the Corporation of the
City of Richmond Hill on the
19th day of June, 2024

David West
Mayor

Stephen M.A. Huycke
City Clerk

▭ AREA SUBJECT TO THIS BYLAW
- - - - CENTRELINE OF PRIVATE LANE

