

Welcome to the Comprehensive Zoning By-Law Virtual Open House

**Yonge St. & Carrville/16th KDA, Village LC,
Newkirk LC, & Oak Ridges LC**

17 October 2024

Zoom



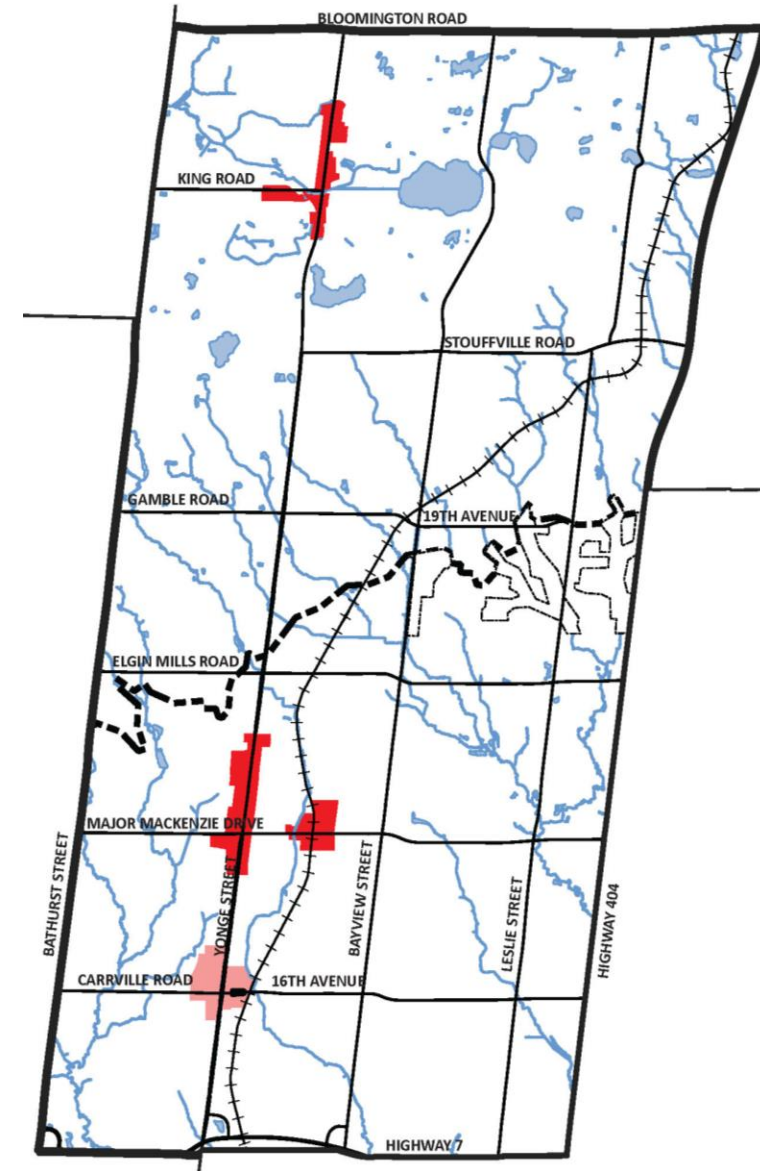
Land Acknowledgement

We are gathering on lands that have been home to First Nations Peoples from time immemorial. We acknowledge that what we now call Richmond Hill is on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Mississauga and Chippewa Nations of the Williams Treaty. We also recognize that we are on part of the traditional territories of the Haudenosaunee and the Huron Wendat.

We would also like to acknowledge all First Nation, Inuit and Métis peoples from across North America, also known as Turtle Island, who now reside in the City of Richmond Hill. We are committed to rebuilding constructive and cooperative relationships.

Welcome and Purpose

- Discuss Phase 1A of the Comprehensive Zoning By-Law (CZBL) addressing:
 - Yonge St. & Carrville/16th Key Development Area
 - Village Local Centre
 - Newkirk Local Centre
 - Oak Ridges Local Centre
- Gather your feedback
- Discuss how you can continue to participate
- Answer your questions



Agenda

- Welcome and Introduction
- Overview Presentation
- Discussion and Questions
- Next Steps

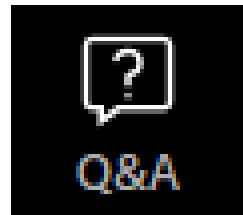
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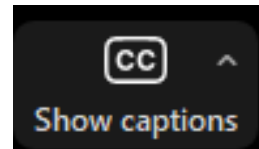


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Polls

#1: Which area is of most interest to you this evening?

- Yonge St. & Carrville/16th Key Development Area
- Village Local Centre
- Newkirk Local Centre
- Oak Ridges Local Centre
- All areas
- Other

#2: Did you attend the June 2024 Open House?

- Yes
- No

The CZBL implements
and must conform with
current legislation and
policy

Planning Act

Provincial Planning
Statement (PPS) and
Provincial Plans

York Region Official
Plan (ROP)

RH Official
Plan (OP)

CZBL



R.E. MILLWARD +
ASSOCIATES LTD



Objectives of CZBL Project

To prepare **one new Comprehensive Zoning By-Law (CZBL)** that implements the policies of the Official Plan. Other key objectives include:

- **Updating:** Reflect current & emerging planning & development practices & trends.
- **Modernizing:** Fully accessible online in an interactive web-based format.
- **Consolidating and Simplifying:** User-friendly & easy to understand, administer & enforce (currently the City has approx. 40 parent zoning by-laws!)

Phases of the CZBL Project

Current Phase of
the CZBL Project

Phase 1: Background Research (Complete)



Phase 2 - Strategic Directions (Complete)



Phase 3 - Drafting of the New Comprehensive Zoning By-law (In Progress)



Phase 4 - Approval and Appeals of New Comprehensive Zoning By-law



ZoneRichmondHill

Drafting of the New Comprehensive Zoning By-Law (Project Phase 3)



1A

- Yonge & Carrville/16th Avenue Key Development Area*
- Village Local Centre*
- Newkirk Local Centre (in force)
- Oak Ridges Local Centre*
- Comprehensive Zoning By-law Structure
- Associated Parking & Loading

1B

- Neighbourhoods
- Leslie Street Institutional Area
- Associated Parking & Loading

