

Official Plan Amendment No._____

TO THE OFFICIAL PLAN

OF THE

RICHMOND HILL PLANNING AREA

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(i)

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 recommended by the City of Richmond Hill Council and was
adopted by the Council of the Corporation of the City of Richmond Hill by By-law No. ____ - ____ in
accordance with Sections 17 and 21 of the *Planning Act* on this ____ day of _____ 2019.

Dave Barrow, Mayor

Stephen M.A. Huycke, Town Clerk

(ii)

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 the Council of the Corporation of the City of Richmond Hill, in
accordance with the provisions of the *Planning Act*, R.S.O. 1990, hereby **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” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect on the day of the final
passing thereof.

PASSED THIS ____ DAY OF _____, 2019.

Dave Barrow, Mayor

Stephen M.A. Huycke, Town Clerk

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

Part Two – The Amendment, consisting of text and maps, constitutes Amendment No. ____ to the Official Plan of the Richmond Hill Planning Area.

Part Three – The Summary to Official Plan Amendment No. ____, is not a part of the Amendment.

PART ONE – THE PREAMBLE

1.1 PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the City of Richmond Hill Official Plan 2010, as amended, to facilitate a mid-rise 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 Amendment proposes a mid- and low-rise development within the Neighbourhood designation and promotes intensification that supports future development within the Key Development Area and is compatible with the established residential neighbourhoods.
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 2019, 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 Lands 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 Subject Lands as "Neighbourhood" and "Natural Core". A portion of the property, not subject to this Amendment, is designated "Key Development Area" by the Town Official Plan. 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.
6. The South Brookside Tertiary Plan, which is non-statutory, was approved by City Council in May 2018 which establishes medium and low density uses within the Tertiary Plan area

to provide permissions for additional height and density in addition to the permissions to the Official Plan of the Richmond Hill Planning Area.

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 attached Schedule ‘1’ and Schedule ‘2’, constitutes Amendment No. _____ to the Official Plan of the City of Richmond Hill Planning Area.

2.2 DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

1. The Official Plan of the City of Richmond Hill Planning Area, has been partially approved by the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) as of January 23, 2018 with amendments and is further amended as follows:
 - a. That the lands identified on Schedule ‘1’ shall be designated as identified in Schedule ‘1’ to Amendment No. ____ as 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 City 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 4.9.1.2b; *medium density residential* uses within the Neighbourhood –XX-2 designation shall include; semi-detached dwellings, stacked townhouses and multi-unit apartments.”
 - 1.2 “Notwithstanding Section 4.9.1.5; development within the Neighbourhood – XX-2 designation shall have a maximum building height of 6 storeys.”
 - 1.3 “Notwithstanding Section 4.9.1.2.2; *medium density residential* uses shall be permitted on lands that have frontage on an arterial street, collector street, local street or private road.”
 - 1.4 “Notwithstanding Section 4.9.1.2.3; *medium density residential development* shall have a maximum site density of 185 units per hectare.”
 - 1.5 “Notwithstanding Section 4.9.2.4; development shall be compatible with the existing character of adjacent and surrounding areas or provide an appropriate transition in built form.”

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*, R.S.O 1990 and shall be subject to policies of the Official Plan of the Richmond Hill Planning Area that do not conflict with the amendment.

