

Applications for Official Plan and Zoning By-Law Amendment

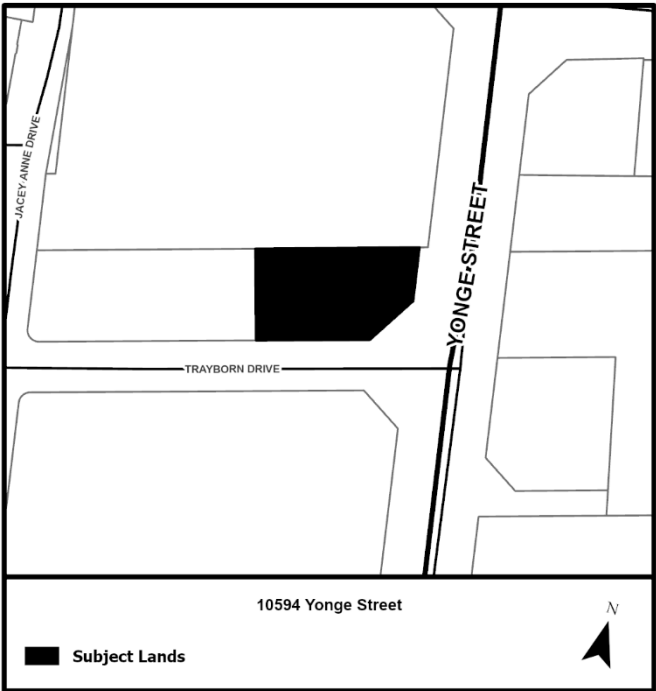
MEETING DETAILS

September 15, 2026 at 6:00PM

City Hall Council Chambers & Virtual Option

**225 East Beaver Creek Road,
Richmond Hill, Ontario, L4B 3P4
(1st Floor)**

[City of Richmond Hill YouTube Live Stream](#)

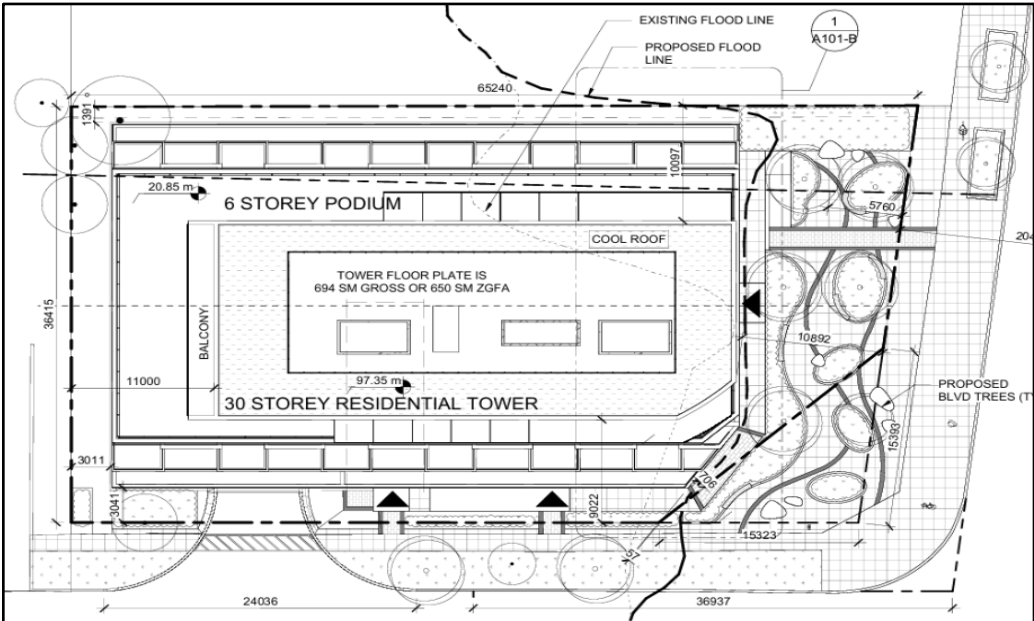


Applicant: Goldberg Group
Address: 10594 Yonge Street
City File(s): OPA-26-0001 and ZBLA-26-0002
City Planner: Giuliano La Moglie, giuliano.lamoglie@richmondhill.ca, 905-747-6465

A request has been received from **2593000 ONTARIO LTD.** to amend the Official Plan, Zoning By-law 93-25, and Zoning By-law 66-71 for the lands described as Part of Block C, Registered Plan M-816, City of Richmond Hill and municipally known as 10594 Yonge Street. The subject lands have a total lot frontage of 36.4 metres (119.4 feet) along Yonge Street, a total lot frontage of 60.5 metres (198.5 feet) along Trayborn Drive and a total lot area of 0.21 hectares (0.53 acres).