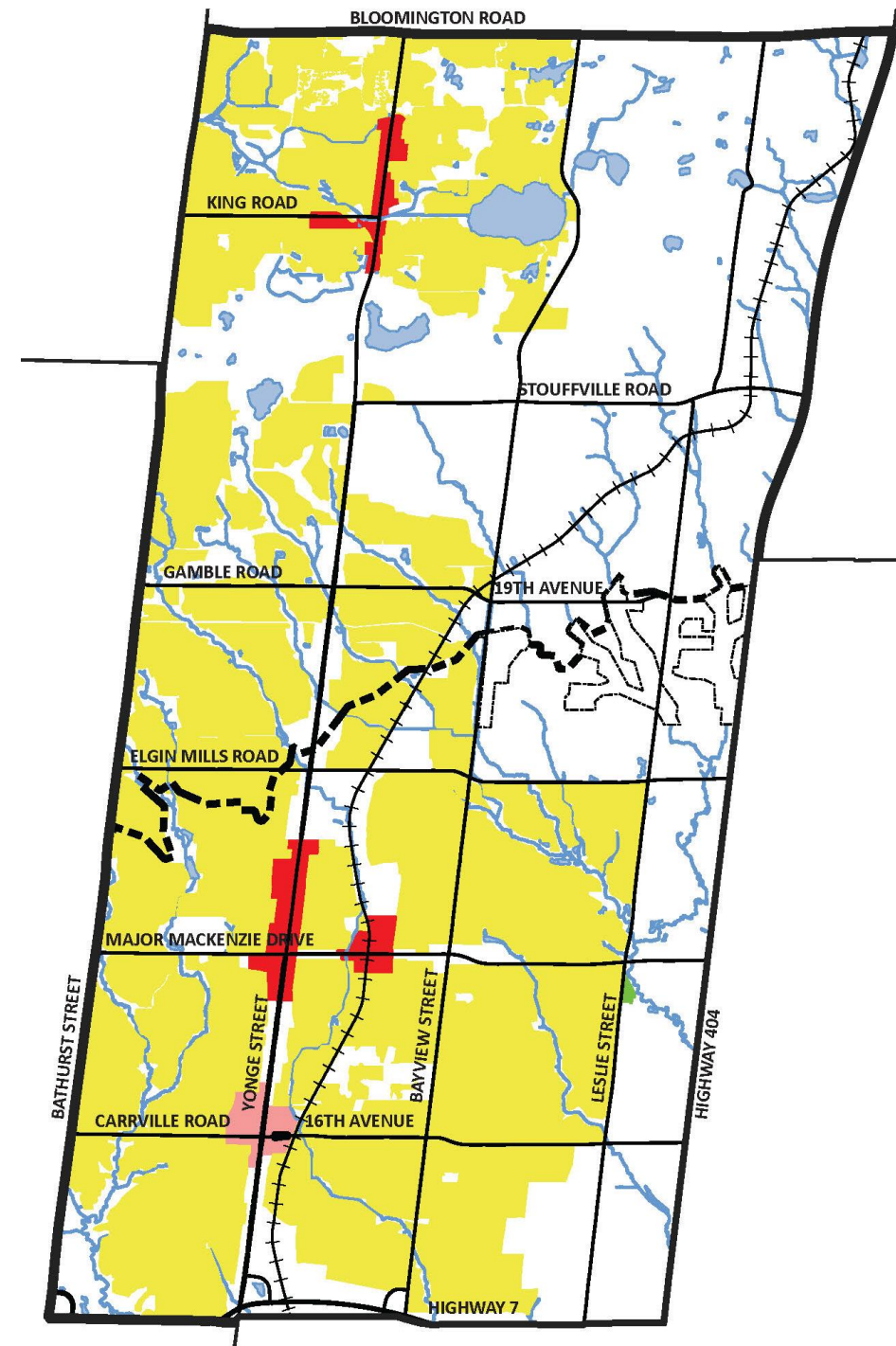
- Remaining Centres and Corridors
 - Local Development Areas
 - Regional Mixed Use Corridors
 - Local Mixed Use Corridors
- Employment Areas & Employment Corridors
- Greenway System
- Utility Corridor
- Associated Parking & Loading

****Phase 2 is pending the Official Plan Update.**

*Inclusion of certain properties within these areas are subject to Ontario Land Tribunal decisions.

Phase 1A & 1B Areas

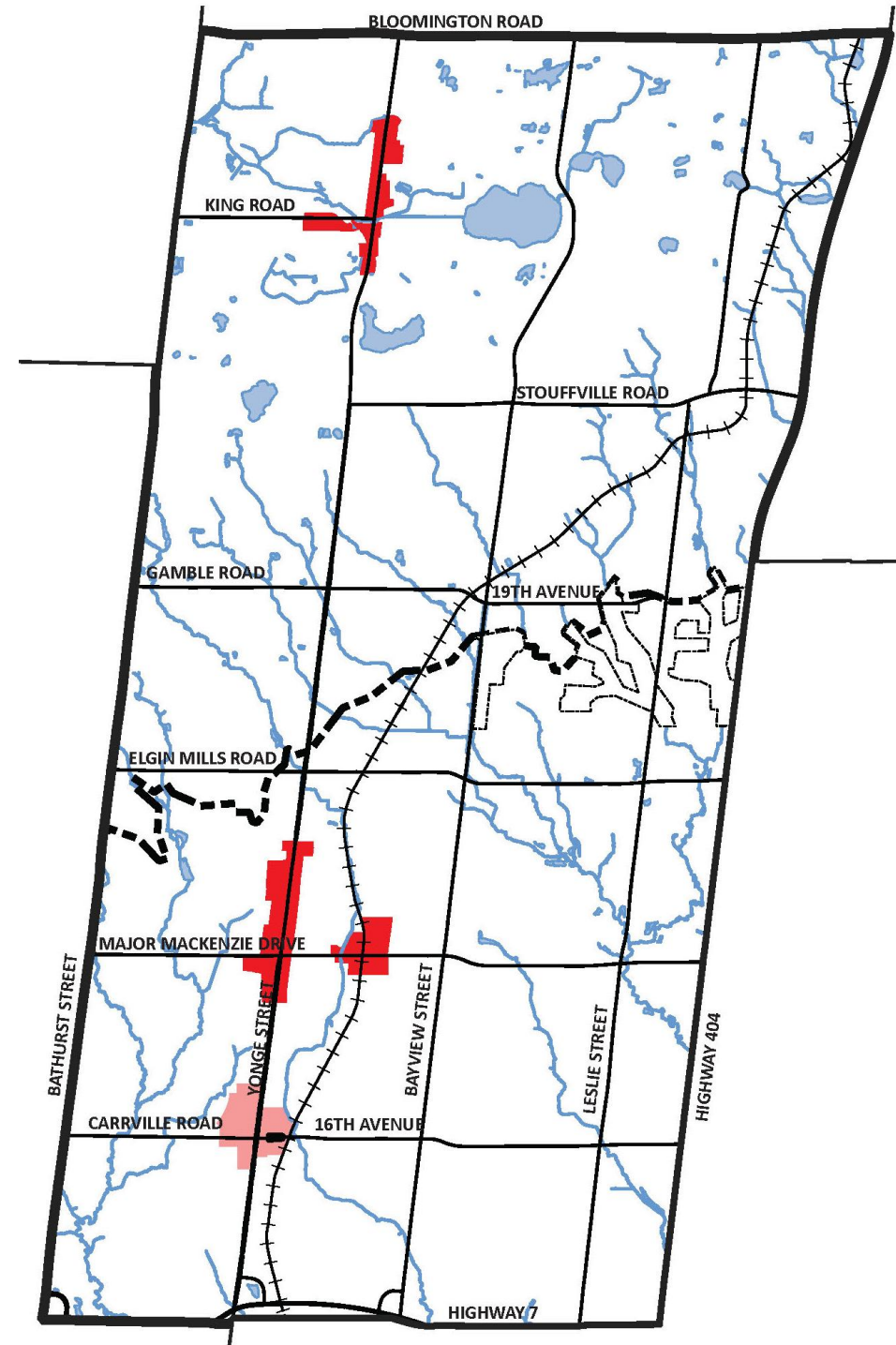
- Yonge and Carrville/16th Avenue KDA
- Newkirk LC
- Village LC
- Oak Ridges LC
- Neighbourhood
- Leslie Street Institutional Area (LIA)
- Oak Ridges Moraine Conservation Plan Area
- Greenbelt Plan Area
- Waterbodies
- Watercourses
- C.N.R.



Phase 1A Areas (Current Phase)

- Yonge and Carrville/16th Ave KDA
- Newkirk LC
- Village LC
- Oak Ridges LC
- Oak Ridges Moraine Conservation Plan Area
- Waterbodies
- Watercourses
- C.N.R.

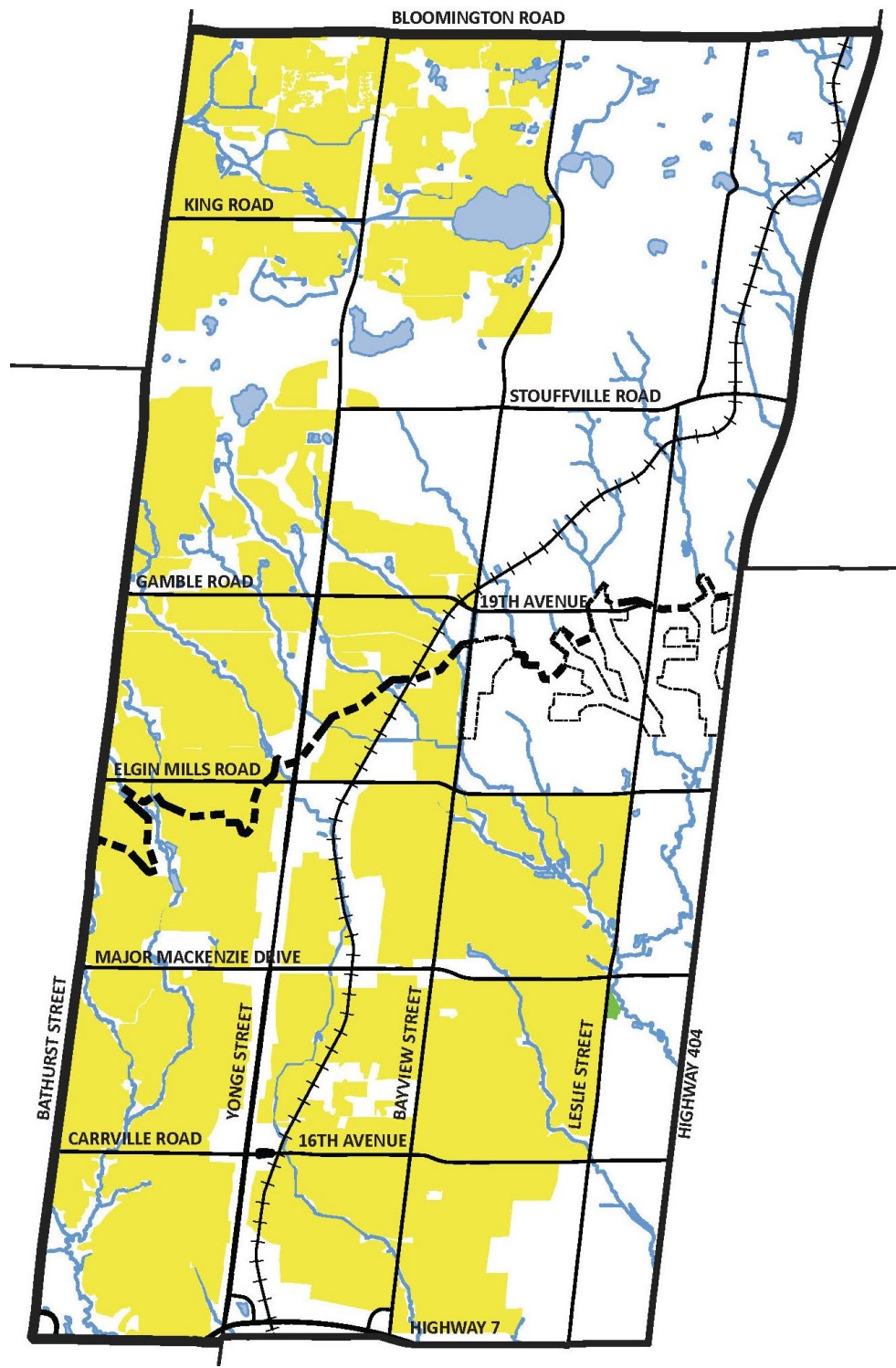
Inclusion of certain properties within the Yonge and Carrville/16th Ave KDA, Village LC, and Oak Ridges LC are subject to Ontario Land Tribunal decisions.



