



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** March 4, 2026

**Report Number:** SRPBS.26.014

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** **SRPBS.26.014 - Request for Approval - Zoning By-law Amendment Application - Leslie Centre Ltd. - City File ZBLA-25-0008**

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### **Owners:**

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:**

Municipal Address: 1430 Major Mackenzie Drive East

### **Purpose:**

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

### **Recommendation(s):**

- a) **That the Zoning By-law Amendment application submitted by Leslie Centre Ltd. for lands municipally known 1430 Major Mackenzie Drive East, City File ZBLA-25-0008, be approved subject to the following:**
  - i) **that the “Community Commercial (CC) Zone” under By-law 38-95, as amended, applicable to the subject lands be further amended with site specific development standards, as outlined in Appendix “B” to Staff Report SRPBS.26.014;**

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- ii) that the “Neighbourhood Mixed Use (NMU) Zone” under By-law 93-25, as amended, applicable to the subject lands be further amended with site specific development standards, as outlined in Appendix “C” to Staff Report SRPBS.26.014;
- iii) that the draft amending Zoning By-laws attached hereto as Appendices “B” and “C” be finalized to the satisfaction of the Commissioner of Planning and Building Services and brought forward to the March 11, 2026 Council meeting for consideration and enactment; and,
- iv) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft Zoning By-law Amendment to implement the proposed development on the subject lands.

### 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, 905-771-2465

### 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 reports approval are attached.

### Location Map:



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### Key Messages:

- the applicants are seeking approval of a Zoning By-law Amendment application to permit an outdoor sales and display area, and outdoor storage on the subject lands; and,
- the applicants have satisfactorily addressed all comments and technical requirements with respect to the proposed development and therefore, staff recommend that Council approve the subject application in accordance with the recommendations outlined in this report.

### Background:

The subject Zoning By-law Amendment application was considered at a statutory Council Public Meeting held on September 23, 2025, wherein Council received Staff Report [SRPBS.25.084](#) for information purposes and directed that all comments be referred back to staff (refer to Appendix “A”). At the Council Public Meeting, attendees expressed concerns about landscaping, the proposed storage type, traffic and accessibility, and impact of the development on the subject lands. These issues are addressed in more detail later in this report.

The applicant has satisfactorily addressed all comments and technical requirements associated with the subject application. Accordingly, the purpose of this report is to seek Council’s approval of the applicant’s Zoning By-law Amendment application.

### Discussion:

#### Site Location and Adjacent Uses

The applicant’s land holdings are located on the north side of Major Mackenzie Drive East, west of Leslie Street. The lands have frontages of approximately 162.06 metres (531.69 feet) along Major Mackenzie Drive East, and approximately 151.8 metres (498.03 feet) along Forestwood Street, with 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 low density residential and open space lands to the north, Leslie Street to the east beyond which are open space lands, Major Mackenzie Drive East to the south beyond which are low density residential lands, and Forestwood Street to the west beyond which are low density residential lands (refer to Maps 1 and 2).

#### Development Proposal

The applicants are seeking Council’s approval of their Zoning By-law Amendment application to permit an outdoor sales and display area, and outdoor storage on the subject lands (refer to Maps 6 and 7). The outdoor sales and display area, and outdoor storage will be located along the front apron of the existing FreshCo grocery store and will be used for the storage of seasonal merchandise. Based on the plans and drawings submitted to the

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City, the proposed outdoor storage and display area will occupy 201.95 square metres (2,173.8 square feet) of the subject lands.

### York Region Official Plan

The lands are located within the **Urban Area** (Regional Structure) and designated **Community Area** in accordance with Maps 1 and 1A (Land Use Designations) respectively of the York Region Official Plan 2022 (“ROP”). Lands designated **Community Area** provide for a balance of residential uses and compatible employment uses that serve local residents and support opportunities for living, working, and accessing daily needs within close proximity as a part of building complete communities. The proposed outdoor sales and display area, and outdoor storage associated with the existing commercial development is deemed consistent with the ROP.

### City of Richmond Hill Official Plan

The subject lands are designated **Neighbourhood** and **Natural Core** 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 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. The proposed outdoor sales, display, and storage use is consistent with the uses contemplated within the **Neighbourhood** designation.

