

Amendment 18.1 To The Richmond Hill Official Plan

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(i)

Richmond Hill Official Plan

Official Plan Amendment 18.1

The attached schedule and explanatory text constitute Amendment No. 18.1 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 No. ____-____ in accordance with Sections 17 and 26 of the Planning Act on the ____ day of _____, 20____.

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

(ii)

The Corporation of The City Of Richmond Hill

By-Law xxx-20

A By-law to Adopt Amendment 18.1 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 18.1 to the Richmond Hill Official Plan, consisting of the attached Part Two is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to The Regional Municipality of York for approval of the aforementioned Amendment 18.1 to the Richmond Hill Official Plan.
3. This by-law shall come into force and take effect on the day of the final passing thereof.

Passed this ____ day of _____, 20__.

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 18.1 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 add automotive uses, including sales, as a permitted use within various employment designations, namely “Employment Area”, “Employment Corridor”, and “Office”. The Amendment also adds design criteria specific to automotive uses locating in employment designations.

1.2 Location

The Amendment applies City-wide to all lands designated “Employment Area”, “Employment Corridor” and “Office” in the Richmond Hill Official Plan.

1.3 Basis

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

- the amendment is consistent with the *Provincial Policy Statement (2020)*, which requires that municipalities plan for and accommodate an appropriate range and mix of employment uses;
- the amendment conforms to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*, which supports the efficient use of employment areas and vacant and underutilized employment lands;
- the amendment conforms to the York Region Official Plan (2010), which requires the protection of employment lands and encourages the creation of high-quality employment opportunities for residents; and,
- the amendment provides direction to allow for a limited amount of commercial development in the form of automotive vehicle sales, repair and service establishments to locate on the periphery of designated business parks, while ensuring that these areas continue to be used for employment purposes.

Part Two - The Amendment

2.1 Introduction

All of this part of the document entitled **Part Two – The Amendment**, consisting of the following text in Section 2.2 constitutes Amendment 18.1 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 Section 4.8.1.1 Employment Area – Land Use of the Richmond Hill Official Plan be amended as follows:

- i. That Policy 4.8.1.1(2)(h) be deleted, and replaced with the following text:
 - h. Automotive uses, including sales, repair and/or service in accordance with policy 4.8.1.1(9) of this Plan.
- ii. By adding a new policy 4.8.1.1(9) with the following text:
 - 9. a. Automotive vehicle sales, repair and service establishments may be permitted, subject to the following provisions:
 - i. The lands have frontage on an arterial street or a 400-series highway.
 - ii. The *retail* component is in addition to an automotive repair and service use.
 - iii. Outdoor display and/or storage of product inventory is discouraged and may only be only permitted where it can be suitably screened from public view. *Low impact development* standards, such as permeable ground cover shall be utilized in areas of outdoor display and/or storage of product inventory.
 - b. An automotive repair and service use without a *retail* component, including an auto body repair shop or public garage, shall be permitted along Enford Road and Industrial Road within the Newkirk Business Park west of the Canadian National Railway.

2.2.2 That Section 4.8.1.2 Employment Area – Design of the Richmond Hill Official Plan be amended as follows:

- i. By adding a new policy 4.8.1.2(3) under the sub-heading “Building a Strong, Vibrant Identity and Character” with the following text:
 - 3. *Development* associated with automotive vehicle sales, repair and service establishments is subject to the following design requirements:
 - a. For establishments with visible frontage on an arterial street:
 - i. Front yard outdoor display areas should be avoided so that views of the building and internally displayed vehicles feature prominently in the view plane.
 - ii. The view of surface parking and outdoor vehicle displays, where permitted, should be minimized from the street.
 - b. For establishments with visible frontage on a 400-series highway:
 - i. Applicants are encouraged to incorporate multi-storey building designs featuring highly visible showrooms on each level.
 - ii. Given the visibility of the location, the building and site should be landmarks incorporating design excellence.
 - iii. Buildings should incorporate significant fenestration and be located close to adjacent streets.
 - iv. Internally displayed vehicles should feature prominently within the frontage of the site.
 - c. All building elements in public view (including garage and service areas) should contribute to the design theme of the building as a whole.
 - d. *Low-impact development* features shall be incorporated into the site layout and landscape plan.
 - e. Landscape buffer strips (and privacy fences, as appropriate) will be required to screen outdoor vehicle storage areas and parking from the view of the street and neighbouring residential properties.
- ii. Existing policies 4.8.1.2(3) through (5) be renumbered to 4.8.1.2(4) through (6).

2.2.3 That Section 4.8.2.1 Employment Corridor – Land Use of the Richmond Hill Official Plan be amended as follows:

- i. By adding a new policy 4.8.2.1(2)(c) with the following text:
 - c. Automotive sales, repair and/or service uses in accordance with policy 4.8.2.1(7) of this Plan;
- ii. Existing policies 4.8.2.1(2)(c) through (e) be renumbered to 4.8.2.1(2)(d) through (f).
- iii. By adding a new policy 4.8.2.1(7) with the following text:
 7. Automotive vehicle sales, repair and service establishments may be permitted, subject to the following provisions:
 - a. The lands have frontage on an arterial street or a 400-series highway.
 - b. The *retail* component is in addition to an automotive repair and service use.
 - c. Outdoor display and/or storage of product inventory is discouraged and may only be only permitted where it can be suitably screened from public view. *Low impact development* standards, such as permeable ground cover shall be utilized in areas of outdoor display and/or storage of product inventory.
- iv. Existing policies 4.8.2.1(7) through 4.8.2.1(11) to be renumbered to 4.8.2.1(8) through 4.8.2.1(12).

2.2.4 That Section 4.8.2.2 Employment Corridor – Design of the Richmond Hill Official Plan be amended as follows:

- i. By adding a new policy 4.8.2.2(3) under the sub-heading “Building a Strong, Vibrant Identity and Character” with the following text:
 3. The following urban design policies shall apply to automotive vehicle sales, repair and service establishments:
 - a. For establishments with visible frontage on an arterial street:
 - i. Front yard outdoor display areas should be avoided so that views of the building and internally displayed vehicles feature prominently in the view plane.
 - ii. The view of surface parking and outdoor vehicle displays, where permitted, should be minimized from the street.

- b. For establishments with visible frontage on a 400-series highway:
 - i. Applicants are encouraged to incorporate multi-storey building designs featuring highly visible showrooms on each level.
 - ii. Given the visibility of the location, the building and site should be landmarks incorporating design excellence.
 - iii. Buildings should incorporate significant fenestration and be located close to adjacent streets.
 - iv. Internally displayed vehicles should feature prominently within the frontage of the site.
- c. All building elements in public view (including garage and service areas) should contribute to the design theme of the building as a whole.
- d. *Low-impact development* features shall be incorporated into the site layout and landscape plan.
- e. Landscape buffer strips (and privacy fences, as appropriate) will be required to screen outdoor vehicle storage areas and parking from the view of the street and neighbouring residential properties.

2.2.5 That Section 9.6.3.4 – Office of Chapter 9: North Leslie Secondary Plan be amended as follows:

- i. By adding a new policy 9.6.3.4(e) with the following text:
 - e. In addition to the permitted uses in b) and c) above, automotive vehicle sales, repair and service establishments may be permitted, subject to the following provisions:
 - i. The lands have frontage on an arterial street or a 400-series highway.
 - ii. The *retail* component is in addition to an automotive repair and service use.
 - iii. Outdoor display and/or storage of product inventory is discouraged and may only be permitted where it can be suitably screened from public view. *Low impact development* standards, such as permeable ground cover shall be utilized in areas of outdoor display and/or storage of product inventory.

- iv. Automotive vehicle sales, repair and service establishments are subject to urban design policies under 9.8.7(l).
 - ii Existing policies 9.6.3.4 (e) through (j) to be renumbered to 9.6.3.4 (f) through (k).
- 2.2.6 That Section 9.8.7 – Urban Design of Chapter 9: North Leslie Secondary Plan be amended as follows:
- i. By adding a new policy 9.8.7(l) with the following text:
 - I. In addition, the following urban design policies apply to automotive vehicle sales, repair and service establishments:
 - i. Buildings should incorporate showrooms that are highly visible from and located close to adjacent streets.
 - ii. Front yard outdoor display areas should be avoided so that views of the building and internally displayed vehicles feature prominently in the view plane.
 - iii. All building elements in public view (including garage and service areas) should contribute to the design theme of the building as a whole.
 - iv. The view of surface parking and outdoor vehicle displays, where permitted, should be minimized from the street.
 - v. Low-impact development features shall be incorporated into the site layout and landscape plan.
 - vi. Wood privacy fencing and landscape buffer strips, as appropriate, will be required to screen outdoor vehicle storage and parking areas from view of the street and neighbouring residential properties.