Phase 1B Areas

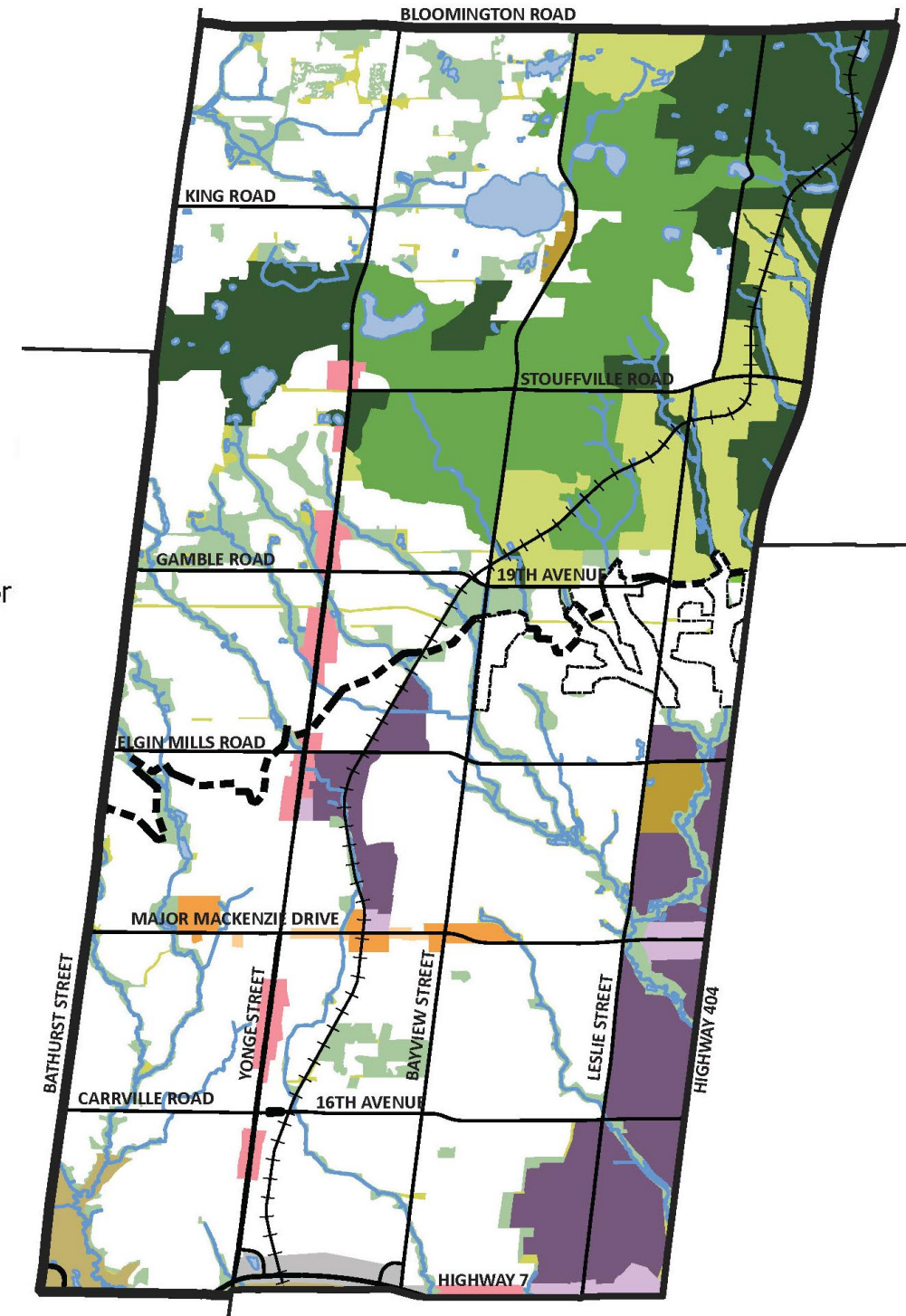
(To be initiated in 2025)

- Neighbourhood
- Leslie Street Institutional Area (LIA)
- Oak Ridges Moraine Conservation Plan Area
- Greenbelt Plan Area
- Waterbodies
- Watercourses
- C.N.R.



Phase 2 Areas

(To be initiated in the future)



Strategic Direction Reports

Phase 1A of the CZBL

- **SDR 1:** Framework, Design, Phasing, and Implementation
- **SDR 3:** Zoning for the Yonge St & Carrville/16th KDA, Village LC, Oak Ridges LC, & Newkirk LC
- **SDR 4:** Zoning for Parking and Loading (as it relates to KDA and LCs)



Highlights of What We Heard

- Oak Ridges Local Centre Concerns
- Stand-Alone Retail and Interim Development
- Building Form Regulations
- Landscape Requirements
- Aging-in-Place
- Parking and Loading as it relates to KDA/LCs
- Short-term Rental Accommodations



General Overview of Proposed Structure of the Draft By-Law

- Administration, including Zones
- Regulations that Apply to All Zones
- Local Centre Zones and Regulations that Apply in these zones
- KDA Zones and Regulations that Apply in these zones
- Local Development Areas
- Regional and Local Mixed-Use Corridors
- Employment Areas
- Neighbourhoods
- Greenway System
- Utility Corridor
- Leslie Street Institutional Area
- Specific Use Regulations
- Automobile, Parking, Bicycle Parking, and Loading
- Definitions
- Site Specific Zoning Exceptions
- Holding Zones Regulations
- Maps & Schedules

Structure subject to change

The Draft Zoning By-Law

The draft Comprehensive Zoning By-Law will create regulations addressing three main aspects of developments:

Use

Lots

Buildings

Permitted Uses

- Charts are proposed to be included in the CZBL outlining which uses will be permitted in each zone category (list of permitted uses will differ across zone categories)
- Uses must align with the City's Official Plan policies for these areas
- Allowing a mix of uses such as long-term care facilities, seniors and assisted living, medical, recreational and community uses, and smaller sized housing options would support aging in place

