



ZoneRichmondHill

Welcome to the Comprehensive Zoning By-Law Virtual Open House

**Zoning for City of Richmond Hill's Employment,
Environment, Institutional Areas, and Utility-
Transportation Lands**

May 14, 2025

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.

- Discuss Zoning for Richmond Hill's Employment, Environment, Institutional Areas, and Utility-Transportation Lands
- Gather your feedback
- Respond to questions or concerns



CZBL Community Conversation Topics

Community conversations to date:

- Strategic Directions
- Format, Structure and Layout
- Neighbourhoods
- Centres and Corridors
- Parking and Loading

Focus of Tonight's Community Conversation

- **Employment**
- **Environment**
- **Institutional Areas**
- **Utility-Transportation lands**



Agenda

- Welcome and Introduction
- Agenda and Meeting Format
- Presentation
- Questions of Clarification
- Next Steps

Previous CZBL Engagement Sessions

June 2024

- Present Strategic Directions Reports and zoning approaches
- In-Person Public Open House

October 2024

- Centres + Corridors
- Virtual Public Open House

January & February 2025

- Neighbourhoods
- Virtual Public Open Houses

Poll

Have you attended any of the CZBL Open Houses to date?

- Yes – I attended June 2024 (in-person)
- Yes – I attended October 2024 (Zoom)
- Yes – I attended January 2025 (Zoom)
- Yes – I attended February 2025 (Zoom)
- Yes – I attended some of these sessions
- Yes – I attended all (Zoom)
- No



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Overview of the CZBL



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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



The Draft Zoning By-Law

Planning: Guides how land is used and developed over time to shape communities.

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

Use

Lots

Buildings

Zoning can't control: Who owns or occupies a property or the economic demand for development.

Context and Recent Updates

Comprehensive Zoning By-law 30-25:

- Set the framework for the CZBL.
- Establishes development standards for “Centre and Corridor” lands.
- Includes schedules and environmental overlays.
- Adopted by Council on March 26.
- Appealed to the Ontario Land Tribunal.



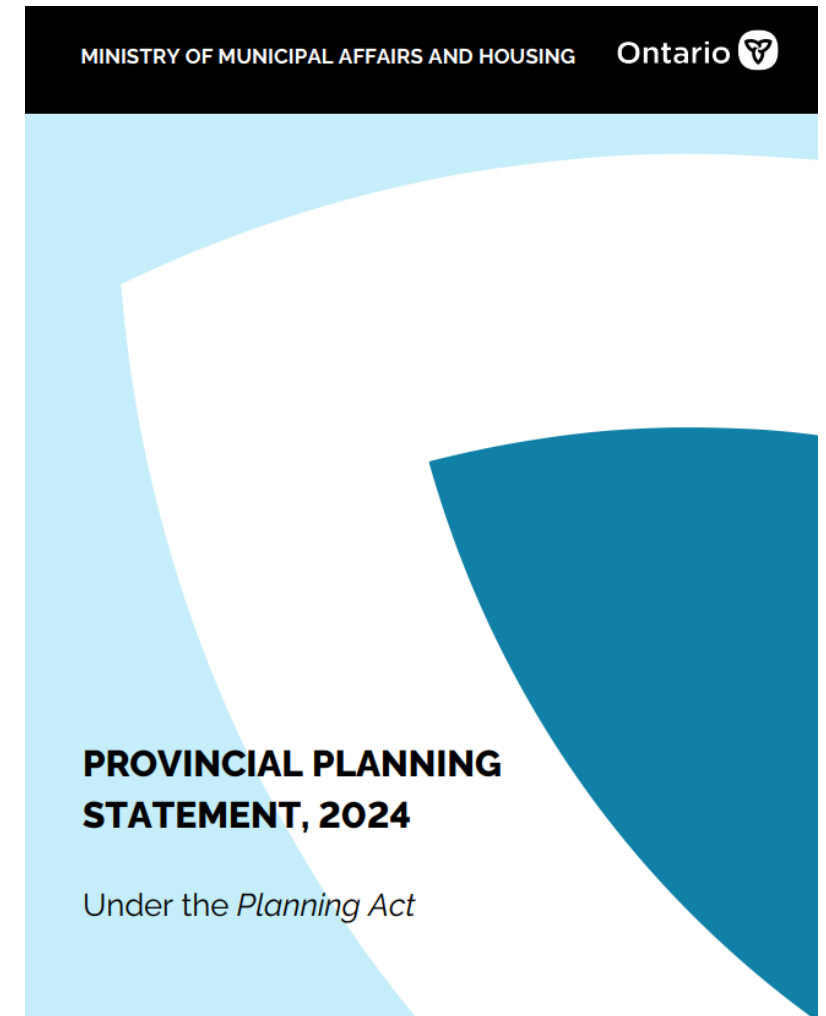


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Zoning for the City of Richmond Hill's Employment Areas

Provincial Planning Statement, 2024

- The Provincial Planning Statement (PPS), 2024 is a streamlined province-wide land use planning policy framework that replaces PPS, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. It came into effect October 20, 2024.
- The PPS has made changes to the planning landscape with respect to employment use restrictions
- Non-employment uses in Employment Areas are prohibited.