The purpose and effect of the proposed Official Plan Amendment and Zoning By-Law Amendment are to permit the construction of a 30-storey, high-rise, high density, mixed-use development comprised of 291 apartment dwelling units. The proposal contemplates a total gross floor area of 21,583 square metres (232,317.48 square feet), a maximum floor space index of 9.91, 65 parking spaces and 520 square metres (5,597.23 square feet) of ground level commercial uses.

A copy of the proposed Official Plan Amendment and information and material about the proposed Official Plan Amendment and Zoning By-law Amendment is available upon request by contacting the assigned Planner.



Left Image: Conceptual Site Plan, Right Image: Conceptual Rendering

PUBLIC MEETING

For 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.

If a specified person, public body or registered owner of any land to which the Official Plan Amendment or 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 or Zoning By-law Amendment applies does not make oral submissions at a public meeting or make written submissions to the City of Richmond Hill before the proposed Official Plan Amendment is adopted or before the Zoning By-law Amendment is passed, the specified person, public body or registered owner of any land to which the Official Plan Amendment or Zoning By-law Amendment applies is not entitled to appeal the decision.

If a specified person, public body or registered owner of any land to which the Official Plan Amendment or Zoning By-law Amendment applies does not make oral submissions at a public meeting or make written submissions to the City of Richmond Hill before the proposed Official Plan Amendment is adopted or the Zoning By-law Amendment is passed, the specified person, public body or registered owner of any land to which the Official Plan Amendment or Zoning By-law Amendment applies may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so (i.e. to add the specified person, public body or registered owner of any land to which the Official Plan Amendment or Zoning By-law Amendment applies as a party).

For more information about this matter, including information about appeal rights, contact:

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;

How Can I Get Involved?

Any person may attend the meeting and/or make written or verbal representation either in support of, or in opposition to the proposed Official Plan Amendment, Zoning By-law Amendment, or both. 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.

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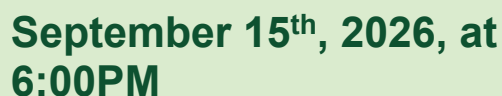
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Notice of Collection: Personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the 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.

Dated this 20th day of August, 2026

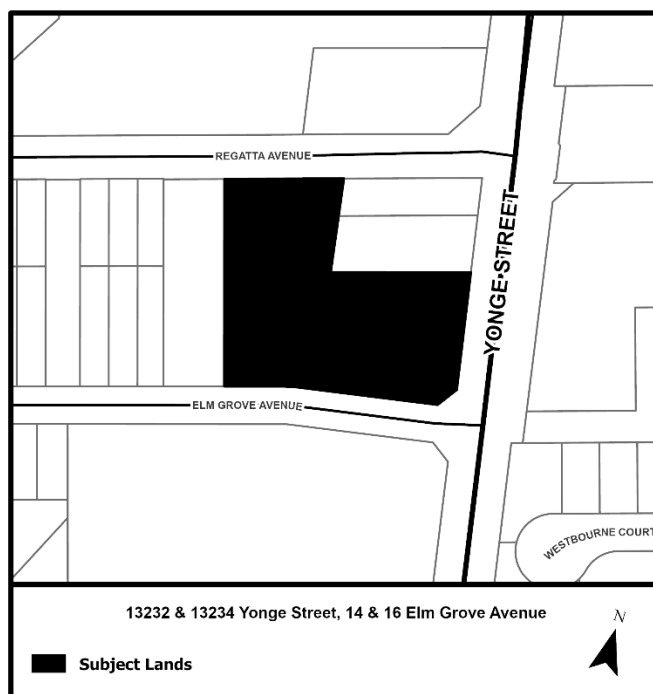


Applications for an Official Plan and Zoning By-Law Amendment



**225 East Beaver Creek Road,
Richmond Hill, Ontario, L4B 3P4
(1st Floor)**

City of Richmond Hill YouTube Live Stream



City Planner: Samantha Dela Pena, samantha.delapena@richmondhill.ca, 905-771-9996 ext. 3402

