



Staff Report for Council Meeting

Date of Meeting: September 23, 2020

Report Number: SRPRS.20.126

Department: Planning and Regulatory Services

Division: Policy Planning

Subject: **SRPRS.20.126 – Request for Approval – City-Initiated Official Plan Amendment 18.2 Leslie Street Institutional Area (City File No: D01-20006)**

Location:

Municipal Address(es): 9843, 9853, 9861, 9875, 9893, 9901 and 9947 Leslie Street (refer to Map 1)

Purpose:

A request for approval concerning a municipally-initiated Official Plan Amendment affecting the lands along the east side of Leslie Street, and south of Major Mackenzie Drive East. The OPA facilitates an employment land conversion and proposes to redesignate the lands from “Employment Area” to “Leslie Street Institutional Area” to permit new or expanded institutional, office, and small scale retail and commercial uses in the area affected by the amendment.

Recommendation(s):

- a) That staff report SRPRS.20.126 be received;
- b) That City Council adopt Official Plan Amendment 18.2 - Leslie Street Institutional Area (attached as Appendix A to SRPRS.20.126) and that the City's Part I Official Plan (2010) be amended in accordance with the policy changes set out in Part Two of the OPA; and
- c) That following adoption of Official Plan Amendment 18.2 by City Council, a copy of the amendment be forwarded to York Region as the approval authority for consideration and approval.

Contact Person:

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Report Approval:

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

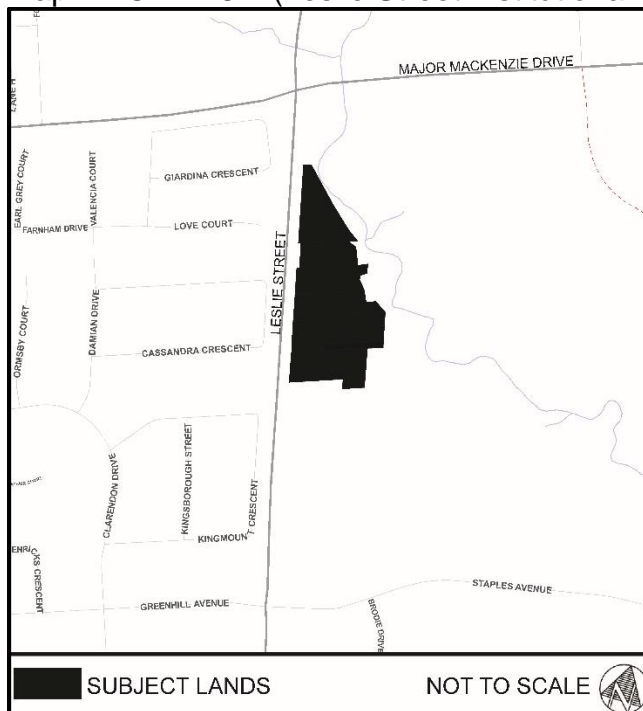
Approved by: Mary-Anne Dempster, City Manager

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

Location Map:

Below is a map displaying the amendment area location (refer to Map 1). OPA 18.2 pertains to lands presently designated “Employment Area” in the City’s Official Plan, located south of Major Mackenzie Drive East and fronting onto the east side of Leslie Street in the Headford Business Park. Should you require an alternative format of this map, please contact the person listed above.

Map 1 - OPA 18.2 (Leslie Street Institutional Area)



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Proposal:

This staff report recommends an amendment to the City's Part I Official Plan (2010) in the form of establishing a new land use designation entitled "Leslie Street Institutional Area" which will become part of the City's urban structure. The amendment includes area-specific land use and design policies to permit a mix of institutional, office, and small-scale retail and commercial uses that are being recommended to Council for adoption through Official Plan Amendment 18.2 ("OPA").

A copy of OPA 18.2 is appended to this staff report as Appendix A. The OPA pertains to lands that are presently designated "Employment Area," which are situated between Leslie Street and Highway 404. The lands within the amendment area are presently identified for employment uses in the City's OP; however, through the amendment the City proposes to convert the lands to allow for the orderly development of institutional and other business related land uses that would not otherwise be permitted under the City's current policy framework.

In accordance with Provincial, Regional and local policies, the conversion of employment lands to non-employment uses is required to proceed at the time of a municipal comprehensive review (MCR). York Region is presently in the process of undertaking a MCR to update its Official Plan. Similarly, in November 2019 the City of Richmond Hill initiated its own process to update its OP and in doing so has set out to establish an appropriate policy framework for the lands along the east side of Leslie Street and south of Major Mackenzie Drive East that are subject to conversion. The proposed policy framework, which is being recommended to City Council at this time for adoption, seeks to facilitate development in a manner that is consistent with the City's land use vision for the area.