City of Richmond Hill Official Plan

Land Use Schedule

Legend

Land Use Designation

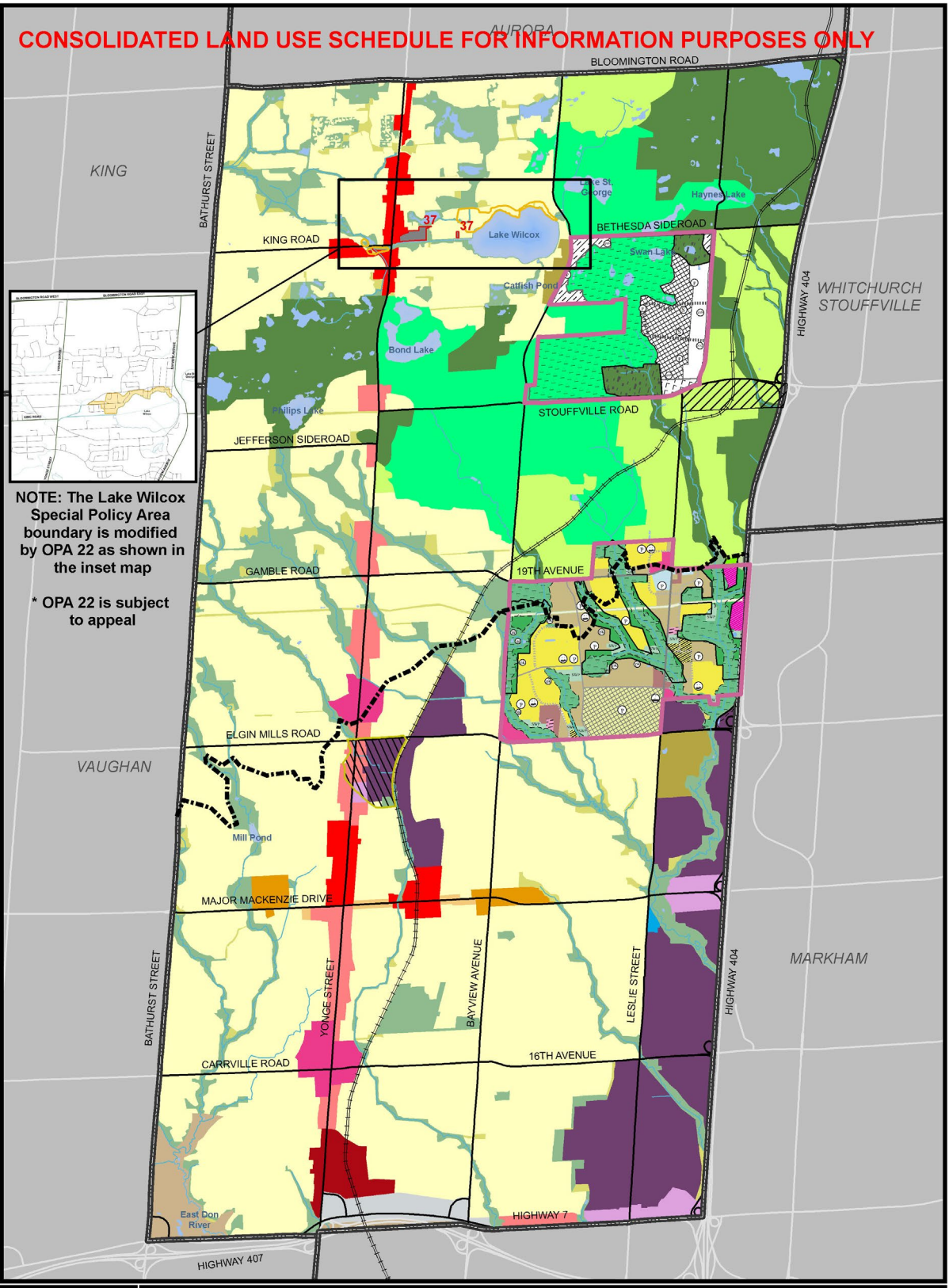
- ORM Natural Core
- ORM Natural Linkage
- ORM Countryside
- Greenbelt Plan Protected Countryside
- Natural Core
- Natural Linkage
- Countryside
- Parkway Belt West
- Major Urban Open Space
- Employment Area
- Employment Corridor
- Richmond Hill Centre
- Local Centre
- Key Development Area
- Regional Mixed Use Corridor
- Local Development Area
- Local Mixed Use Corridor
- Neighbourhood
- Utility Corridor
- Leslie Street Institutional Area
- Special Policy Area
- Flood Vulnerable Area
- Lands subject only to the policies and schedules of Part II of this Plan.
- Oak Ridges Moraine Conservation Plan Area
- Greenbelt Plan Area
- Waterbodies
- Watercourses
- C.N.R.

North Leslie Secondary Plan Land Use

- Low Density Residential
- Medium Density Residential
- Medium / High Density Residential
- Office
- Neighbourhood Commercial
- Mix Use Commercial / Residential
- Institutional
- Employment Corridor
- Mix Use Institutional
- P / pk Park / Parkette
- Existing Secondary School
- Elementary School
- Places of Worship
- SWP Storm Water Pond
- Storm Water Treatment
- Natural Heritage System
- Protected Countryside
- Protected Countryside Area of the Greenbelt Plan
- Green Link
- Arterial Road
- Major Collector Road
- Minor Collector Road