The **Natural Core** designation applies to a very small portion of the eastern limit of the lands. In accordance with **Section 4.10.5.1** of the Plan, the **Natural Core** designation limits permitted uses to fish, wildlife and forest management, conservation projects and flood and erosion control projects, essential transportation, infrastructure and utilities, low-intensity recreational uses, unserviced parks, and uses accessory to the permitted uses herein. The proposed development is located outside of the limits of the **Natural Core** designation and does not impact any natural heritage features or functions associated with the lands.

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. The proposal is limited in scale and is associated with the existing supermarket on the subject lands. Accordingly, the character of the commercial and retail uses is not impacted by the proposed additional use, nor does it change or impact the usability or function of the lands. On the basis of the preceding, it is considered to conform to the Plan.

### Zoning By-law Amendment

On September 24, 2025, Richmond Hill Council approved Comprehensive Zoning Bylaw (CZBL) 93-25, which applies to the entirety of the lands within the municipality, save and except the City’s employment lands. At the time of writing this report, CZBL 93-25 is under

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appeal and, as such, it will not come into full force and effect until the appeals are resolved by the Ontario Land Tribunal (OLT). To ensure development continues in the interim, amendments to both the legacy Zoning By-law and CZBL are proposed which will allow the development applications to proceed while the CZBL undergoes the OLT appeal process.

In this regard, the applicants are seeking Council’s approval to establish permission for an outdoor sales and display area, and outdoor storage to the **Community Commercial (CC) Zone** under By-law 38-95, as amended (refer to Appendix “B”), and to the **Neighbourhood Mixed Use (NMU) Zone** under the CZBL 93-25, as amended, (refer to Appendix “C”). Table 1 provides a summary of the applicable development standards under the **CC Zone** of By-law 38-95, as amended, and the **NMU Zone** of CZBL 93-25, as amended, relative to the proposed permission for site-specific provisions proposed. The site specific standards that require relief are noted in bold text:

Development Standard	“CC” Zone Standards under By-law 38-95, as amended	“NMU” Zone Standards under CZBL 93-25, as amended	Proposed Site Specific Standard
<b>Permitted Use</b>	Supermarket	Commercial	Complies
<b>Special Provision: Maximum GFA</b>	(2) 30,500 square metres (328,31 square feet)	N/A	Complies
<b>Special Provision: Maximum GLA</b>	(2) 21,000 square metres (226,050 square feet)	N/A	Complies
<b>Special Provision: Parking</b>	(7) All parking shall be provided and maintained at grade	N/A	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 permitted use which 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	<b>Open storage and outdoor display containing merchandise products up to a maximum of 201.95 square metres (2,173.8 square feet)</b>

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Staff have reviewed the applicant's proposal to permit an outdoor sales and display area, and outdoor storage associated with a supermarket, and find it appropriate. The requested permission is limited to the existing supermarket use and therefore will not significantly alter the existing use, character, or development of the subject lands. Furthermore, given the proposed permission is limited to the apron of the existing supermarket up to approximately, 201.95 square metres (2,173.8 square feet), there will be no impact to parking, on-site vehicular circulation or pedestrian movements.

On this basis of the preceding, staff recommend that the applicant's Zoning By-law Amendment application be approved as it represents proper and orderly development. The implementing proposed Zoning By-law amendments to both Zoning By-laws 38-95, as amended, and CZBL 93-25, as amended are attached hereto as Appendices "B" and "C" to this report.

### **Council and Public Comments:**

The following is an overview of and response to comments and concerns expressed by members of Council and the public at the Council Public Meeting held on September 23, 2025, and through written correspondence received by the City with respect to the applicant's development proposal:

#### **Traffic and Accessibility**

Concerns were raised regarding the proposed development impacting the existing parking area and pedestrian accessibility on the subject lands. The proposed outdoor sales and display area, and outdoor storage is to be contained within the front apron of the supermarket and shall not intrude into the parking area of the site. As such, the circulation of vehicles will not be impacted on the subject lands. Additionally, the walkway adjacent to the front façade of the building is to remain in situ to allow for continued pedestrian access. The City's Development Engineering Division is satisfied that the proposal will not result in any adverse impacts to parking, onsite vehicular circulation or pedestrian accessibility on the subject lands.