By way of summary, OPA 18.2 proposes to establish the following policy direction that, once adopted and approved, will be applicable to development within the amendment area:

- Policies directing that the predominant use of land shall be for a mix of institutional, office, and retail uses that are compatible with the surrounding area;
- Policies to limit the size and scale of retail and commercial uses to ensure that they are small-scale and serve the immediate function of the area and not a broader regional function. The amendment limits large-format retail and commercial development to ensure that they do not dominate or reduce opportunity for new or expanding office and institutional uses in the area;
- Policies directing that building heights be limited to a maximum height of 10 storeys, consistent with the lands immediately to the south which are designated "Employment Area" and that also permit a maximum height of 10 storeys;

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- Policies to limit residential uses within the amendment area with the exception of residential uses that are “accessory” to a long-term care facility or private school;
- Policies directing that sensitive land uses shall not be permitted to locate near significant known air emission sources and that development of such uses shall be required to demonstrate compliance with Provincial land use compatibility guidelines in light of the amendment area’s proximity to designated employment lands to the south;
- Policies requiring that development be sensitive to the cultural heritage resources that exist within the area, in accordance with the City’s OP policies; and
- Policies requiring that development adhere to the City’s Urban Design Guidelines and promote the character and function of the area through a variety of means including, but not limited to, incorporating heritage buildings into the design of new developments and through protection of Greenway System lands,

OPA 18.2 also includes a number of complementary amendments to the policies and schedules of the Part I OP to give effect to the area-specific policies established for the Leslie Street Institutional Area designation. The recommended policy changes to the Part I OP are set out under Part Two of the OPA, and are appended to this report as Appendix A.

Background:

The subject city-initiated Official Plan Amendment was considered at a statutory Special Council Public Meeting held on June 29, 2020, wherein Council received staff report SRPRS.20.097 for information purposes and directed that all comments on the proposed official plan amendment be referred back to staff for consideration. The extract of this meeting is attached to this report as Appendix B. No immediate concerns were raised by Council, landowners, or members of the public on the proposed amendment at the statutory council public meeting. A summary of the comments heard through the public consultation process is described in the latter sections of this report.

Summary Analysis:

OPA Location and Adjacent Uses

The proposed amendment area (“subject lands”) encompasses the area along Leslie Street, south of Major Mackenzie Drive East, and generally affects the properties municipally known as 9843, 9853, 9861, 9875, 9893, 9901 and 9947 Leslie Street (refer to Schedule 1 in Appendix A). The area occupies a total land area of approximately 3.0 hectares, with property sizes in the amendment area ranging from 0.2 to 0.9 hectares.

The subject lands currently support a mix of land uses, with a range and mix of commercial, retail, office and institutional uses. The City’s OP presently identifies the area as part of the City’s designated employment lands in the Headford Business Park,

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situated between Leslie Street and Highway 404. There are a number of designated and potential built cultural heritage resources in the area, which are identified on the City's inventory of buildings of architectural and historical importance. These cultural heritage resources reflect the area's history and historic development, which dates back to the late 1800's vis-à-vis development of the Headford Hamlet area. To the west of the proposed amendment area are lands designated Neighborhood, which consist of primarily single-detached dwellings that form part of the Bayview Hill community. To the east are lands that are designated "Greenway System" (part of the Rouge River Valley) and lands that are designated "Employment Area" and "Employment Corridor". To the south are lands designated "Employment Area" otherwise known as the Headford Business Park.

Notwithstanding the area's designation for Employment in the City's OP, the subject lands presently function as a mixed-use area and as a hub for institutional uses. The current area-specific zoning permissions allow for a limited range of small-scale commercial, retail, office and institutional uses in addition to the primary industrial uses that are directed to the Headford Business Park. Moreover, many of the existing institutional uses in the area are well-established and form a coherent cluster of institutional development despite not having permission for such uses under the current policies of the City's OP.

Reasons for the OPA

As noted in Staff Report SRPRS.20.097 (June 29, 2020), City Council considered recommendations concerning requests for employment land conversions in February 2020 and in regards to the broader context of York Region's MCR . One of those conversion requests was with respect to a proposal by Carefirst Seniors and Community Services Association who is seeking approval of a long-term care facility for its property at 9893 Leslie Street. Regional Council supported the employment land conversion request at its [February 27, 2020 Regional Council Meeting](#).