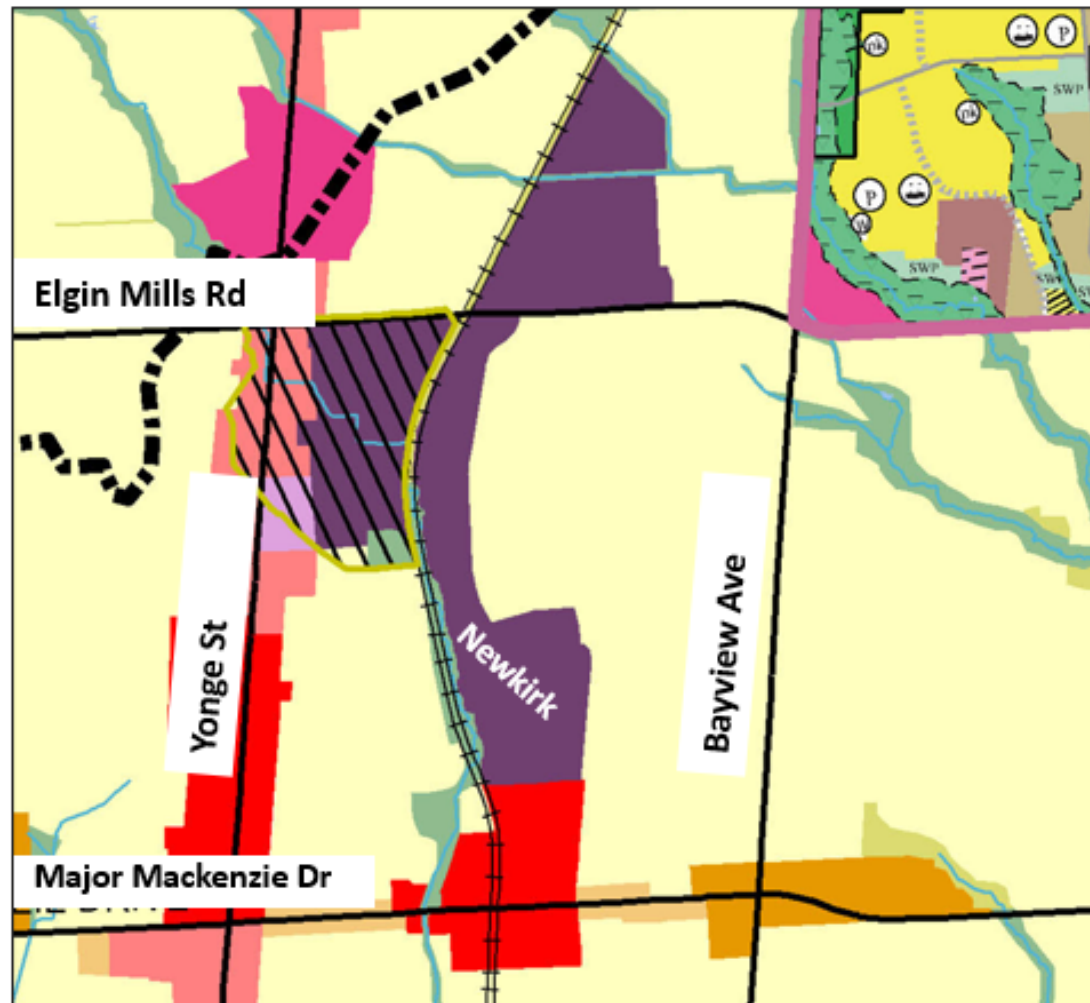
West Gormley Secondary Plan Land Use

- Residential Low Density
- Residential Medium Density
- Residential Mixed Use
- Institutional
- P Parks
- S Schools
- SWM Storm Ponds
- NC Neighbourhood Commercial
- Oak Ridges Moraine Natural Core Area
- Oak Ridges Moraine Natural Linkage
- Minor Collector Road

