

Official Plan Amendment No. _____

TO THE OFFICIAL PLAN
OF THE
RICHMOND HILL PLANNING AREA

DRAFT

OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

OFFICIAL PLAN AMENDMENT NO. ____

The attached schedule and explanatory text constitute Amendment No. ____ to the Official Plan of
the Richmond Hill Planning Area.

This amendment was prepared and approved by the Town of Richmond Hill in Accordance with
Sections 17 and 21 of the *Planning Act* on this ____ day of ____ 2016.

THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW No. _____

A By-law to adopt Amendment No. _____ to the Official Plan of the Richmond Hill Planning Area.

NOW THEREFORE that Council of the Corporation of the Town of Richmond Hill **ENACTS AS FOLLOWS:**

1. THAT the attached Amendment No. _____ to the Official Plan of the Richmond Hill Planning Area, consisting of the attached text and Schedule “1” and “2” be adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by the Town of Richmond Hill Council this _____ day of _____ 2016.

Dave Barrow, Mayor

Donna McLarty, Town Clerk

THE PREAMBLE

1.1 PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Town of Richmond Hill Official Plan 2010, as amended, to facilitate a high-rise mixed-use development and low-rise residential development on the subject lands to this amendment, as described below.

1.2 LOCATION

The Lands subject to this Amendment (hereinafter referred to as the 'Subject Lands'), are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. ____". The Subject Lands are located on the west side of Yonge Street, north of Naughton Drive and south of Brookside Road, and are municipally known as 59 Brookside Drive, City of Vaughan, Region of York. The Subject Lands are legally identified as FIRSTLY: PT LT 23 PL 1642 AS IN VA65337; SECONDLY: PT LT 2 PL 1642 AS IN R408442; THIRDLY: PT LT 2 PL 1642 DES PTS 6, 7, 8 PL 65R-18471; FOURTHLY: PT LT 1 PL 1642 AS IN RH45007, EXCEPT EASEMENT THEREIN; FIFTHLY: PT LT 1 PL 1642 DES PT 1 PL 64R-6077; SIXTHLY LTS 1, 3, 4 PL 3600, PT LT 1 PL 3799 AS IN R585054; SEVENTHLY: LT 2 PL 3600; EIGHTHLY: PT LT 1 PL 3799 AS IN R665029; NINTHLY: LT 4 PL 3799; SUBJECT TO AN EASEMENT AS IN R576490; SUBJECT TO AN EASEMENT AS IN R576491; SUBJECT TO AN EASEMENT AS IN R576494; SUBJECT TO AN EASEMENT AS IN R588432; SUBJECT TO AN EASEMENT AS IN R588433; SUBJECT TO AN EASEMENT AS IN YR595436; SUBJECT TO AN EASEMENT AS IN YR2266365; SUBJECT TO AN EASEMENT AS IN YR2266365; TOWN OF RICHMOND HILL.

1.3 BASIS

The decision to amend the Official Plan in accordance with the provisions below and contained in Section IV is based on the following considerations:

1. The Amended proposes a transit-supportive High-Rise Mixed-Use development within a Key Development Area within an area of existing and planned higher order transit.
2. The Provincial Policy Statement (PPS), 2014 sets out the overall direction on matters of provincial interest related to land use planning and development, including policies that

encourage new growth to be directed within urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:

- a. Efficiently use land, resources, infrastructure and public service facilities;
- b. Avoid the need for unnecessary and/or uneconomical expansion of infrastructure;
- and,
- c. Support the use of public transit in areas where it exists or is being developed.

The PPS promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, by ensuring all forms of residential intensification in parts of built-up areas have sufficient infrastructure to create a potential supply of new housing units and jobs. The proposed development is consistent with the Provincial Policy Statement.

3. The Growth Plan for the Greater Golden Horseshoe (Growth Plan) which was approved by the province in 2006, and is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Growth Plan promotes increased intensification in existing built-up areas, with a focus on urban growth centres and corridors in proximity to major transit stations. The subject property is within a Regional Corridor and is within walking distance to planned Bus Rapid Transit line. The proposed development conforms to the Growth Plan by supporting growth on a Regional Corridor, and by promoting transit-supportive densities.
4. The York Region Official Plan (YROP), identifies the subject property as being located on a "Regional Corridor". These corridors are planned to have a "*compact, well-designed, pedestrian-friendly and transit oriented built form.*" The proposed development conforms to the YROP.
5. The Town of Richmond Hill Official Plan (Town Official Plan), designates the property as "Key Development Area", "Neighbourhood" and "Natural Core". The Town Official Plan provides policies that encourage intensification within Key Development Areas and appropriate development in Neighbourhoods, while providing for appropriate transitions and compatibility to existing established low rise neighbourhoods. The proposed development meets the intent of the Town Official Plan.

THE AMENDMENT

2.1 INTRODUCTION

All of this part of the document entitled THE AMENDMENT, consisting of the following text and attached Schedule '1' and Schedule '2', constitutes Amendment No. _____ to the Official Plan of the Town of Richmond Hill Planning Area.

2.2 DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Official Plan of the Town of Richmond Hill Planning Area, has been partially approved by the Ontario Municipal Board as of October 13, 2015 with amendments and is further amended as follows:

- a. That the lands identified on Schedule 'A' shall be designated as identified in Schedule 'B' to Amendment No. ____ as Key Development Area, Natural Core, Neighbourhood – XX-1 and Neighbourhood-XX-2, subject to the site specific policies as described below.
- b. That notwithstanding the policies of the Town of Richmond Hill Official Plan, the following site specific policies shall apply.
- c. Adding to Section 4 Site Specific Policies for 59 Brookside Road:
 - 1.1 “Notwithstanding Section 3.1.8; the dedication of lands to the Town for park or other public recreational purposes, including the proposed park block, shall include lands dedicated in strata ownership.”
 - 1.2 “Notwithstanding Section 4.4.1.1; a Secondary Plan is not required.”
 - 1.3 “Notwithstanding Section 4.4.1.6; the density of a development block within a Key Development Area shall be a minimum of 2.5 FSI and a maximum of 4.5 FSI.”
 - 1.4 “Notwithstanding Section 4.4.1.9; the following height requirements shall apply to development in the Yonge Street and Bernard Avenue KDA:
 - a. A minimum building height of 2 stories;
 - b. A maximum base building height of 6 stories;
 - c. A maximum building height of 29 stories; and
 - d. The tallest building shall be directed toward Yonge Street.”
 - 1.5 “Notwithstanding Section 4.9.1.2 (b); medium density residential uses within the Neighbourhood –XX-1 designation shall include; stacked townhouses, walk-up apartments and high rise residential buildings.”

- 1.6 “Notwithstanding Section 4.9.1.2 (b); medium density residential uses within the Neighbourhood –XX-2 designation shall include; single detached dwellings, townhouse dwellings and stacked townhouse dwellings.”
- 1.7 “Notwithstanding Section 4.9.1.5; development within the Neighbourhood – XX-1 designation shall have a maximum building height of 20 storeys.”
- 1.8 “Notwithstanding Section 4.9.1.5; development within the Neighbourhood – XX-2 designation shall have a maximum building height of 4 stories.”
- 1.9 “Notwithstanding Section 4.9.1.2; medium density residential shall be permitted on land that have frontage on an arterial street, collector street, local street or private road.”
- 1.10 “Notwithstanding Section 4.9.1.2.3; medium density residential development shall have a maximum site density of 160 units per hectare.”
- 1.11 “Notwithstanding Section 4.9.2.4; development shall be compatible with the existing character or adjacent and surrounding areas or provide an appropriate transition.”

2.3 IMPLEMENTATION

It is intended that the policies of the Official Plan of the Richmond Hill Planning Area pertaining to the Subject Lands be implemented by way of an amendment to the Richmond Hill Zoning By-law, and Site Plan and Draft Plan of Condominium approvals, pursuant to the Planning Act.

2.4 INTERPRETATION

The provisions of the Official Plan of the Richmond Hill Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

THE SUMMARY TO OFFICIAL PLAN AMENDMENT NO. _____

The Subject Lands to this Amendment are located on the west side of Yonge street between Brookside Avenue to the north and Naughton Drive to the south and are known municipally as 59 Brookside Drive and are known legally as FIRSTLY: PT LT 23 PL 1642 AS IN VA65337; SECONDLY: PT LT 2 PL 1642 AS IN R408442; THIRDLY: PT LT 2 PL 1642 DES PTS 6, 7, 8 PL 65R-18471; FOURTHLY: PT LT 1 PL 1642 AS IN RH45007, EXCEPT EASEMENT THEREIN; FIFTHLY: PT LT 1 PL 1642 DES PT 1 PL 64R-6077; SIXTHLY LTS 1, 3, 4 PL 3600, PT LT 1 PL 3799 AS IN R585054; SEVENTHLY: LT 2 PL 3600; EIGHTHLY: PT LT 1 PL 3799 AS IN R665029; NINTHLY: LT 4 PL 3799; SUBJECT TO AN EASEMENT AS IN R576490; SUBJECT TO AN EASEMENT AS IN R576491; SUBJECT TO AN EASEMENT AS IN R576494; SUBJECT TO AN EASEMENT AS IN R588432; SUBJECT TO AN EASEMENT AS IN R588433; SUBJECT TO AN EASEMENT AS IN YR595436; SUBJECT TO AN EASEMENT AS IN YR2266365; SUBJECT TO AN EASEMENT AS IN YR2266365; TOWN OF RICHMOND HILL.

The purpose of this amendment is to facilitate a mixed-use development.

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SCHEDULE "1"

To Official Plan Amendment XXX -16

This is Schedule "1" to
Official Plan Amendment XX-16
passed by the council
of The Corporation of the
Town of Richmond Hill on the
____ Day of _____, 2016.