City Staff undertook a comprehensive assessment of the conversion requests affecting lands within the City that were submitted to the Region through its MCR. The area affected by OPA 18.2 was determined to be appropriate for non-employment uses through application of the Region's conversion criteria, the criteria set out under A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and based on Staff's assessment of the local context. Given that the requests made by Carefirst and the City constitute a conversion of employment lands under the City's OP, the City's policies require that conversions be considered in the context of a municipal comprehensive review. Accordingly, OPA 18.2 is being considered in the context of the City's broader OP Update process, and in accordance with the provisions of Section 26 of the Planning Act that deal with the updating of an Official Plan. If adopted by Council, it is intended that development proposals requiring either a Zoning By-law Amendment application or application for minor variance be evaluated against the policies of the Official Plan as amended by OPA 18.2.

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Planning Analysis:

Provincial Policy

The Provincial Policy Statement along with provincial plans and municipal official plans provide a policy framework for planning, growth management and development. This framework is implemented through a range of regulatory tools and land use controls, including but limited to, zoning by-laws, plans of subdivisions and site plan control. Provincial plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies set out in Provincial plans also represent minimum standards, and City Council can choose to go beyond these minimum standards to address matters of local importance unless doing so would be in direct conflict with any Provincial policies.

Staff note that all decisions of Council in respect of the exercise of any authority that affects a planning matter is required to be consistent with the Provincial Policy Statement and shall conform to Provincial plans. Moreover, all comments, submissions and advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans that are in effect.

Provincial Policy Statement (2020)

Official Plan Amendment 18.2 is consistent with the PPS 2020.

Section 1.0 of the PPS deals with “Building Strong and Healthy Communities”. The OPA will provide for mixed use development in the form of a range and mix of institutional and business-related land uses such as office, small-scale commercial and retail uses consistent with the direction set out in Policy 1.1.1 of the PPS 2020. In particular, the OPA provides direction for the establishment of institutional uses, such as long term care facilities, which support healthy, liveable, safe communities as directed by the PPS.

The policies of the OPA are also designed to limit residential and other sensitive land uses from being located near significant known air emissions sources, or if avoidance is not possible, to minimize and mitigate potential adverse effects from odor, noise and other contaminants consistent with Policies 1.1.1 and 1.2.6.1 of the PPS 2020. The policies respecting sensitive land uses in the OPA are intended to avoid development and land use patterns that may cause public health and safety concerns for the community, and ensure that the development of the City’s employment lands, that are situated immediately to the south of the amendment area, are not inhibited from being used for purposes permitted under the City’s Official Plan.

Section 1.3 of the PPS deals with “Employment” and directs municipalities to promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional and broader mix of uses to meet long term needs. In addition, the policies of Section 1.3.2 direct that planning authorities plan for, protect, and preserve employment areas for current and future uses and that planning

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authorities assess employment areas identified in local official plans to ensure that current land use designations are appropriate for the planned function of employment. The PPS 2020 directs that any conversion of lands within employment areas to non-employment uses occur through a comprehensive review where it has been demonstrated that the land is not required for employment purposes over the long term, and there is a need for the conversion. Accordingly, OPA 18.2 is being considered under the Region's MCR process and has not been identified by as being part of the Region's proposed supply of designated employment lands.

Section 2.0 of the PPS deals with the "Wise Use and Management of Resources" and directs municipalities to conserve significant built heritage resources and significant cultural heritage landscapes. The recommended policies set out in OPA 18.2 are consistent with the PPS 2020 in that they require that development recognize and be sensitive to cultural heritage resources that exist in the surrounding area and incorporate heritage buildings deemed to have heritage value into the design of new developments.

[A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019](#)

OPA 18.2 conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 ("Growth Plan").

Section 2.0 of the Growth Plan supports the achievement of complete communities that feature a diverse mix of land uses and convenient access to local stores and public service facilities (e.g. programs and services provided by, or subsidized by a government body, including but not limited to social assistance, recreation, health and educational programs and cultural services). The recommended OPA conforms to the Growth Plan as it contributes to a complete community by providing for a diverse mix of land uses. OPA 18.2 directs for a mix of institutional, office and small-scale retail and commercial uses that complement office and community uses and provides policy direction for the establishment of public service facilities that support the local community. The recommended OPA also includes policies which limit the development of sensitive land uses to not locate near significant known sources of air emissions and provides policies to minimize land use conflict with employment areas to maintain land use compatibility.

