



## Staff Report for Council Public Meeting

Date of Meeting: September 23, 2025

Report Number: SRPBS.25.084

Ward: 3

Department: Planning and Building Services

Division: Development Planning

**Subject: SRPBS.25.084 - Request for Comments - Zoning  
By-law Amendment Application - LESLIE  
CENTRE LTD. - City File ZBLA-25-0008**

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### Owner:

Leslie Centre Ltd.  
PO Box 31409 RPO Bayview Avenue  
Richmond Hill, ON  
L4C 0V7

### Agent:

WND Associates  
47 Roselawn Avenue, Suite 970  
Toronto, ON  
M4R 1E5

### Location:

Legal Description: Block 472, Registered Plan 65M-3306  
Municipal Address: 1430 Major Mackenzie Drive East

### Purpose:

A request for comments concerning a Zoning By-law Amendment application to permit an outdoor sales and display area, and outdoor storage on the subject lands.

### Recommendation(s):

- a) **That Staff Report SRPBS.25.084 with respect to the Zoning By-law Amendment application submitted by Leslie Centre Ltd. for lands known as Block 472, Registered Plan 65M-3306 (Municipal Address: 1430 Major Mackenzie Drive East), City File ZBLA-25-0008 be received for information purposes only and that all comments be referred back to staff.**

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### Contact Person(s):

- Diya Matroja, Planner I, Development Planning, 905-747-6470
- Matthew Shilton, Manager of Development Planning, 905-771-6312
- Deborah Giannetta, Director of Development Planning, 905-771-5542
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-9966

### 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 reports approval are attached.

### Key Messages:

- the applicant is seeking approval of a Zoning By-law Amendment application to permit an outdoor sales and display area, and outdoor storage associated with the existing commercial development on the subject lands; and,
- 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*.

### Location Map:



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### Background:

The subject Zoning By-law Amendment application was deemed complete by the City on May 20, 2025. The applications and supporting materials were subsequently 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:

The subject lands are located on the north side of Major Mackenzie Drive East west of Leslie Street. The lands have a frontage of approximately 162.06 metres (531.69 feet) along Major Mackenzie Drive East, approximately 151.8 metres (498.03 feet) along Forestwood Street, and a total lot area of approximately 4.4 hectares (10.8 acres). The lands currently support six (6) freestanding commercial buildings occupied by a range of commercial uses including a grocery store (FreshCo), fast food restaurants, clinics, beauty services, and a bank (RBC Royal Bank).

The lands abut residential and open space lands to the north, Leslie Street beyond which are open space lands to the east, Major Mackenzie Drive East to the south beyond which are residential lands to the south, and Forestwood Street beyond which are residential lands to the west (refer to Maps 1 and 2).

### Development Proposal

The applicant is seeking Council's approval of their Zoning By-law Amendment application to permit an outdoor sales and display area, and outdoor storage for seasonal products such as plants, produce, and soil along the front apron of the existing grocery store (Building B – FreshCo), on the subject lands (refer to Maps 6 and 7). The following is a summary table outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Existing Parking:** 476 spaces
- **Existing Gross Floor Area (Building B):** 4,186 square metres (45,057.7 square feet)
- **Existing Gross Floor Area (Total Site):** 10,744.62 square metres (115,654.1 square feet)
- **Proposed Outdoor Display/Storage Area:** 201.95 square metres (2,173.8 square feet)

### Zoning By-law Amendment Application

The applicant is seeking Council's approval to introduce site specific development standards to the **Community Commercial (CC) Zone** under By-law 38-95, as amended, to permit an outdoor sales and display area, and outdoor storage on the subject lands (refer to Map 4).

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### Supporting Documentation

- Cover Letter;
- Development Charges Certificate;
- Development Application Summary;
- Parcel Register;
- Survey;
- Planning Justification Report;
- Draft Zoning By-law Amendment;
- Site Plan; and,
- Elevation Plans;

### Planning Analysis:

#### City of Richmond Hill Official Plan

The lands are designated **Neighbourhood** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 3). In accordance with **Section 4.9.1** of the Plan, uses permitted within the **Neighbourhood** designation include low and medium density residential uses, neighbourhood commercial (i.e small-scale retail) and commercial uses in accordance with **Section 4.9.1.3** of the Plan, among other land uses subject to specific criteria of the Plan.

In accordance with **Section 3.3.3.3** of the Plan, small-scale commercial, retail and community uses within the neighbourhoods are supported to provide opportunities for employment within neighbourhoods, create walkable communities with access to amenities and services, and allow for social and economic interactions in a predominantly residential community.