Viewpoint from Elm Grove Avenue

Dated this 20th day of August 2026

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Dated this 20th day of August 2026

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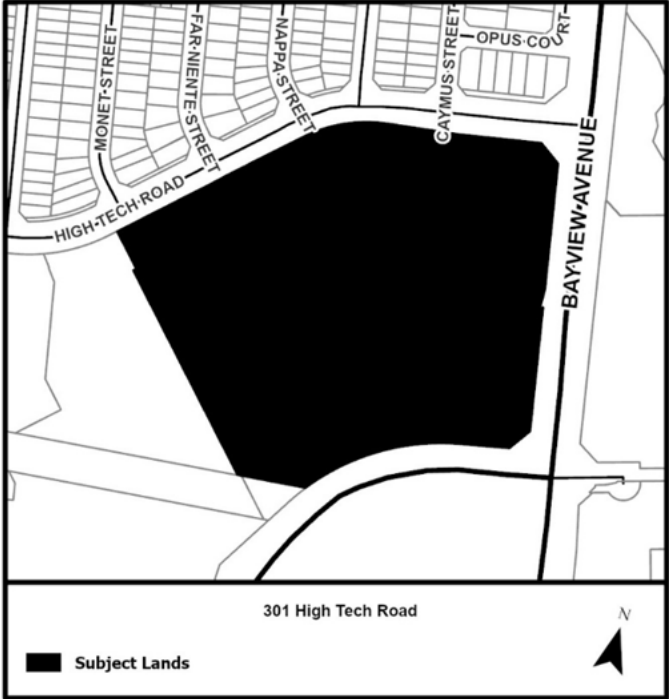
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(1st Floor)
[City of Richmond Hill YouTube Live Stream](#)



Applicant: Zelinka Priamo Ltd.
Address: 301 High Tech Road
City File: ZBLA-26-0007
City Planner: Nicole Sgrignuoli
E: nicole.sgrignuoli@richmondhill.ca
T: 905-771-8800 ext.5436

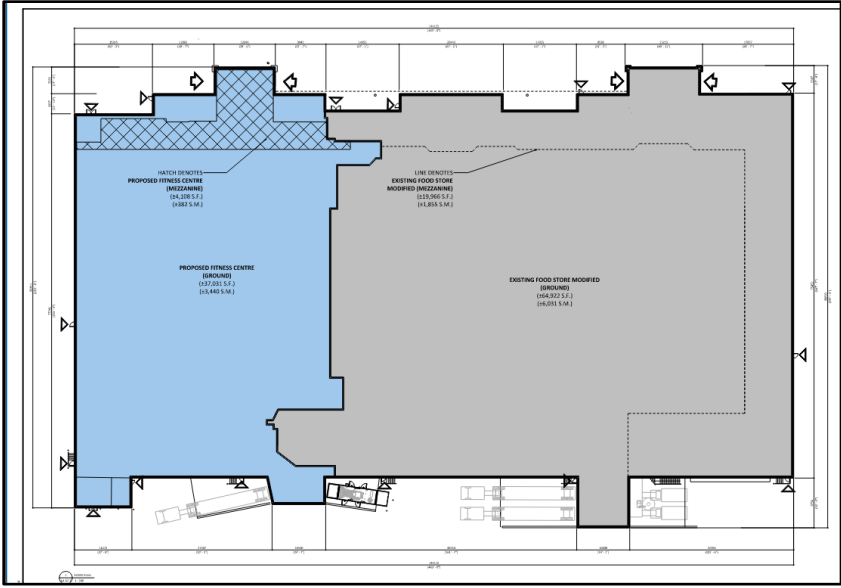
A request has been received to amend Zoning By-law 278-96 and 93-25 for lands described as Part of Lots 36 and 37, Concession 1 and municipally known as 301 High Tech Road. The subject lands have a total lot frontage of 164 metres (538 feet) along High Tech Road and a total area of 11.49 acres (44.64 hectares).

The purpose and effect of the proposed Zoning By-Law Amendment is to permit a fitness centre use within the existing commercial building on the subject lands.

Information and material about the proposed zoning by-law amendment is available upon request by contacting the assigned Planner.



Left Image: Existing Site Plan



Right Image Conceptual Floor Plan

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