2.4 INTERPRETATION

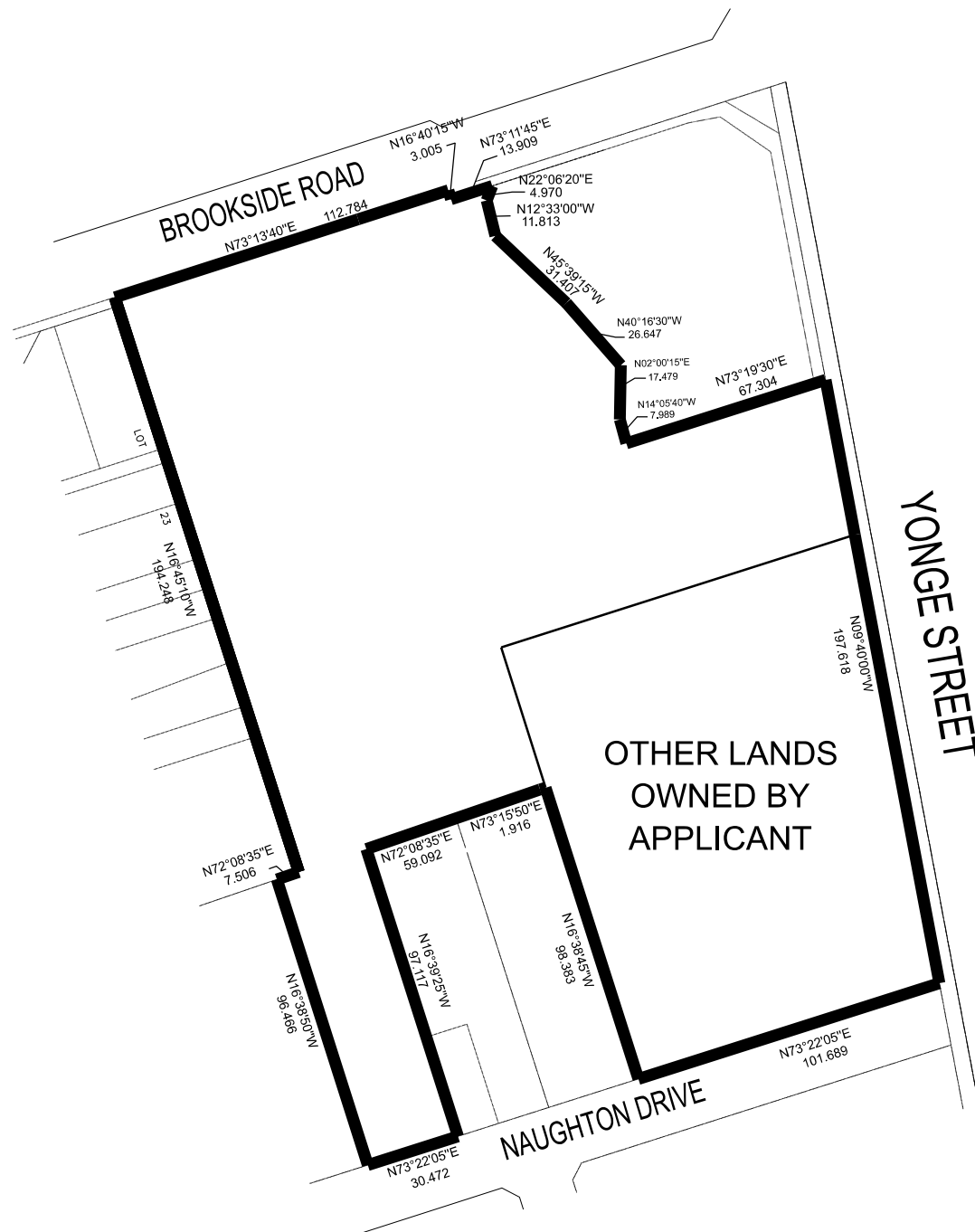
The provisions of the Official Plan of the Richmond Hill Planning Area as amended from time to time, regarding the interpretation of that Plan shall apply with respect to this Amendment.

PART THREE – 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 mid- and low-rise residential development.



Not To Scale

SCHEDULE "1"

To Official Plan Amendment XXX -19

This is Schedule "1" to
Official Plan Amendment XX-19
passed by the council
of The Corporation of the
City of Richmond Hill on the
____ Day of _____, 2019.

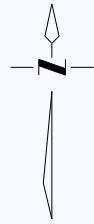
Mayor

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
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK



Not To Scale

NEIGHBOURHOOD
XX-1

NEIGHBOURHOOD
XX-2

NATURAL
CORE

OTHER LANDS
OWNED BY
APPLICANT

YONGE STREET

Legend

- XX-1 Neighbourhood XX-1
- XX-2 Neighbourhood XX-2
- ORM Natural Core

SCHEDULE "2"

To Official Plan Amendment XXX -19

This is Schedule "2" to Official Plan Amendment
No. XX-16 passed by the council
of The Corporation of the
City of Richmond Hill on the
____ Day of _____, 2019.

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
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK