

Appendix	19.081
SRPRS	19.081
File(s)	Doc-1404 Doc-1404 Doc-1404

# **Amendment 14 To The Richmond Hill Official Plan**

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(i)

## Richmond Hill Official Plan

### Official Plan Amendment 14

The attached schedule and explanatory text constitute Amendment 14 to the Richmond Hill Official Plan.

This amendment was prepared and recommended by the Richmond Hill Council and was adopted by the Council of the Corporation of the City of Richmond Hill by By-law 72-19 in accordance with Sections 17 and 21 of the *Planning Act* on the \_\_\_\_ day of \_\_\_\_\_, 2019.

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Dave Barrow  
Mayor

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Stephen M.A. Huycke  
City Clerk

(ii)

## **The Corporation of the City of Richmond Hill**

### **By-law 72-19**

A By-law to Adopt Amendment 14 to the  
Richmond Hill Official Plan

The Council of the Corporation of the City of Richmond Hill, in accordance with provisions of the *Planning Act*, R.S.O. 1990, hereby enacts as follows:

1. That Amendment 14 to the Richmond Hill Official Plan, consisting of the attached Part Two and Schedule 1 is hereby adopted.
2. This by-law shall come into force and take effect on the day of the final passing thereof.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2019.

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Dave Barrow  
Mayor

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Stephen M.A. Huycke  
City Clerk

**Part One - The Preamble** is not a part of the Amendment.

**Part Two - The Amendment**, consisting of text and maps, constitutes Amendment 14 to the Richmond Hill Official Plan.

DRAFT

## **Part One – The Preamble**

### **1.1 Purpose**

The purpose of this Amendment to the Richmond Hill Official Plan is to redesignate the lands shown on Schedule 1 attached to Amendment 14 to The Richmond Hill Official Plan, from “Low Density Residential” to “Medium/High Density Residential” in accordance with the North Leslie Secondary Plan, and to establish site-specific policies related to permitted uses and the development of the lands for medium density residential uses.

### **1.2 Location**

The lands affected by this Amendment are located on the north side of Elgin Mills Road East, east of Bayview Avenue, and are described as Part of Lots 26 and 27, Concession 2, E.Y.S., municipally known as 930 Elgin Mills Road East (the “subject lands”). The subject lands have a total area of approximately 1.40 hectares (3.45 acres) and are shown on Schedule 1 attached to Amendment 14 to The Richmond Hill Official Plan.

### **1.3 Basis**

The proposed amendment is considered by Council to be appropriate for the following reasons:

- the development proposal is consistent with the *Provincial Policy Statement* (2014), which designates the subject lands “Settlement Area”, which requires that municipalities plan for and accommodate intensification and redevelopment to create more sustainable communities and to use land and infrastructure more efficiently;
- the development proposal conforms to the *Growth Plan for the Greater Golden Horseshoe* (2017), which designates the subject lands “Designated Greenfield Area” and permits a range of uses to achieve a complete community;
- the development proposal conforms to the York Region Official Plan (2010), which designates the subject lands “Urban Area” and encourages intensification and redevelopment within the Urban Area boundary;
- the proposed built form will provide a transition from approved higher density residential uses to the east to planned lower density residential uses to the west and north. Permitted use, height and density policies have been added to assist with this transition.

## **Part Two - The Amendment**

### **2.1 Introduction**

All of this part of the document entitled **Part Two – The Amendment**, consisting of the following text and the attached schedule designated as Schedule “1”, constitute Amendment 14 to the Richmond Hill Official Plan.

### **2.2 Details of the Amendment**

The Richmond Hill Official Plan is amended as follows:

2.2.1 That **Schedule “A” - Land Use Plan** to the North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be amended by redesignating the lands shown on Schedule 1 attached to Amendment 14 to The Richmond Hill Official Plan, from “Low Density Residential” to “Medium/High Density Residential”.

2.2.2 That Policy 9.6.2.3 Medium/High Density Residential of the North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be amended by adding the following:

