

Council Public Meeting

Tuesday, April 29th, 2025

Concerning a Proposed Zoning By-law Amendment

A Public Meeting is scheduled for Tuesday, April 29th, 2025, at 7:00 PM to notify the public and receive comments on the following application that has been received by the City. The meeting will be held both in person in the Council Chambers of the Municipal Offices, 225 East Beaver Creek Road and using electronic video conference technology. Details on how you can participate in the meeting are included in this notice. You can also view the livestream of the meeting at RichmondHill.ca/CouncilMeetings.

Inquiries Refer To:

City Files: ZBLA-24-0016

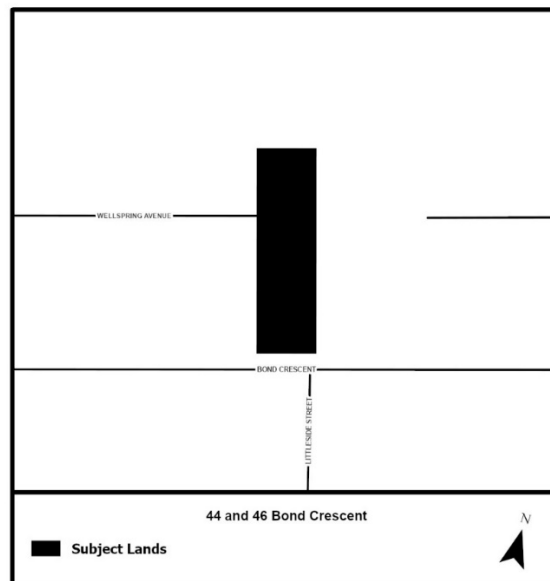
City Planner: Giuseppe Russo, Planner II

Telephone: 905-771-2403

Email: Giuseppe.Russo@richmondhill.ca

A request has been received from **George Mansour and Marina Scholyar** to amend the Zoning By-law for lands described as Lot 9 and 10, Registered Plan 412 and municipally known as 44 and 46 Bond Crescent. The subject lands have a total lot frontage of 37.84 metres (124.15 feet) along Bond Crescent and a total area of 0.486 hectares (1.2 acres).

The Zoning By-law Amendment application proposes to rezone the subject lands from **Residential Urban (RU) Zone** under By-law 1275 and **Single Detached Six (R6) Zone** under By-law 313-96, as amended, to **Single Detached Four (R4) Zone** under By-law 313-96, as amended, with site-specific development standards to facilitate the development of five (5) new single detached dwellings fronting onto a proposed extension of Wellspring Avenue.



Lands Containing Seven (7) or More Residential Units: A copy of this notice must be posted by the owner of any land that contains seven (7) or more residential units in a location that is visible to all of the residents.

Any person may attend the meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Zoning By-law Amendment. No prior registration is required to make an in-person Delegation, but is encouraged. Prior registration is required should the public intend to make an electronic delegation by video conference or telephone. Applications to appear as a Delegation must be submitted by 12:00 PM (noon) on the date of the meeting by email to clerks@richmondhill.ca or by using the on-line application form found on Richmondhill.ca. The Office of the Clerk will provide instructions on appearing as a Delegation. Written comments by any person unable to attend the meeting should be made by email to clerks@richmondhill.ca, or by mail to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek, Richmond Hill, Ontario, L4B 3P4, or fax to 905-771-2502, and are to be received no later than 12:00 PM (noon) on the date of the meeting. Please ensure that you include your name and address so that you may be contacted if necessary.

Zoning By-law Amendment Appeal: If a specified person, public body or registered owner of any land to which the Zoning By-law Amendment applies would otherwise have an ability to appeal the decision of the Council of the City of Richmond Hill to the Ontario Land Tribunal but the specified person, public body or registered owner of any land to which the Zoning By-law Amendment applies does not make oral submissions at the public meeting or make written submissions to the City of Richmond Hill before the proposed Zoning By-law is passed, the specified person, public body or registered owner of any land to which the Zoning By-law Amendment applies is not entitled to appeal the decision of the City of Richmond Hill to the Ontario Land Tribunal.

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If you wish to be notified of the adoption, passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at clerks@richmondhill.ca.

Notice of Collection: Personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56.

Questions about this collection and disclosure should be directed to the Office of the Clerk at 905-771-8800 or by e-mail at clerks@richmondhill.ca.

Additional Information: For more information about this matter, including information about preserving your appeal rights, please contact the Office of the Clerk at 905-771-8800 or by e-mail at clerks@richmondhill.ca.

Questions about the information and recommendations contained in the proposed Zoning By-law Amendment Staff Report should be directed to the Planning and Building Services Department by calling 905-771-8910 between 8:30 AM and 4:30 PM. The Staff Report will be available the week before the meeting after 3:00 PM. You can email the Office of the Clerk at clerks@richmondhill.ca for an electronic copy. It will also be available on RichmondHill.ca. To find it, select the Calendar and click on the relevant meeting for a list of items.