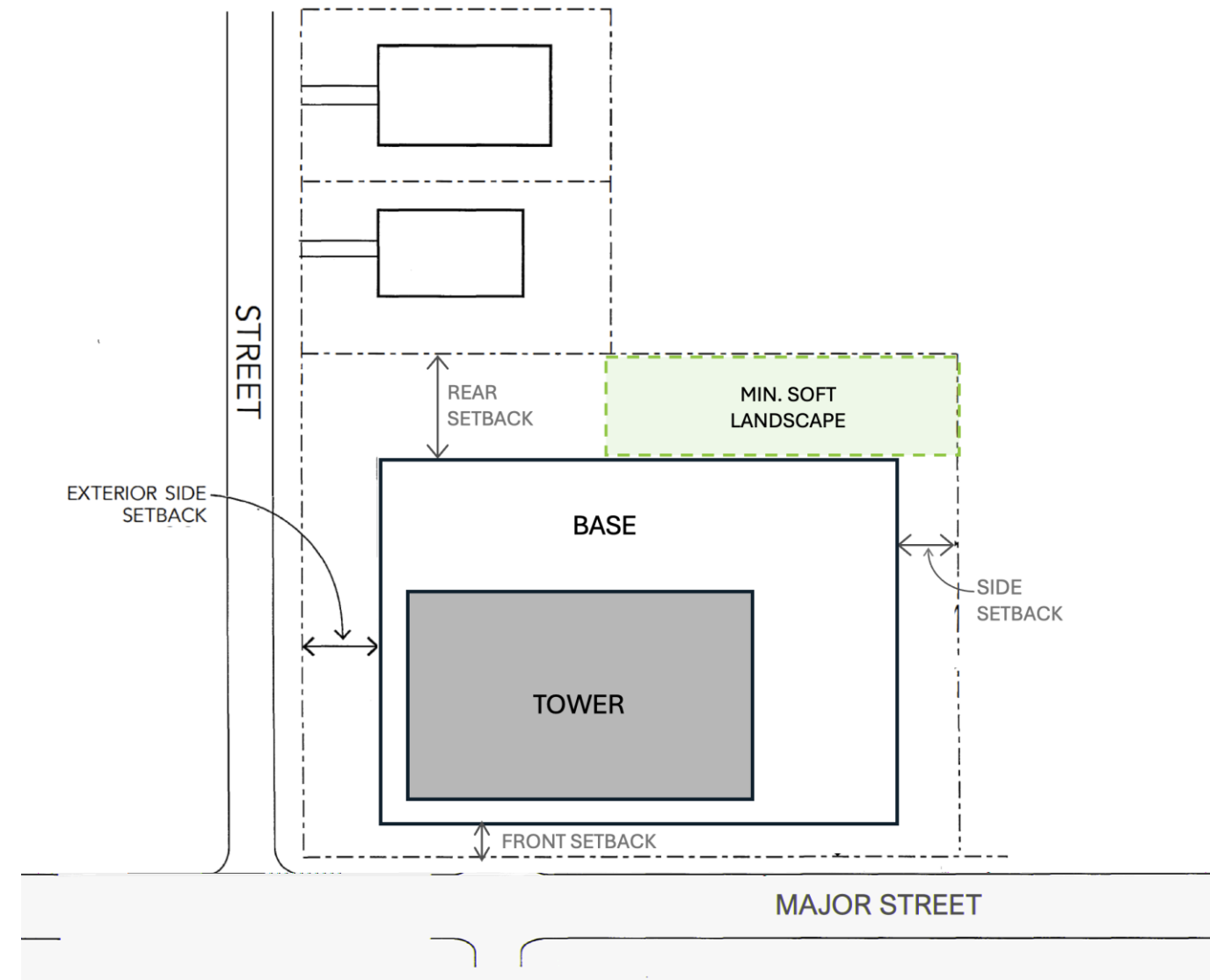
Permitted Uses

- Short-Term Rental Accommodations are proposed to be permitted in these areas with conditions
- Some uses may be subject to conditions, such as being:
 - Located directly on Yonge Street, other major streets
 - Integrating into mixed-used buildings
 - Directed to ground-floors, to animate the street

Lot Standards

Lot standards may address elements, such as:

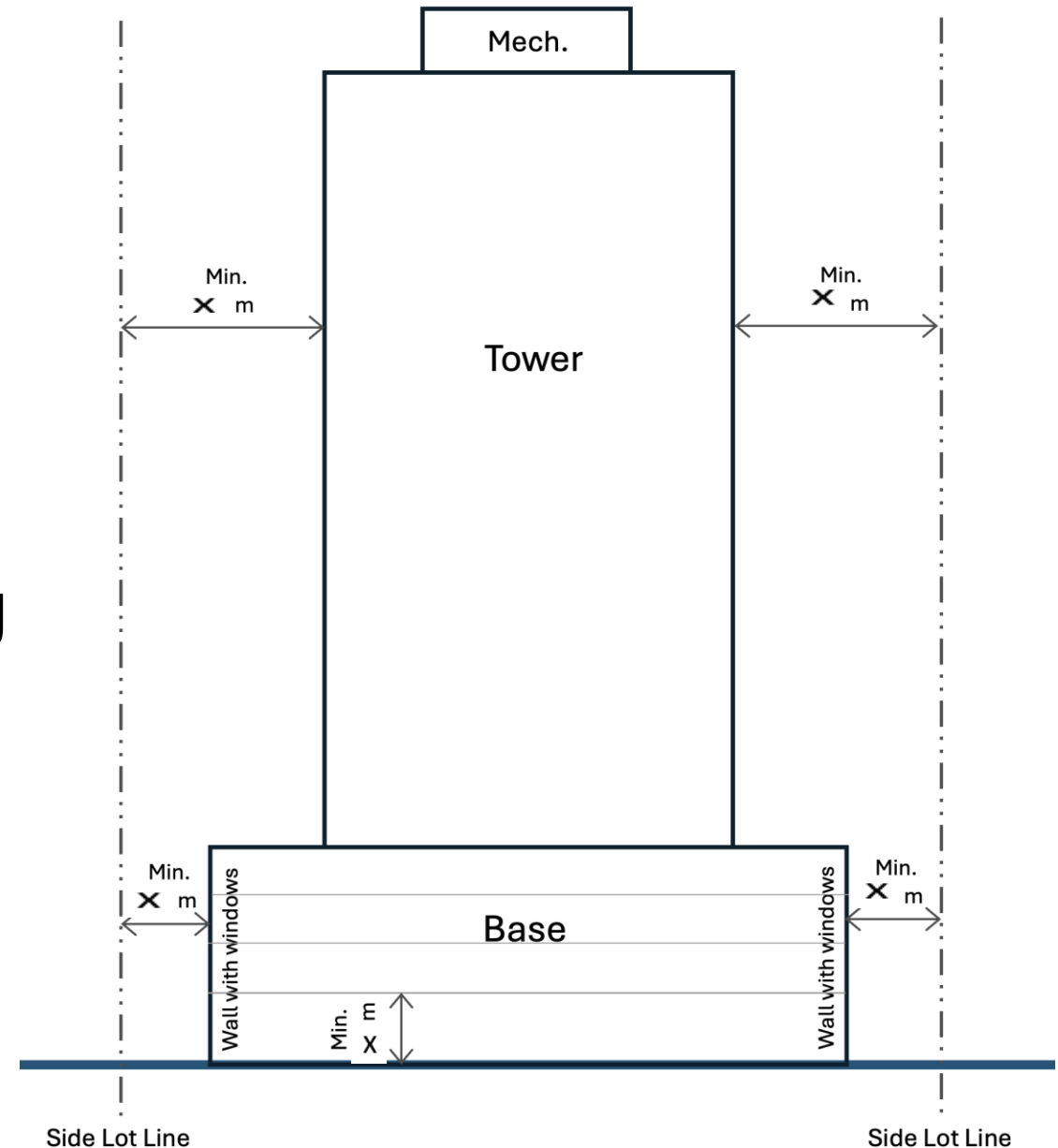
- Maximum lot coverage
- Minimum soft landscaping
- Minimum front, side and rear yard setbacks



Building Standards

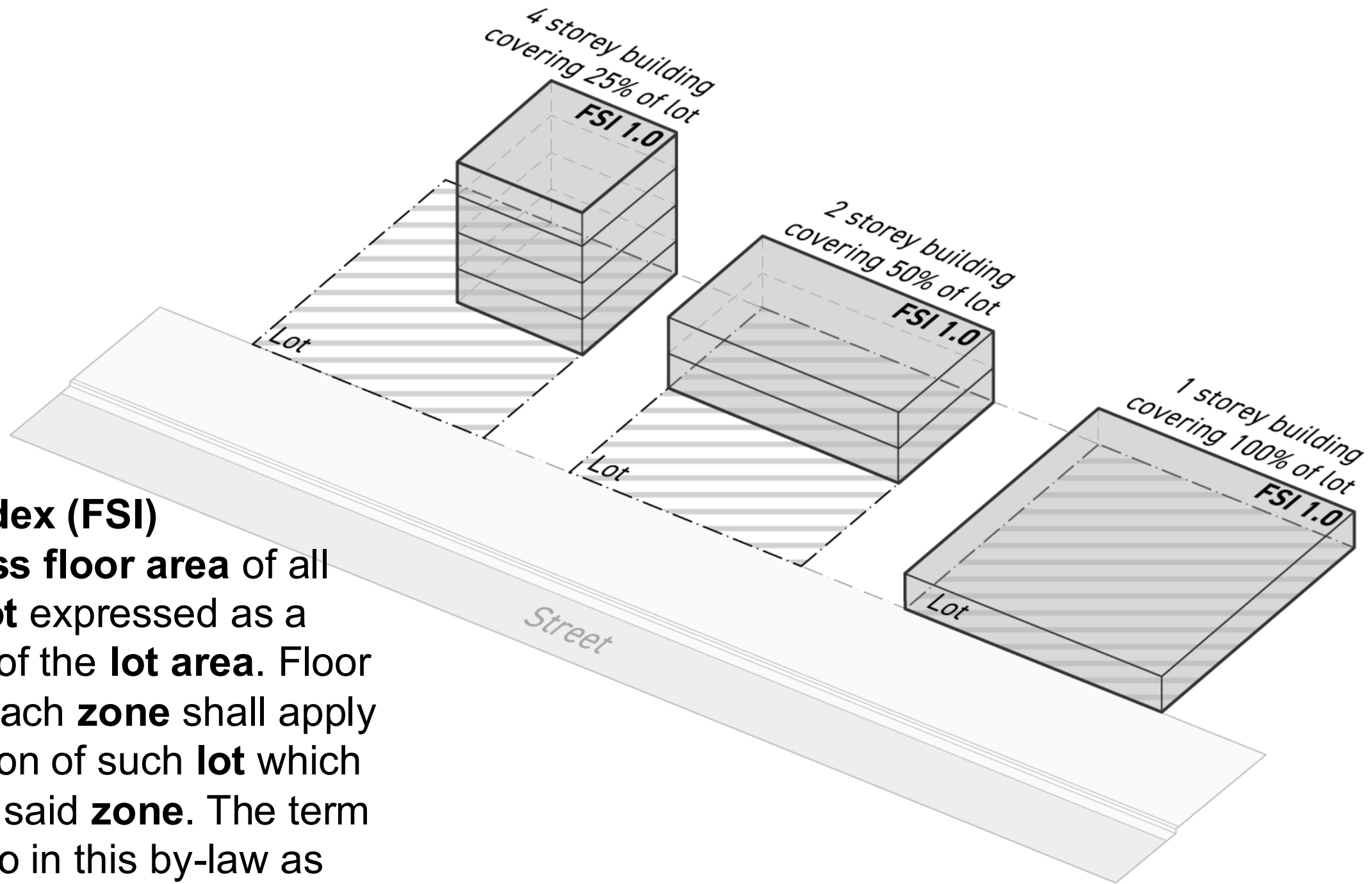
Building standards may address elements such as:

- Height limits (storeys)
- Angular planes
- Density (floor space index)
- Tower separation/building facing distances
- Ground floor height
- Ground floor transparency
- Amenity space
- Tower floorplates



Floor Space Index (FSI)

"Means the **gross floor area** of all buildings on a **lot** expressed as a ratio or multiple of the **lot area**. Floor space index in each **zone** shall apply only to that portion of such **lot** which is located within said **zone**. The term is also referred to in this by-law as the acronym FSI."