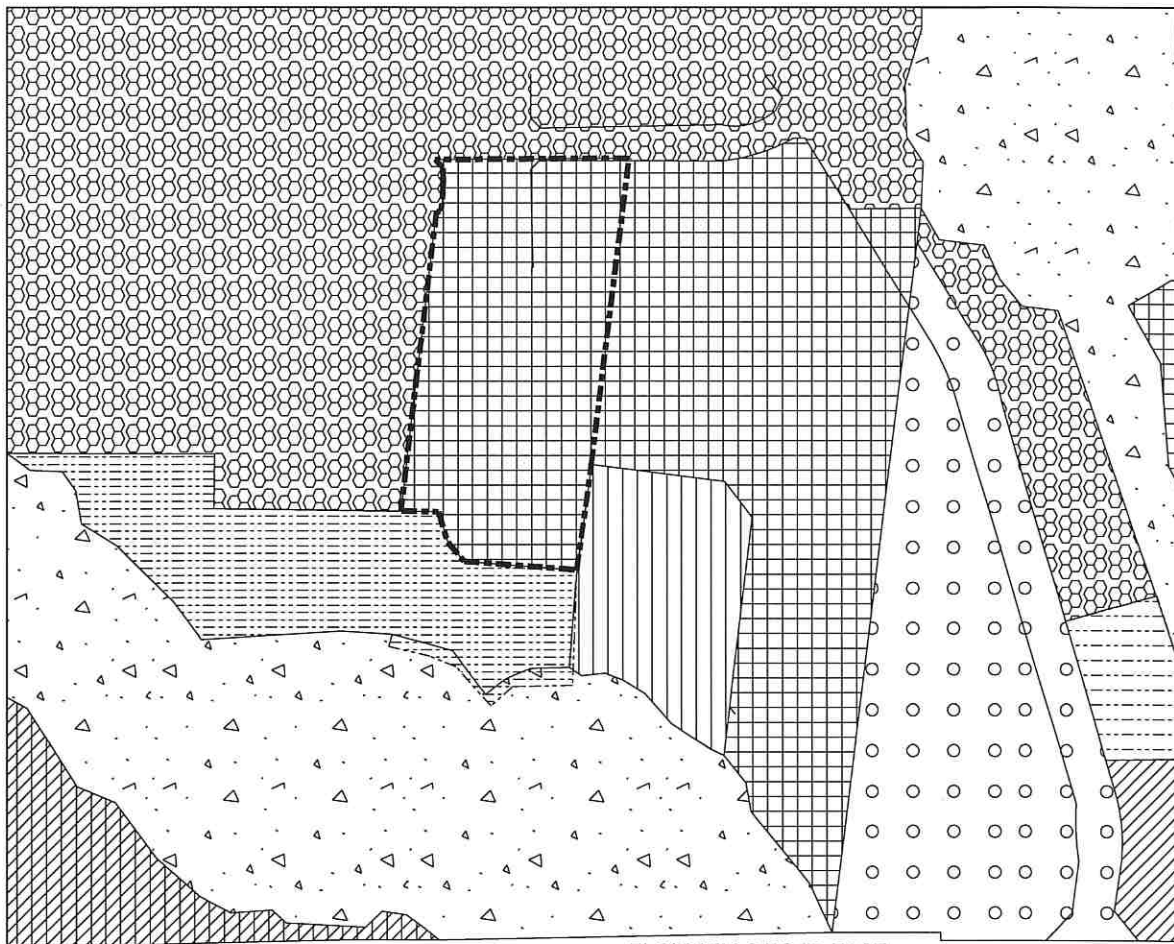
- “l. Notwithstanding the requirements of Sections 9.6.2.3.a., e. and f. of this Secondary Plan, the lands known as 930 Elgin Mills Road East, shown on Schedule 1 attached to Amendment 14 to The Richmond Hill Official Plan, the permitted uses shall only be townhouses and stacked townhouses, the maximum height shall be 4 storeys and the maximum density shall be 1.40 F.A.R.

### **2.3 Implementation and Interpretation**

The implementation of this Amendment shall be in accordance with the provisions of the *Planning Act*, R.S.O. 1990, and the respective policies of the City of Richmond Hill Official Plan.

The provisions of the Official Plan as amended from time to time, regarding the interpretation of the Official Plan of the City of Richmond Hill, apply in regard to this Official Plan Amendment. In the event of conflict with the Official Plan or any amendment thereto, the provisions of Amendment 14 shall prevail unless otherwise specified.





ELGIN MILLS ROAD EAST

AMENDMENT No. 14 TO THE  
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA  
SCHEDULE 1  
LAND USE PLAN

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. 14 TO THE  
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA  
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

LEGEND

	AREA AFFECTED BY THIS AMENDMENT		LOW DENSITY RESIDENTIAL
	NATURAL HERITAGE SYSTEM		MIXED USE COMMERCIAL / RESIDENTIAL
	MEDIUM / HIGH DENSITY RESIDENTIAL		NEIGHBOURHOOD COMMERCIAL
	MEDIUM DENSITY RESIDENTIAL		INSTITUTIONAL
			STORM WATER POND



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