#### **Storage Type**

Concerns were raised regarding the type of storage to be accommodated on the subject lands. The applicant has requested permission for outdoor sales, display, and storage of seasonal products, including plants, flowers, vegetables, and soil. The proposed outdoor display and sales area and outdoor storage area are intended to be accessory to the existing supermarket and will be located on the outside the main entrance of the FreshCo supermarket along the storefront.

#### **Impact on the Subject Lands**

Concerns were raised with respect to the proposed outdoor sales and display area, and outdoor storage changing the use and development of the existing commercial plaza. As outlined previously in this report, the proposed use is to be located outside along the front

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apron of the existing FreshCo grocery store and will be used for the storage of seasonal merchandise occupying an area of approximately 201.95 square metres (2,173.8 square feet) of the subject lands. Based on the foregoing, staff are of the opinion that the character and use of the remainder of the commercial plaza shall remain unaltered by the subject proposal.

### **Recommendation:**

Planning staff has completed a comprehensive review of the proposed development and are in support of same for the following principal reasons:

- the **Community Area** designation contemplates a balance of residential, retail, service, office and other uses that support daily needs of residents and therefore the proposed development complies with the policies of the ROP;
- the proposed outdoor sales and display area, and outdoor storage associated with commercial uses are permitted within the **Neighbourhood** designation of the Plan;
- the proposed outdoor sales and display area, and outdoor storage use of approximately 201.95 square metres (2,173.8 square feet) under By-laws 38-95, as amended, and the CZBL 95-23, as amended, is considered appropriate as the proposed use and area is limited in scale, and does not interfere with the overall use, function and character of the existing commercial development and;
- the comments raised by City departments and external agencies as it relates to the subject Zoning By-law Amendment application have been satisfactorily addressed.

Based on the preceding, it is recommended that the applicant's Zoning By-law Amendment application be approved as it represents proper and orderly planning.

### **Financial Implications:**

The recommendations in this report does not have any financial, staffing or other implications.

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

The recommendation of this report is aligned with **Pillar 1: Growing a Livable, Sustainable Community** in ensuring growth aligns with the development of complete communities by providing access to essential services and amenities.

### **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 - Extract of Council Public Meeting C#25-25 held on September 23, 2025
- Appendix B - Draft Zoning By-law (38-95) 14-26
- Appendix C - Draft Zoning By-law (CZBL) 15-26

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- Map 1 - Aerial Photograph
- Map 2 - Neighbourhood Context
- Map 3 - Official Plan Designation
- Map 4 - Existing Zoning (By-law 38-95)
- Map 5 - Existing Zoning (By-law 93-25)
- Map 6 - Site Plan
- Map 7 - Elevations

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### Report Approval Details

Document Title:	SRPBS.26.014 - Request for Approval - Zoning By-law Amendment - 1430 Major Mack Drive East - City File ZBLA-25-0008.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPBS.26.014 - Appendix A 2025-09-23 Council Public Meeting - Extracts.docx</li><li>- SRPBS.26.014 - Appendix B By-law 14-26.docx</li><li>- SRPBS.26.014 - Appendix C By-law 15-26 v3.docx</li><li>- SRPBS.26.014 - Map 1 Aerial Photograph.docx</li><li>- SRPBS.26.014 - Map 2 Neighbourhood Context.docx</li><li>- SRPBS.26.014 - Map 3 Official Plan Designation.docx</li><li>- SRPBS.26.014 - Map 4 Existing Zoning 38-95.docx</li><li>- SRPBS.26.014 - Map 5 Existing Zoning CZBL 93.docx</li><li>- SRPBS.26.014 - Map 6 Proposed Site Plan.docx</li><li>- SRPBS.26.014 - Map 7 Proposed Elevations.docx</li></ul>
Final Approval Date:	Feb 12, 2026

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

**Deborah Giannetta - Feb 11, 2026 - 2:31 PM**

**Gus Galanis - Feb 11, 2026 - 4:01 PM**

**Darlene Joslin - Feb 12, 2026 - 8:21 AM**