Accessory Buildings, Structures & Uses

- Maximum heights and minimum setbacks
- Buildings and uses that have different standards:
 - Storage areas
 - Garbage facilities
 - Swimming pools

Yonge and 16th / Carrville Avenue KDA



Map subject to change



Located entirely within the Richmond Hill Parking Strategy Area (PSA) 1

- May contain maximum parking rates, but no minimum parking rates

OPA 18.5 Yonge St and Carrville/16th Ave
KDA is under appeal

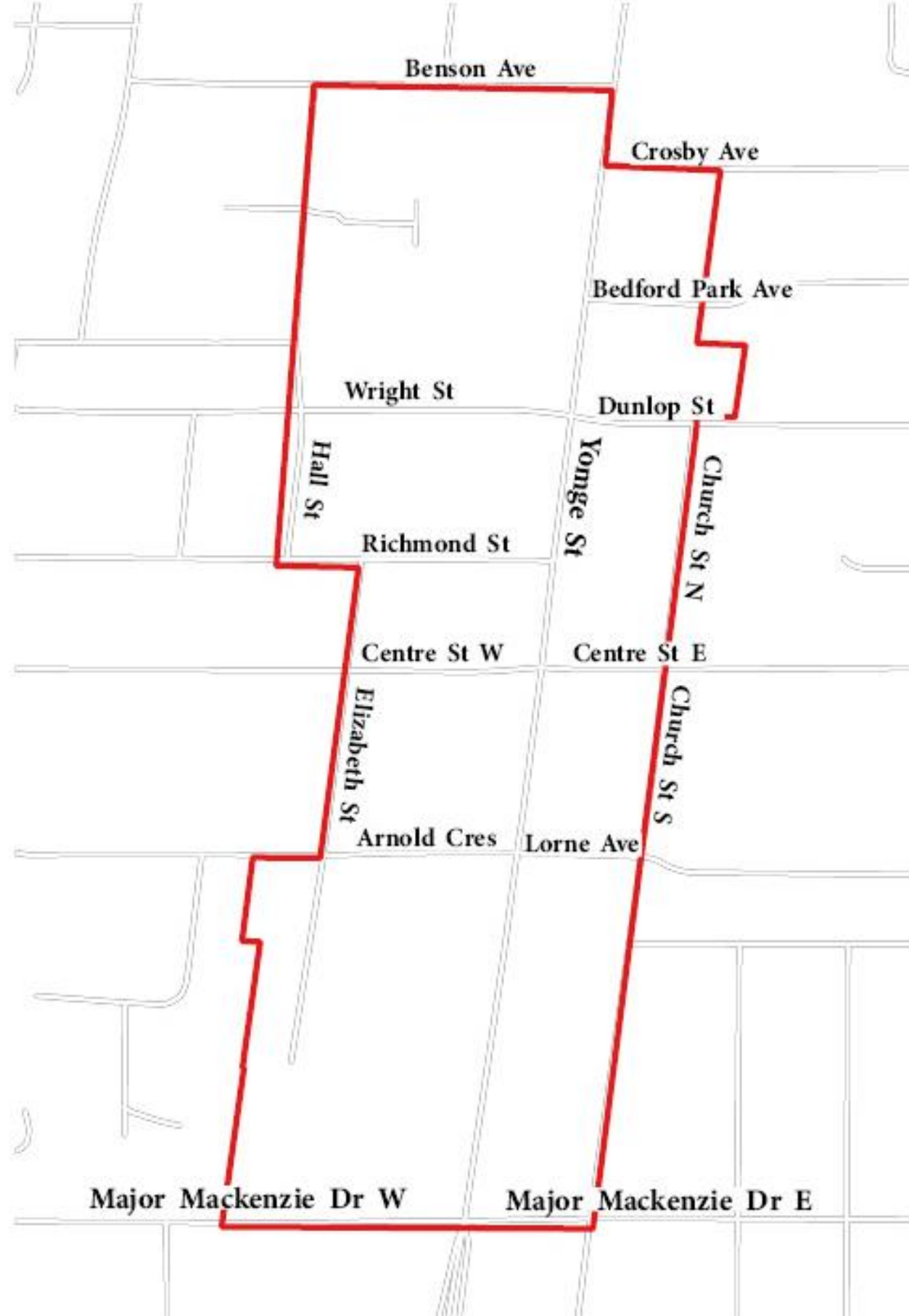
The vision for the Yonge Street and Carrville/16th Avenue KDA

- Walkable, sustainable, green and vibrant, pedestrian-friendly and shopping focus.
- Connected, mixed-use urban centre.
- Maintain and enhance the existing commercial and retail focus, establishing a greater mix of uses.

CZBL will address **area and issue specific planning objectives** such as:

- Future **subway expansion**;
- Future **intensification / redevelopment of Hillcrest Mall**;
- **Market Promenade** as a major destination; and,
- Directing the **tallest buildings to Yonge/16th intersection** and future major transit station areas (MTSAs).

Village Local Centre





Located entirely within Richmond Hill
PSA 1

- May contain maximum parking rates,
but no minimum parking rates

The vision for Village Local Centre is:

- A mix of uses to preserve its function as a complete community that is inclusive, people-oriented and supports aging in place.
- A “Village within the City.”
- Vibrant, walkable, accessible, and green with opportunities for entertainment, community gathering and events, and to appreciate the City’s history and diversity.
- The CZBL will address **area and issue specific planning objectives** such as supporting and reinforcing **historic character of the area** and **preserving significant views** as well as supporting an appropriate **mix of uses**.