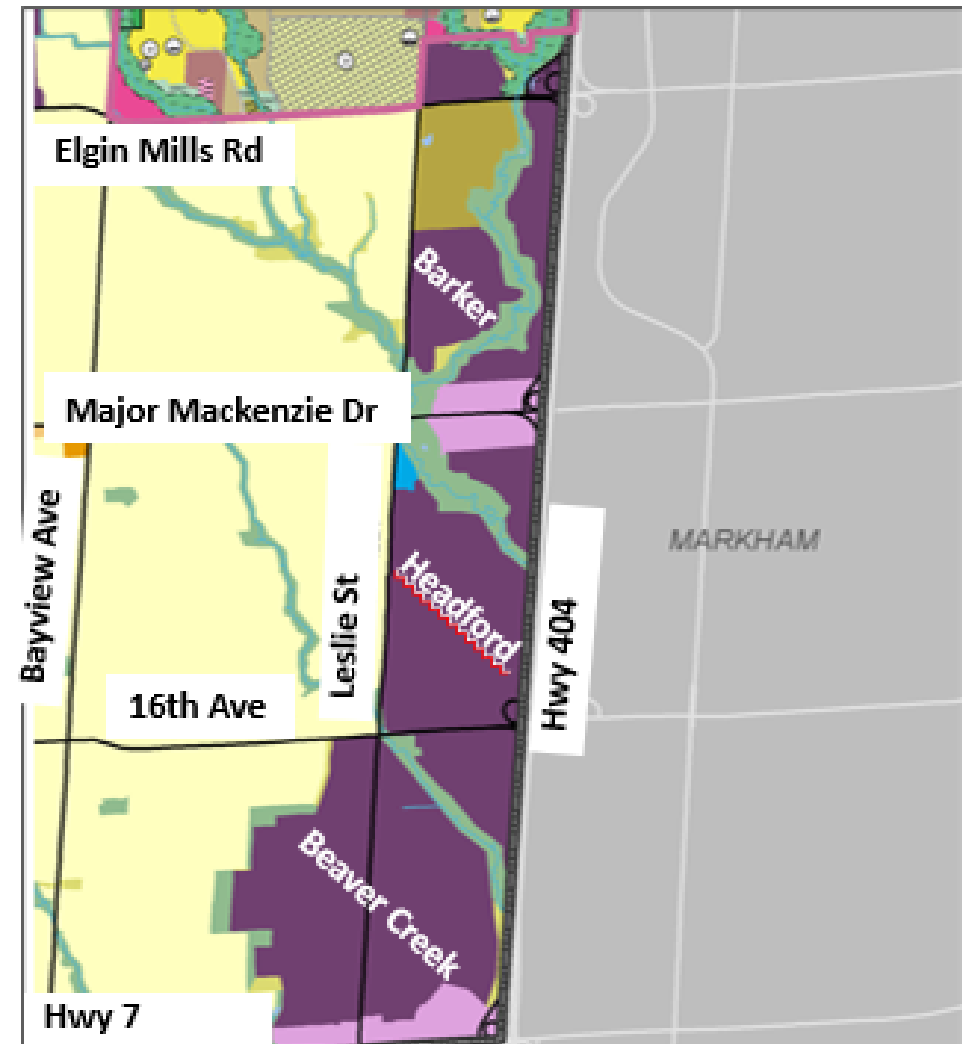


City of Richmond Hill Employment Areas

Newkirk Business Park



Beaver Creek, Barker, and Headford Business Parks



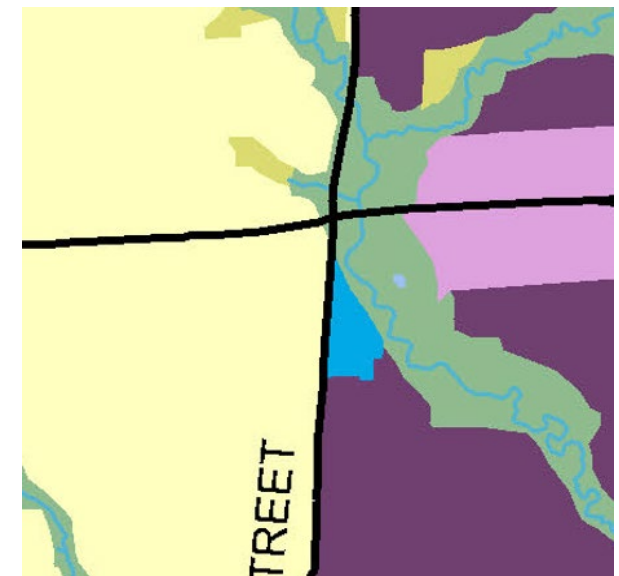
Employment Lands

- Primarily located between Highway 404 and Leslie Street such as Beaver Creek, Barker, and Headford Business Parks
- Newkirk Business Park along the CN rail corridor north of Major Mackenzie.
- Conform with 2024 Provincial Planning Statement and the definition of “area of employment” in the *Planning Act*
- Allowed:
 - Manufacturing
 - Uses related to research and development in connection with manufacturing
 - Warehousing
 - Retail/office associated with primary use
 - Uses ancillary to the above uses



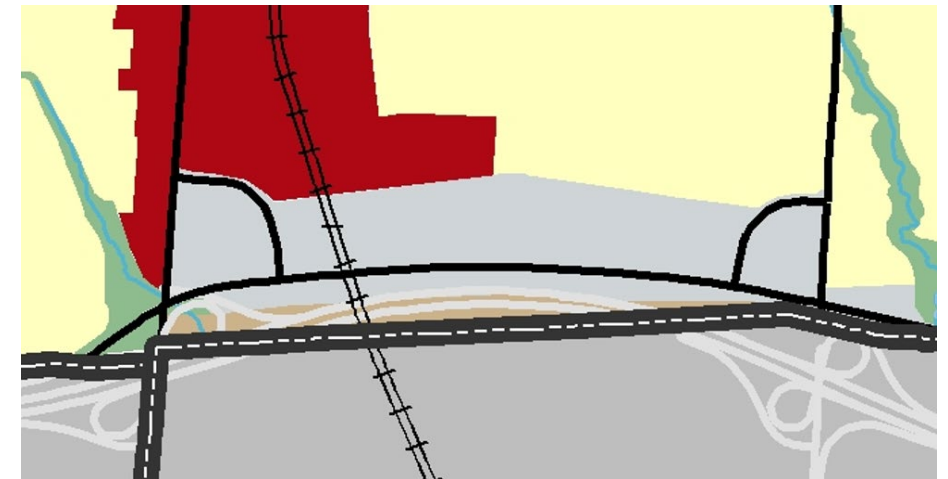
Institutional Areas

- The City's Official Plan identifies Institutional Areas
- Currently each property within these areas have different zoning -> proposing through CZBL one or more "institutional" zones which would permit uses in accordance with the Official Plan.
- Permitted uses may include, for example:
 - Limited scale office
 - Commercial
 - Long Term Care Facility and associated community uses
 - Places of worship and cemeteries
 - Public Authority Uses (public facilities, parks, etc.)



Utility and Transportation Corridor

- Official Plan identify Utility Corridor designation & permitted uses.
- Some of these areas are zoned Provincial Utility Corridor or Utility Corridor.
- Includes hydro, railway, pipeline corridors and future subways.
- Proposed zoning will allow only limited, function-appropriate uses.
- Public Authority uses and some prescribed uses may be permitted.
- Development standards will include setbacks from corridor edges.



