



## **Staff Report for Council Public Meeting**

**Date of Meeting:** April 3, 2019  
**Report Number:** SRPRS.19.054

**Department:** Planning and Regulatory Services  
**Division:** Policy Planning

**Subject:** SRPRS.19.054 - Proposed Repeal of By-Law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre Secondary Plan)

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### **Purpose:**

To advise the public of Council's proposal to repeal By-law 23-17 that adopted Official Plan Amendment (OPA) 6 (the Downtown Local Centre Secondary Plan) into the Official Plan, per Council's direction on January 28, 2019 and provide to the public with an opportunity to comment.

### **Recommendation(s):**

- a) That the report SRPRS.19.054 be received for information and that all comments be referred back to staff.

### **Contact Person:**

Sybelle von Kursell, Manager, Planning Policy, phone number 905-771-2472  
Patrick Lee, Director, Policy Planning, phone number 905-771-2420

### **Report Approval:**

**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

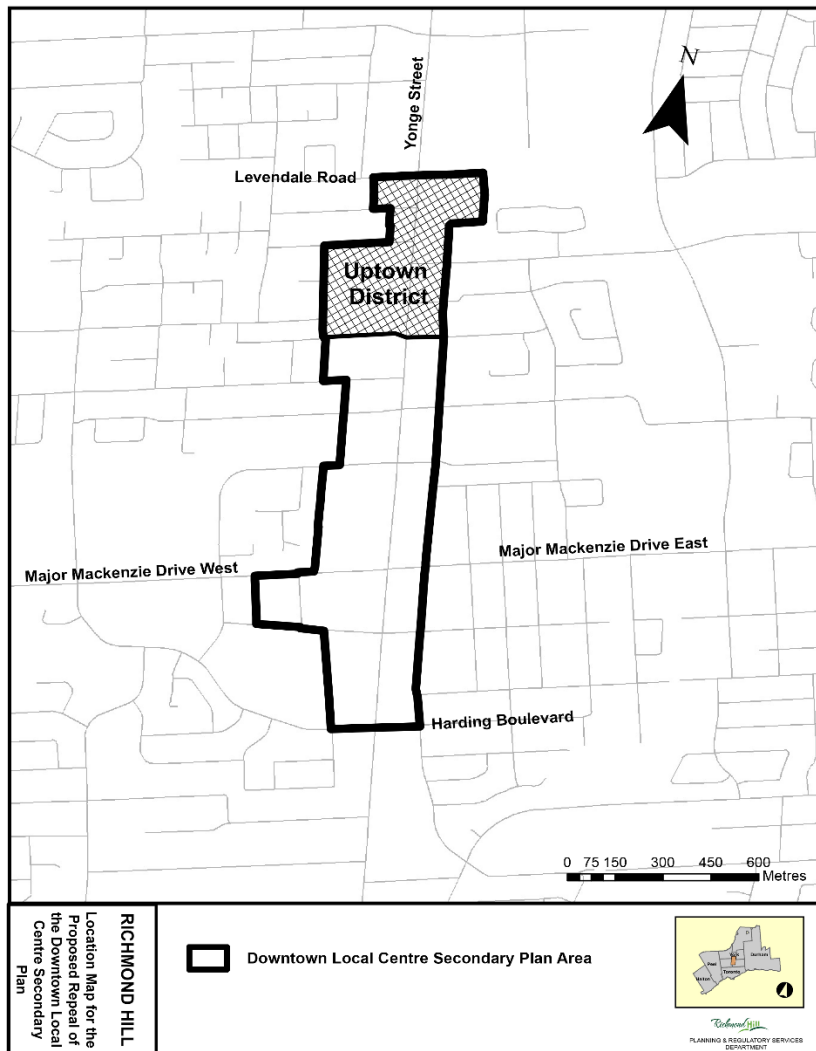
**Approved by:** Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

## Page 2

### Location Map:

The proposed repeal of the By-law 23-17 applies to the whole of the Secondary Plan area as identified in the map below. Should you require an alternative format call person listed under the “Contact Person” above.



### Background:

Council adopted the Downtown Local Centre Secondary Plan on February 17, 2017. Prior to adoption and since 2008, the Town engaged in extensive public consultation to develop a vision for the Downtown and a strategy to achieve that vision.

The Secondary Plan was forwarded to York Region for approval. Per the Town's request, the Region made one modification to the Plan to address a concern raised by Bell Canada, and approved the Secondary Plan on April 26, 2017. The Region notified all persons who requested notification of its decision. During the appeal period, the

## Page 3

Region received seven appeals to the Secondary Plan and consequently forwarded the appeal record to the Ontario Municipal Board (now the Local Planning Appeal Tribunal (LPAT)).

Presently, there are six appellants, and seven additional persons/bodies who have been granted party status (Attachment 1 provides a map identifying the areas under appeal). Additionally, the Tribunal has granted participant status to twenty-four (24) persons/businesses, who will have an opportunity to address the Tribunal during the hearing of this matter (Attachment 2 lists the participants and provides a map identifying their properties, where that information has been made available from the LPAT). It is noted that there are a total of 7 appellants/parties who have or recently had development applications before the Town (these are shown on Attachment 1).

As of April 17, 2018, the policies and schedules of the Secondary Plan related to the Uptown District (properties north of Dunlop and Wright Streets and south of Levensdale Road) are in effect, owing to the scoping and partial withdrawal of appeals.

A four week hearing has been scheduled to commence October 28, 2019 to address the remaining issues that are still under appeal.

Pursuant to a member motion on December 11, 2018, staff prepared a report for consideration by the Committee of the Whole on January 21, 2019 seeking Council's direction as it relates to the Secondary Plan. Accordingly, at the February 4, 2019 Council meeting, Council resolved that the DLC Secondary Plan "be repealed as set out as Option 2 of staff report SRPRS.19.023". Option 2 of that staff report provides as follows:

Initiate the repeal of the Secondary Plan (in the first quarter of 2019) and adopt a new Secondary Plan and implementing zoning by-law (at a future date) – with Council's endorsement of a Terms of Reference, initiate the planning process to develop a new Downtown Local Centre Secondary Plan and implementing zoning by-law with public consultation, as required by the *Planning Act*.

Pursuant to the *Planning Act*, the repeal of the in-force parts of the Secondary Plan (the Uptown District) must follow the same process as that of adopting a Secondary Plan. Accordingly, it is necessary for Council to hold a public meeting and give notice of its proposal to repeal By-law 23-17 that adopted Official Plan Amendment (OPA) 6 (the Downtown Local Centre Secondary Plan).

## Planning Analysis:

As noted in the staff report SRPRS.19.023, the following are benefits of repealing the Secondary Plan:

- The repeal of the Secondary Plan would conclude the current LPAT hearing process and allow the Town to undertake a new planning process for the

## Page 4

Downtown. This would allow for a comprehensive and cohesive process, and for full and transparent public consultation.

- Initiating a new planning process, which may include amendments to the Part 1 Plan as well as a new Secondary Plan and implementing zoning by-law, will provide Council, stakeholders and the public the opportunity to re-consider the comprehensive policy and regulatory direction for the Downtown.
- Any new directions would be informed by new/updated background information and could consider issues raised by Council regarding development viability, transportation and parking, housing affordability, economic development, and Downtown revitalization.
- Until such time as the Town adopts the new OPA/Secondary Plan and implementing zoning by-law, the in effect policies of the Part 1 Official Plan continue to apply, providing direction with respect to the evaluation and approval of any development applications that are brought forward in the intervening period.
- Site specific development applications will continue to be processed. They will be reviewed and approved in relation to existing planning policies, best practices and public input.

### **Financial/Staffing/Other Implications:**

The recommendation to repeal the Secondary Plan does not have any financial, staffing or other implications.

### **Relationship to the Strategic Plan:**

The Strategic Plan Goal One “Stronger Connections in Richmond Hill” includes a strategy to “develop a shared understanding of the issues, opportunities, vulnerabilities and barriers facing the people who live and work here.” This strategy also recommends engaging with residents, businesses, agencies, etc. to discuss issues and respond to changing needs of the community. Goal Two “Better Choice in Richmond Hill” seeks to provide better options for where to live by planning for a range of housing that accommodates people at all stages of life. Goal Three “A More Vibrant Richmond Hill” directs that we respect the past, have a sense of identity and place, and look to the future, which includes promoting awareness of the Town’s heritage, enhancing the uniqueness of the Downtown, and making it vibrant with civic places for people to gather. Goal Four “Wise Management of Resources in Richmond Hill” speaks to being financially responsible.

Consistent with the goals of the Strategic Plan, the repeal of the Secondary Plan permits Council and staff to re-consult with the public, stakeholders and agencies to establish a vision for the Downtown and ensure that appropriate policies are put into place to address matters such as housing, economic development, cultural heritage preservation, and civic spaces.

## Page 5

### Conclusion:

At the February 4, 2019 Council meeting, Council resolved to initiate the repeal the Secondary Plan. The public now has an opportunity to comment on this direction regarding the Secondary Plan. All comments will be considered and staff will report back to Council prior to a final decision being issued by Council.

### Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Attachment 1 – Appellants and Parties of the Downtown Local Centre Secondary Plan (map)
- Attachment 2 – Participants of the Downtown Local Centre Secondary Plan (map)

### Report Approval Details

Document Title:	SRPRS.19.054 - Proposed Repeal of By-Law 23-17 Adopting Amendment No. 6 Richmond Hill Official Plan - DLCSP.docx
Attachments:	- SRPRS.19.054 - Attachment 1 - Appellants and Parties of the Downtown Local Centre Secondary Plan.pdf - SRPRS.19.054 - Attachment 2 - Participants of the Downtown Local Centre Secondary Plan.pdf
Final Approval Date:	Mar 25, 2019

This report and all of its attachments were approved and signed as outlined below:

**Patrick Lee - Mar 25, 2019 - 4:16 PM**

**Kelvin Kwan - Mar 25, 2019 - 9:52 PM**

**Neil Garbe - Mar 25, 2019 - 9:59 PM**