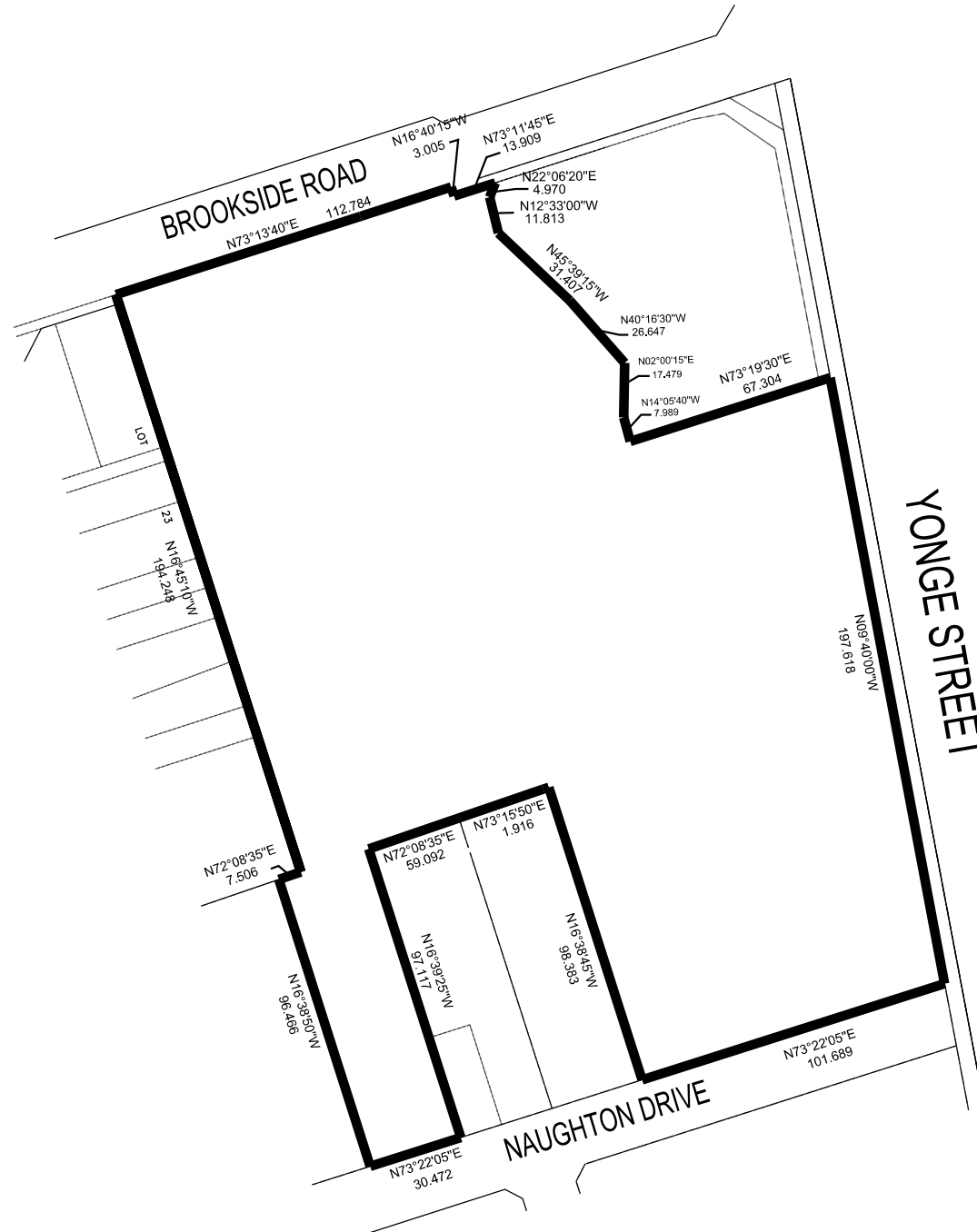
Mayor

Clerk



LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT

LOCATION: 59 BROOKSIDE ROAD
PART OF LOTS 1, 2 AND 23 REGISTERED PLAN 1642
ALL OF LOTS 1, 2, 3, AND 4 REGISTERED PLAN 3600
ALL OF LOTS 1 AND 4 REGISTERED PLAN 3799
TOWN OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK



Not To Scale

SCHEDULE "2"

To Official Plan Amendment XXX -16

This is Schedule "2" to Official Plan Amendment No. XX-16 passed by the council of The Corporation of the Town of Richmond Hill on the ____ Day of _____, 2016.

Mayor

Clerk



LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT

LOCATION: 59 BROOKSIDE ROAD
PART OF LOTS 1, 2 AND 23 REGISTERED PLAN 1642
ALL OF LOTS 1, 2, 3, AND 4 REGISTERED PLAN 3600
ALL OF LOTS 1 AND 4 REGISTERED PLAN 3799
TOWN OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK