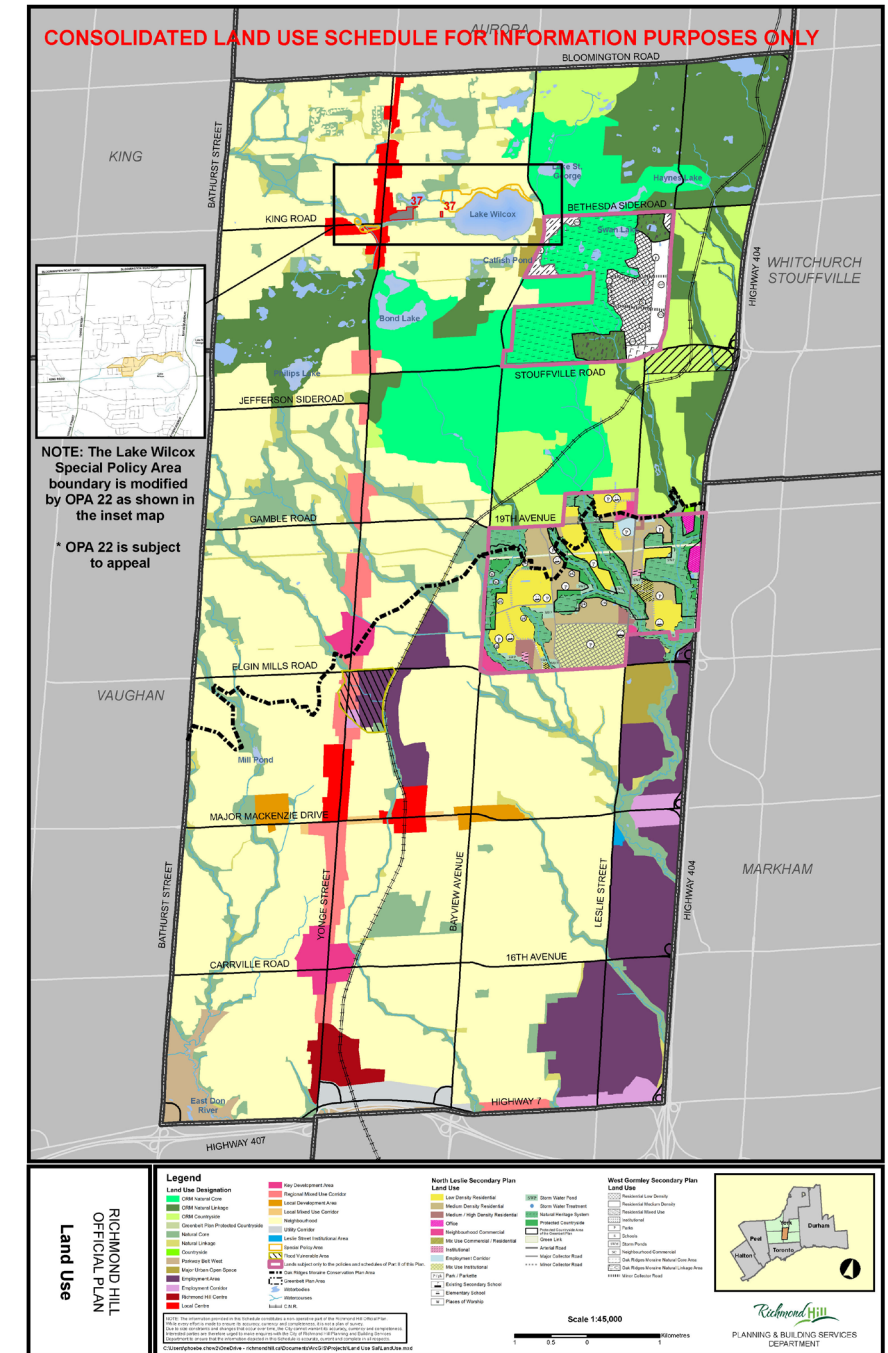
Built Form Standards

- To establish appropriate standards for built form in the Environmental, Employment, and Institutional areas, the City and Consulting Team are reviewing:
 - Existing standards for employment, institutional, and office uses
 - Best practices/recent development approvals
 - Recently approved Minor Variance applications
- Certain areas of the City may warrant specific consideration based on current planning framework.



Excluded from the CZBL

- Areas generally excluded from the draft CZBL:
 - Richmond Hill Centre
 - Parkway Belt West
 - Any Employment lands subject to conversion
 - Any lands under Minister Zoning Orders
- Additional properties may be considered for exclusion, including but not limited to those that are currently subject to pending Ontario Land Tribunal decisions.

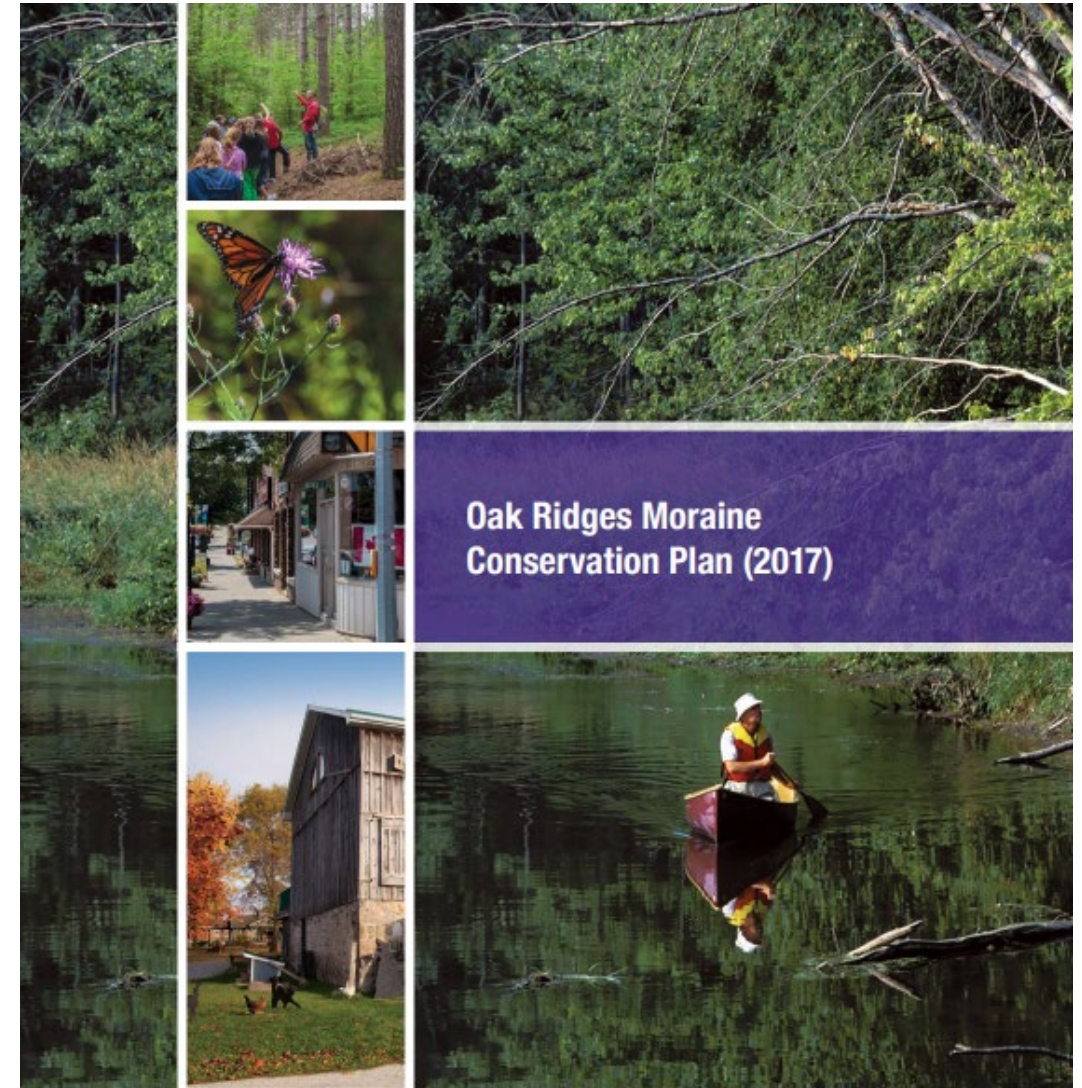




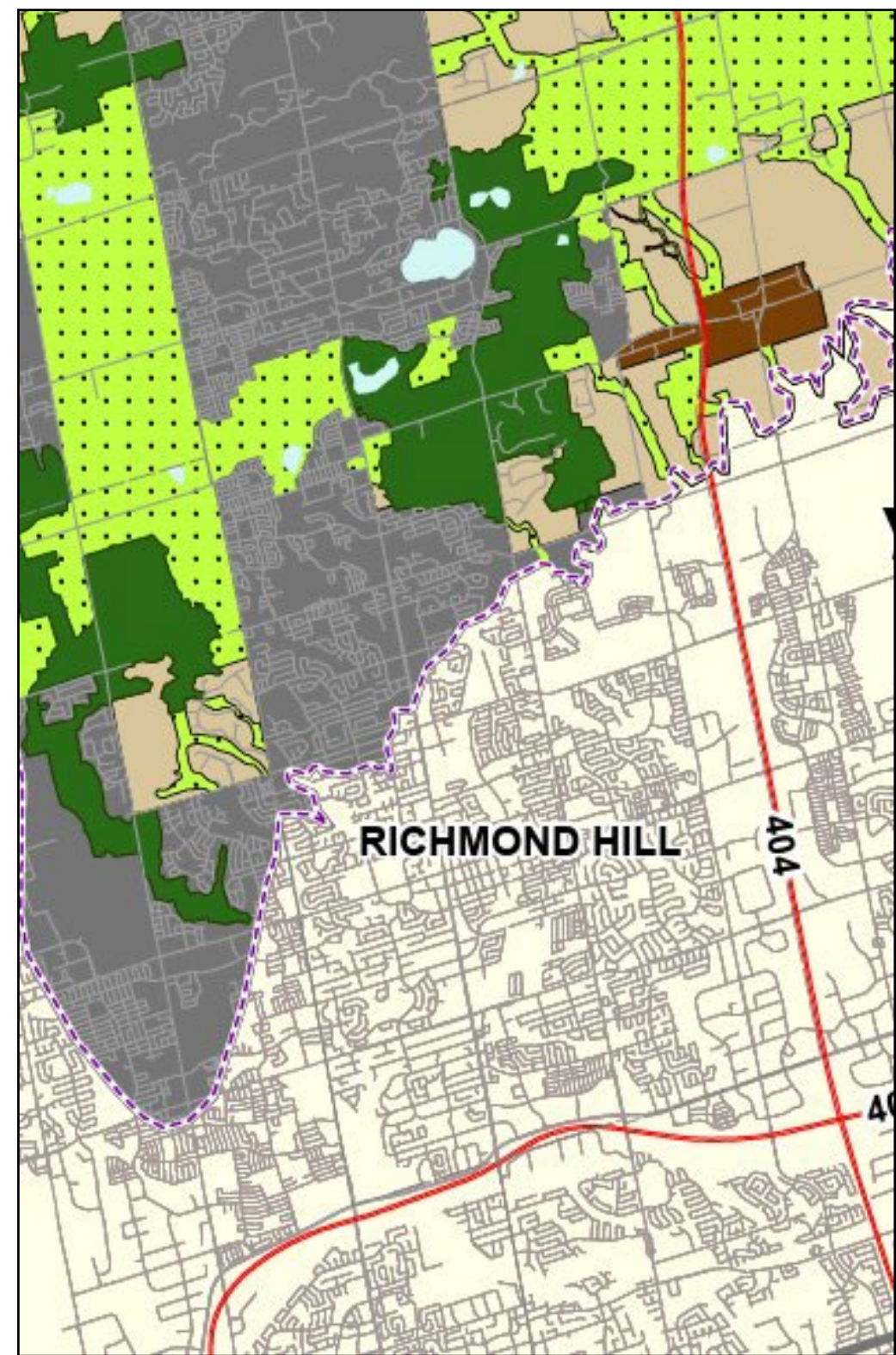
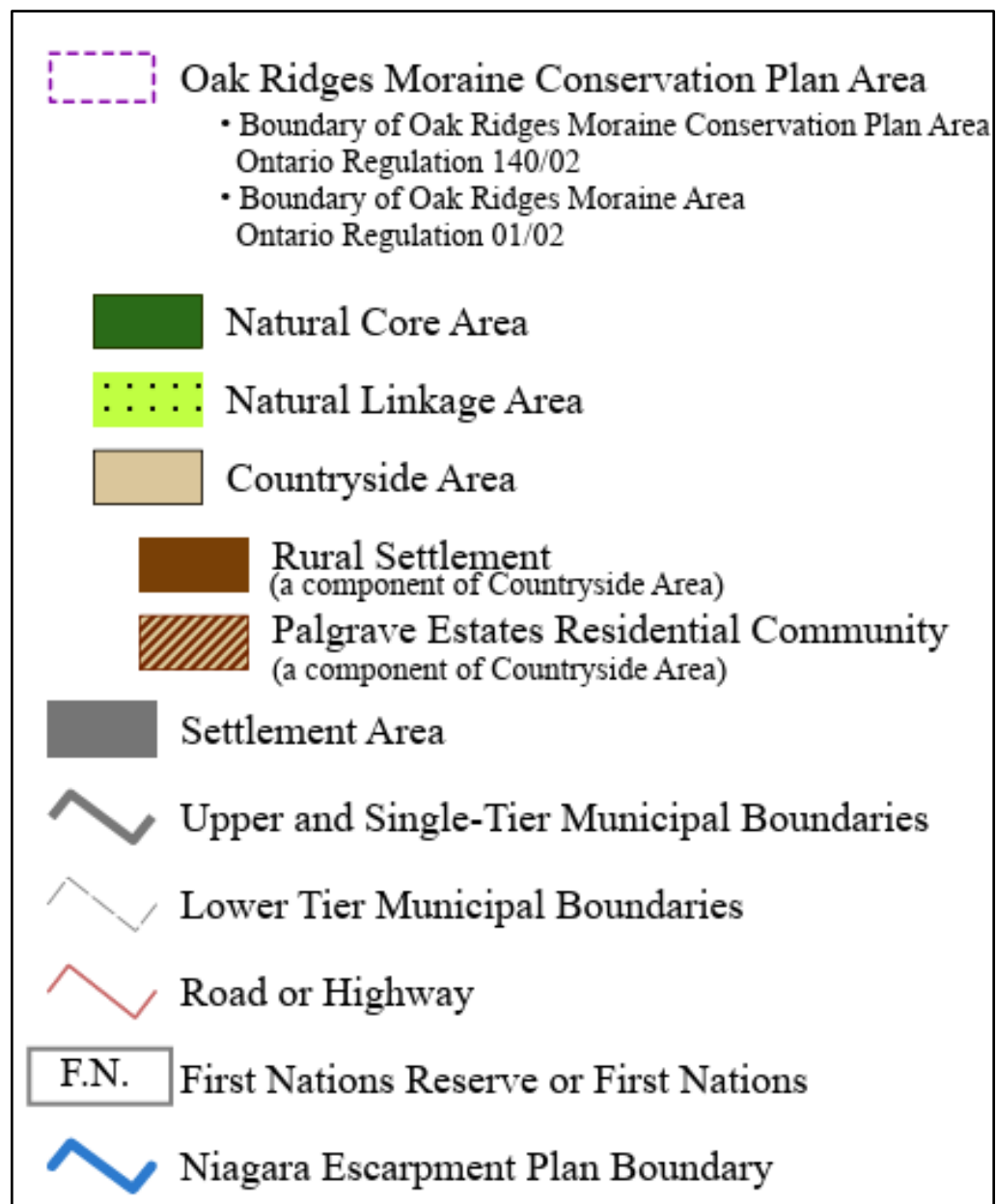
Environmental Lands

Oak Ridges Moraine Conservation Plan

- Came into effect in 2001 to protect Oak Ridges Moraine ecological and hydrological features
- Response to 1990s development pressure and concern
- Part of Ontario Greenbelt legislation



Oak Ridges Moraine Conservation Plan Land Use Designation Map



City of Richmond Hill Official Plan

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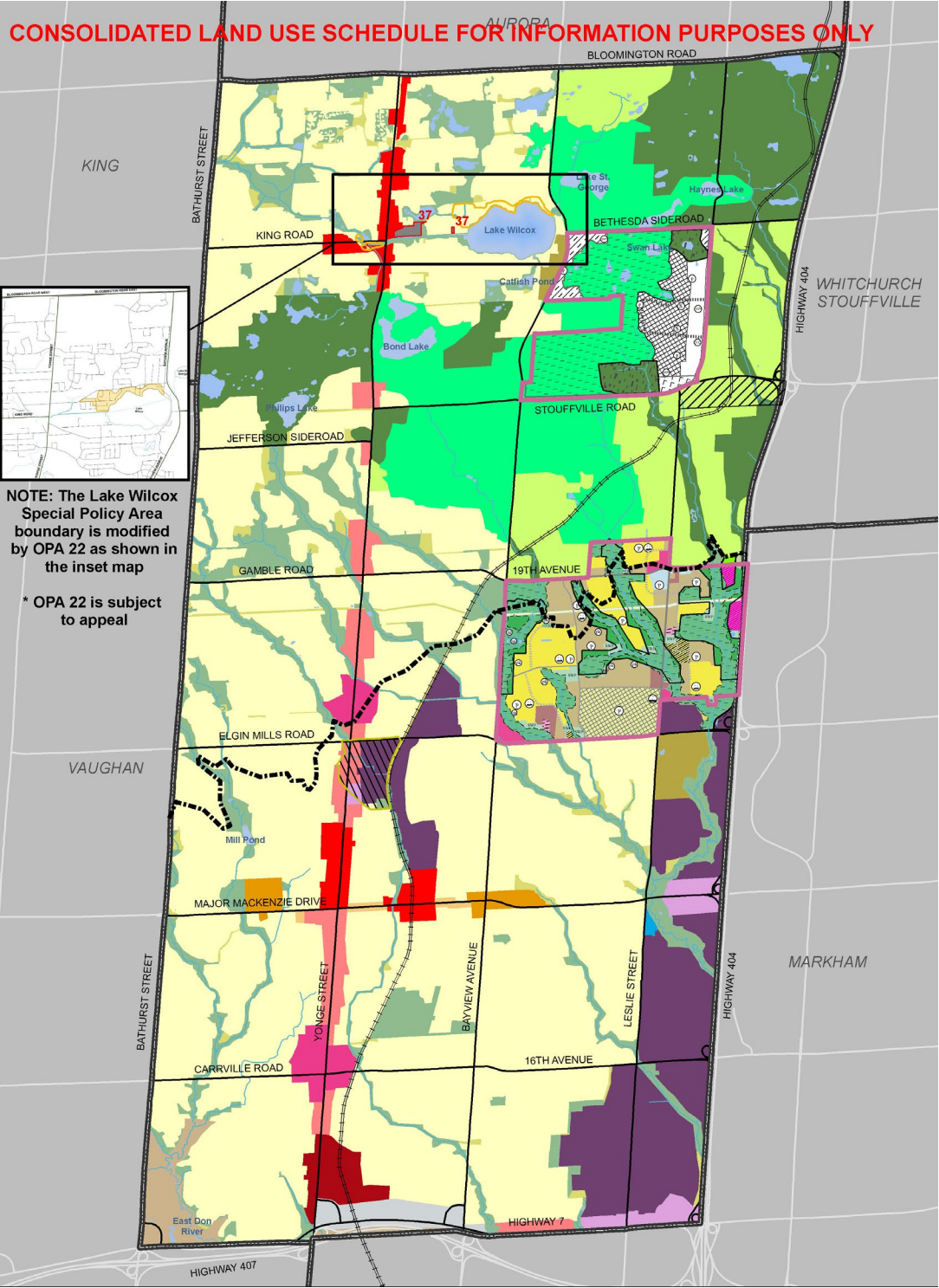
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- Minor Collector Road



Key Directions for Environment

- Introduction to Oak Ridges Moraine (ORM), Greenbelt and land south of ORM.
- Include lands within the settlement area that contain environmental features.
- The CZBL will continue to protect key natural heritage and hydrologic features in accordance with the OP.
- Existing environmental zoning will be brought forward and maintained in the CZBL.
- The CZBL will include zoning regulations relating to “Urban River Valleys” to align with the Greenbelt Plan.



Key Directions for CZBL and the ORM – within Settlement Areas

- Includes **Natural Core** and **Natural Linkage** areas.
- Features river valley, woodlots, and key natural features.
- Subject to protection policies of **NC** and **NL** areas.
- Subject to TRCA Regulation Area and Flood Vulnerable Area Overlay.



Zoning for Environment

- The City's existing parent by-laws currently include various protective zones;
- These zones generally permit a very limited range of uses;
- New residential and commercial uses are generally prohibited within the City's protective zones.



Zoning for Environment

- Sites that contain all or a portion of the protective zones as indicated in the Official Plan may be subject to additional review and regulatory approval.
- Zoning By-law 30-25 includes overlays that provide guidance on this.
- Zoning permissions for lands included within protective zones is typically **limited** and may include uses such as conservation, low intensity recreational, stormwater management, or a single residential dwelling.
- Residential development would **not** be permitted.





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Questions and Answers

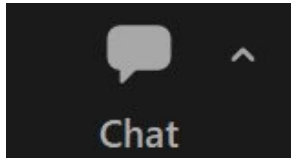
How to Participate

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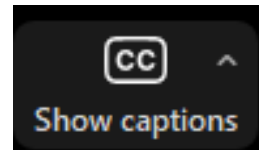


Click **Raise Hand** to ask a question verbally. 'Lower Hand' when your hand is raised, and you are in the queue.

All attendees are muted, attendees with their hand raised will be placed in a queue to be unmuted by the facilitator.



Click the **Chat** button to open the window and submit a written question or comment.



Click the **Show Captions** button to display automated closed captions.

How to Participate by Telephone

Call-in participants can raise their hand and unmute or mute themselves with these keys.

***9**
**Raise/
Lower Hand**

Raise your hand, press ***9** on your phone's keypad. Press ***9** to **lower your hand**.
Note: You may hear an audio prompt if the host lowers your hand on your behalf.

***6**
**Unmute/
Mute**

To **unmute** press ***6** on your phone's keypad. Press ***6** again to **mute** when you are done speaking.
Note: You may hear an audio prompt if the host mutes you on your behalf.

Next Steps

- Submit additional comments for consideration.
- Statutory Public Open House in early June 2025
- Council Public Meeting on Tuesday, June 24, 2025
- Council Consideration and Approval – Fall 2025



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Visit the project website:

<https://www.richmondhill.ca/en/zone-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)
 - **Salvatore Aiello**, Manager Development Zoning and Committee of Adjustment, Development Zoning
 - salvatore.aiello@richmondhill.ca
 - 905-771-2540



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Thank You!