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Richmond Hill, Ontario L4B 3P4
Telephone: 905-771-8800
Fax: 905-771-2502
E-mail: clerks@richmondhill.ca

Stephen M.A. Huycke, City Clerk

Dated this 3rd day of April, 2025

Council Public Meeting

Tuesday, April 29th, 2025

Concerning a Proposed Official Plan Amendment and Zoning By-law Amendment

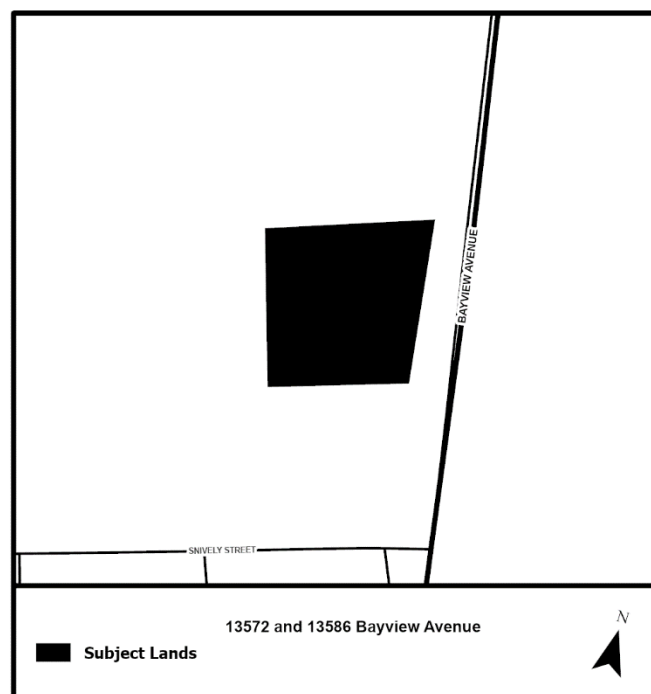
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Inquiries Refer To:

City Files: OPA-24-0009 and D02-20009
City Planner: Samantha Yeung, Planner II
Telephone: 905-747-6436
Email: Samantha.yeung@richmondhill.ca

A request has been received from 2747883 ONTARIO INC. and 2753502 ONTARIO INC. to amend the Official Plan and Zoning By-law for lands described as Part of Lot 1 on Registered Plan 200 and municipally known as 13572 and 13586 Bayview Avenue. The subject lands have a total lot frontage of 109.9 metres (360.56 feet) along Bayview Avenue and a total area of 1.09 hectares (2.7 acres).

The applicant is proposing to amend the Official Plan and Zoning By-law to facilitate the construction of a high density development comprised of a ten (10) storey residential building with 229 residential units, a floor space index of 3.87 and two levels of underground parking with a total of 311 parking spaces on the subject lands.



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Official Plan Amendment and Zoning By-law Amendment Appeal: If a specified person, public body or registered owner of any land to which the Official Plan Amendment and Zoning By-law Amendment applies would otherwise have an ability to appeal the decision of the Council of the City of Richmond Hill to the Ontario Land Tribunal but the specified person, public body or registered owner of any land to which the Official Plan Amendment and Zoning By-law Amendment applies does not make oral submissions at the public meeting or make written submissions to the City of Richmond Hill before the proposed Official Plan Amendment is adopted and the proposed Zoning By-law is passed, the specified person, public body or registered owner of any land to which the Official Plan Amendment and Zoning By-law Amendment applies is not entitled to appeal the decision of the City of Richmond Hill to the Ontario Land Tribunal.

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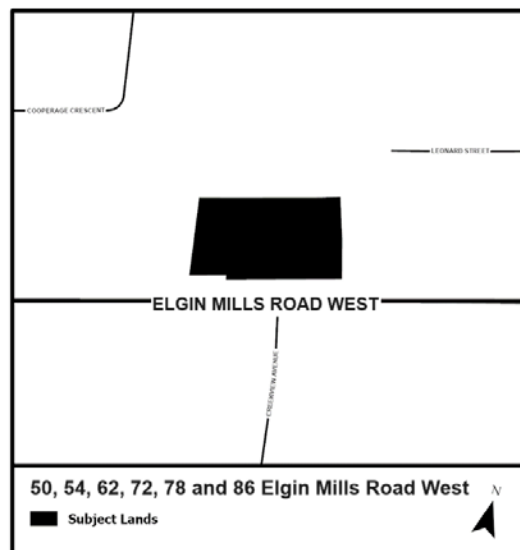
Inquiries Refer To:

City File: OPA-24-0010 and ZBLA-24-0018
City Planner: Elaine Leung, Senior Planner
Telephone: 905-771-9996 x 6452
Email: elaine.leung@richmondhill.ca

A request has been received from **AMIR MEYSAM NAHVI** to amend the Official Plan and Zoning By-law for the lands described as Part of Lot 51, Concession 1, and municipally known as 50, 54, 62, 72, 78 and 86 Elgin Mills Road West (the “subject lands”). The subject lands have a total lot frontage of approximately 116.4 metres (381.9 feet) along Elgin Mills Road West and a total area of approximately 1.5 acres (0.6 hectares).

The Official Plan Amendment application proposes to amend the **Neighbourhood** designation to permit a 7-storey, residential building comprised of 227 apartment dwelling units; a gross floor area of 16,956 square metres (182,512.87 square feet); and having a site density of 2.85 times the area of the lot on the subject lands.

The Zoning By-law Amendment application proposes to rezone the subject lands to **Multiple Residential Two (RM2-XX) Zone** with site specific provisions under Zoning By-law 190-97, as amended, to facilitate the development proposal.



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