Newkirk Local Centre





Located entirely within Richmond Hill
PSA 1

- May contain maximum parking rates,
but no minimum parking rates

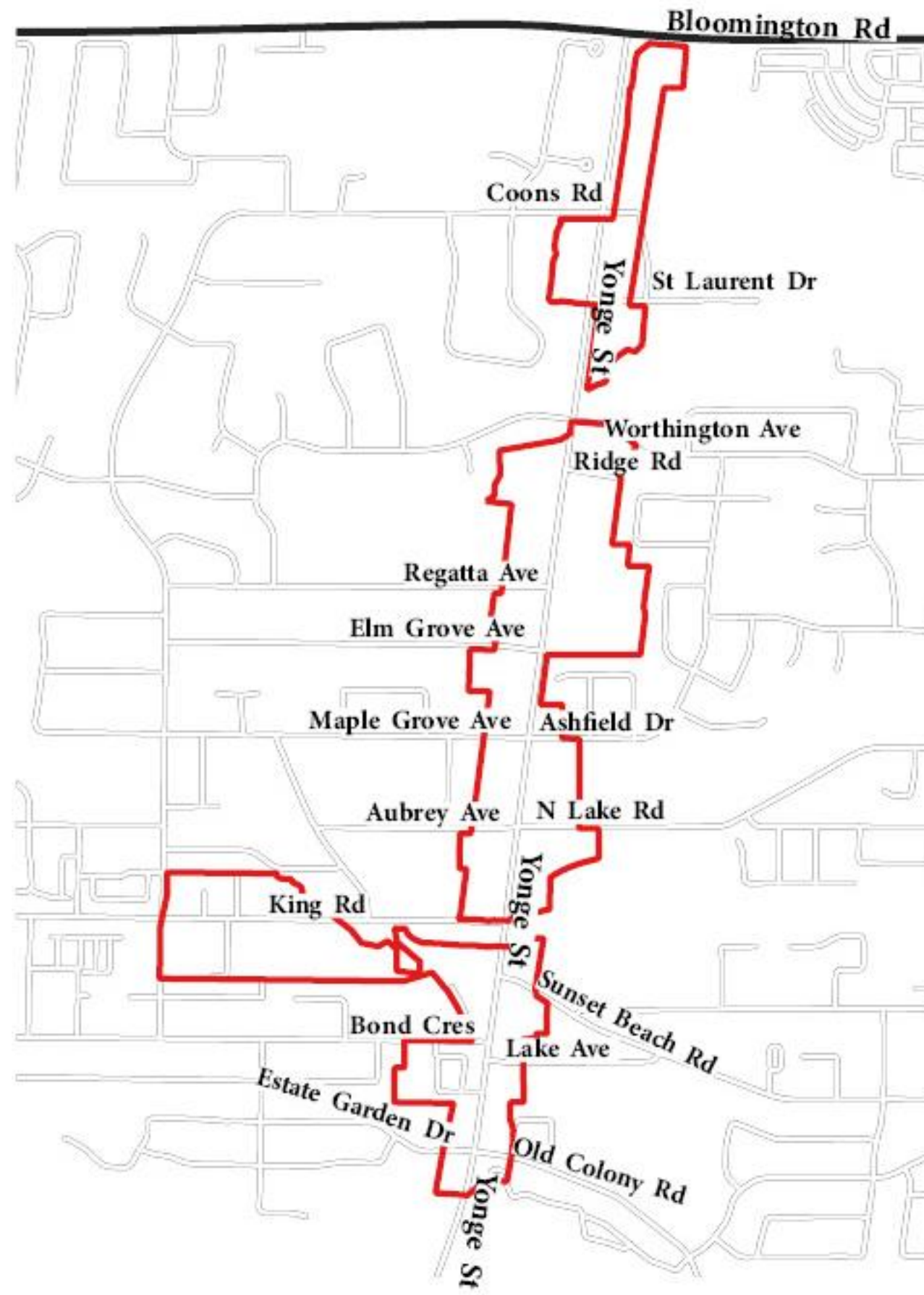
OPA 18.7 Newkirk Local Centre is
in full force and effect

The vision for the Newkirk Local Centre is to create an affordable, livable, mixed-use community anchored by a transit station that connects commuters from across the City.

The CZBL will address **area and issue specific planning objectives** such as:

- Supporting **compatibility** between **employment and residential** uses.
- Supporting the creation of three distinct, but connected, **Northern, Southern and Western Character Areas** within this Local Centre.
- Protecting for **future transit-oriented development** around GO Station.
- Creating a **logical transition in height and density** between area and adjacent lower-density Neighbourhoods.

Oak Ridges Local Centre



Map subject to change



Located entirely within Richmond Hill PSA 3

- With minimum parking rates and maximums parking rates

The vision for Oak Ridges Local Centre is:

- An active community with a 'modern town' feel
- Focused on green, connected to nature, clean and safe with a walkable and sustainable main street.

The CZBL will address **area and issue specific planning objectives** such as:

- Enhancing **Yonge / Bloomington** as a **gateway focal point** through built form requirements; and,
- Creating a **cohesive street wall and pedestrian experience** along **Yonge St.** and maintaining skyline views.
- Balancing existing uses and forms with what is planned under the vision for the Local Centre.

Uses generally not to be permitted in these areas

- Automotive uses (e.g. gas stations)
- Big box commercial/stand-alone commercial plazas
- Car dealerships and car washes
- Drive-throughs
- Industrial/manufacturing uses
- Low density (single- or semi- detached dwellings)

Site-Specific Exceptions

- Undertaking a review of all relevant city-wide, area-specific, site-specific by-laws for these areas
- Some properties that are subject to existing site-specific by-laws would be included within the CZBL either by being rewritten within the context of the CZBL or pointing to the original By-law amendment in the context of the existing parent By-law
- Some site-specifics may not be brought forward on the basis of being irrelevant, redundant, or antiquated

Definitions

- The CZBL will include a series of definitions and are **bolded** within the By-law to clearly articulate various components within the regulation.
- A few examples:
 - Accessory
 - Building Height
 - Floor Space Index (FSI)
 - Lot Frontage
 - Permitted Uses
 - Soft Landscaping
 - Angular Plane
 - Dwelling Unit
 - Lot Coverage
 - Parking Space
 - Setbacks
 - Step-backs

Discussion and Questions

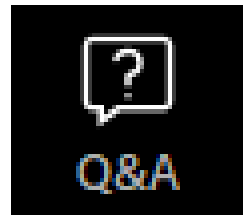
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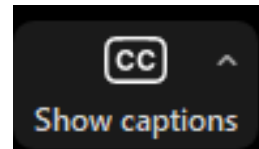


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Discussion Questions

1. Which lot and/or building standards do you believe would best address transition, design, built form, compatibility, and sustainability?
2. Is there any other matter or regulation that you feel that the City should consider in drafting the CZBL?

Next Steps

- **Draft By-law released to the Public:** Mid-November 2024
- **Public Meeting on Draft By-law for 1 KDA and 3 LCs:**
 - Tuesday, December 10, 2024 at 7 PM
 - Location: City Hall or Virtually
- **Final Recommendation to Committee of the Whole and Council Consideration:** Q1 of 2025 (with the exemption of any properties which are still subject to Ontario Land Tribunal proceedings)
- **Phase 1B (Neighbourhoods and Leslie St. Institutional):** to be initiated in early 2025 with expected completed in late 2025

Visit the project website:

<https://www.richmondhill.ca/en/zoning-richmond-hill.aspx>



- **Become involved** by signing up for notifications on the project and providing your input
- **Questions or Comments? Send them here:**
 - zoning@richmondhill.ca
 - 225 East Beaver Creek Road, Richmond Hill (L4B 3P4)
 - **Anna Henriques**, Manager of Development – Zoning
 - anna.henriques@richmondhill.ca
 - 905-747-6557
 - **Darren Pigliacelli**, Planner II (Development – Zoning)
 - darren.pigliacelli@richmondhill.ca
 - 905-747-6354
 - **Katherine Faria**, Senior Planner - Zoning
 - katherine.faria@richmondhill.ca
 - 905-771-5543

Thank You