#### Zoning By-law

The applicant is seeking Council's approval to introduce site specific provisions to the **Community Commercial (CC) Zone** under By-law 38-95, as amended, to permit the proposed development. The following table provides a summary of the applicable development standards within the **CC Zone** under By-law 38-95, as amended, and the proposed **Neighbourhood Mixed Use (NMU) Zone** under the future the Comprehensive Zoning By-law (CZBL) relative to the site-specific provisions proposed by the applicant highlighted in bold:

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By-law	By-law 38-95, as amended	CZBL	Proposed Site Specific Standard
Zone	CC Zone	NMU Zone	
<b>Permitted Use</b>	Supermarket	Commercial	Complies
<b>Special Provision: Maximum GFA</b>	(2) 30,500 square metres (328,31 square feet)		Complies
<b>Special Provision: Maximum GLA</b>	(2) 21,000 square metres (226,050 square feet)		Complies
<b>Special Provision: Parking</b>	(7) All parking shall be provided and maintained at grade		Complies
<b>Special Provision: Permitted Use</b>	(3) Maximum 1 department store and 1 supermarket  (4) Open storage and outdoor display prohibited except: a) the display shall be accessory to a customarily requires such display and shall be located on the same lot as the principal use b) the display shall not encroach onto any required parking or driveway areas or onto required landscaped open space c) the outdoor display shall not constitute outdoor storage of merchandise and products.	(7) The outdoor storage of goods, material, machinery or equipment shall be prohibited  (11) No department stores and a maximum of one supermarket or anchor tenant shall be permitted	<b>Open storage and outdoor display containing merchandise products</b>

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

It is important to note that the subject application will proceed following the enactment of the City’s new CZBL. Accordingly, the proposed relief from the Zoning By-law may change/or may no longer be required.

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

The subject Zoning By-Law Amendment application and supporting background studies and reports have been circulated to various City departments and external agencies for their review and comment.

Comments have been received from the City's Heritage and Urban Design Section, Park and Natural Heritage Planning Section, Infrastructure Planning and Development Engineering Division, Community Services – Waste Management Section, Enbridge, Toronto and Region Conservation Authority and the Regional Municipality of York. These City departments and external agencies have provided comments to be considered by the applicants as part of a resubmission and during the more detailed implementation stage of the approval process.

The application remains under review by the City's Financial Services Division, Bell Canada, Alectra Utilities, and Canada Post.

### **Development Planning Division**

Planning staff has completed a preliminary review of the applicant's development proposal, including plans and materials submitted in support of the proposed development. In consideration of the policies of the Plan that are relevant to the evaluation of the proposed development, staff provides the following preliminary comments:

- in accordance with **Section 4.9.1** and **Section 4.9.1.3** of the Plan, as the proposed outdoor sales and display and storage area is associated with an existing commercial building permitted under the **Neighbourhood** designation, the proposed outdoor sales/storage is considered to be consistent with the Plan. Further, the proposed outdoor sales/storage is permitted on the subject lands in accordance with **Section 3.3.3.3** of the Plan;
- additional information is required so as to allow for a complete zoning review as well as a review of the proposed site specific zoning standards relative to the City's Comprehensive Zoning By-law (CZBL). The additional information includes but is not limited to the extent and design of the proposed display and storage area, and the location of the existing pedestrian walkway on the subject lands;
- further, the applicant shall provide a draft Zoning By-law Amendment to the CZBL to identify any required relief to the CZBL in order 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 applicant's development proposal.

### **Financial Implications:**

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

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

The recommendations of this report do not have any direct implications with respect to Council's Strategic Plan. An overview of how the subject application is aligned with the Strategic Plan will be included in a future recommendation report to Council following a comprehensive review and evaluation of the applicants' 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 Draft Zoning By-law Amendment
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Designation
- Map 4 – Existing Zoning
- Map 5 – Proposed Site Plan
- Map 6 – Proposed Elevations

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### Report Approval Details

Document Title:	SRPBS.25.084 - Request for Comments - 1430 Major Mackenzie Drive East – City File ZBLA-25-0008.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPBS.25.084 - Appendix A Draft Zoning By-law Amendment.pdf</li><li>- SRPBS.25.084 - Map 1 Aerial Photograph.docx</li><li>- SRPBS.25.084 - Map 2 Neighbourhood Context.docx</li><li>- SRPBS.25.084 - Map 3 Official Plan Designation.docx</li><li>- SRPBS.25.084 - Map 4 Existing Zoning.docx</li><li>- SRPBS.25.084 - Map 5 Proposed Site Plan.docx</li><li>- SRPBS.25.084 - Map 6 Proposed Elevations.docx</li></ul>
Final Approval Date:	Sep 4, 2025

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

**Gus Galanis - Sep 3, 2025 - 5:10 PM**

**Darlene Joslin - Sep 4, 2025 - 12:27 PM**