Section 2.2.5 of the Growth Plan includes policy direction on employment, and encourages municipalities to designate and preserve lands within settlement areas located adjacent to or near major goods movement corridors and highway interchanges for manufacturing, warehousing and logistics. The City's recommended OPA is located within a settlement area and encompass lands that are presently designated employment in the City's OP. While the subject lands are near the Highway 404 goods movement corridor and a highway interchange; the local context and existing uses in the area make the subject lands unlikely to be used effectively for those desired uses.

Section 2.2.5(7) of the Growth Plan directs municipalities to plan for employment areas by prohibiting residential uses and prohibiting or limiting other "sensitive land use" that

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are not ancillary to the primary employment use. The Growth Plan defines sensitive uses as buildings, amenity areas or outdoor spaces where routine or normal activities would experience adverse effects from contaminant discharge generated by nearby facilities. The definition includes examples such as day care centres, and education and health facilities. As such, some of the current uses located within the subject lands would be considered in conflict with the Growth Plan. Accordingly, the removal of the subject area from the City's "Employment" designation would resolve this conflict and permit these uses to continue and to grow.

Provincially Significant Employment Zones

The Growth Plan 2019 introduced policy direction respecting Provincially Significant Employment Zones (PSEZ's). As noted in staff report SRPRS.20.097, PSEZ's reflect employment areas that are of a provincial interest and which are critical to the local and provincial economy to provide a stable supply of employment across the Greater Golden Horseshoe. Accordingly, the provincial policies respecting PSEZ's direct that such lands and any locally designated employment areas within them can only be converted to non-employment uses at the time of a MCR.

OPA 18.2 is an area that is identified within the Province's PSEZ mapping. Before these lands can be converted from employment to the recommended "Leslie Street Institutional Area" designation, they must first be approved for conversion through the City's and Region's MCR process and then subsequently approved by the Region.

City Staff have engaged with both Provincial and Regional staff to address the provincial policy requirements respecting conversion of lands within a PSEZ. Provincial staff have advised that the PSEZ's that have been identified by the Minister are now in place and accordingly these areas are subject to the policies set out in the A Place to Grow. As the approval authority, the Province will look to the Region to address provincial interests associated with the provincial policy framework respecting PSEZ's.

The Region has provided comments on the OPA, which acknowledges that the City's municipally-initiated amendment constitutes a conversion of employment lands. The letter also indicates that as part of the Region's MCR process, Regional Council on March 12, 2020 expressed support for the conversion of employment lands in the area identified in OPA 18.2 (refer to [Item H.2.3](#)). (Copies of this correspondence is provided in Appendix E of this staff report.)

City Staff note that at the time of writing this report, the Region has yet to issue final recommendations for the employment conversion requests submitted to the Region through its MCR. A recommendations report is scheduled to go forward to Regional Council on October 22, 2020 requesting direction from Regional Council. Regional Staff have indicated that following Regional Council's approval of the conversion requests, Regional staff will then be in a position to process and approve OPA 18.2.

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York Region Official Plan

The City's municipally initiated OPA conforms to the in-force policies of the York Region Official Plan ("ROP").

Chapter 3 of the ROP sets out policy direction for "Healthy Communities". The policies of the ROP direct that human services such as healthcare, education, community and social services that have a significant impact on the quality of life of York Region residents be accessible and that the delivery of these services meet the diverse needs of residents and workers. The policies of the OPA conform to the ROP by providing appropriate policy direction for the establishment of human services, such as long term care facilities, which serve to meet the diverse needs of residents in the City.

The ROP also directs local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent lands to protected heritage properties shall conserve heritage attributes. The City's municipally-initiated OPA conforms to the ROP as it includes policy direction requiring development to recognize and be sensitive to cultural heritage resources that exist in the surrounding area and incorporate heritage buildings into the design of new developments.

With respect to amendments to local municipal official plans, Section 8.3 of the ROP sets out criteria for exemptions of local amendments from Regional approval. These exemptions include, among other matters, where amendments are of local significance and no Regional interest is adversely affected. Policy 8.3.8(d) of the ROP explicitly lists applications for employment land conversion as not eligible for Regional exemption. Accordingly, OPA 18.2 requires formal approval from the Region under the Region's existing policy framework.

City of Richmond Hill Official Plan

OPA 18.2 which is being recommended to Council for adoption conforms to the general intent and vision set out in the City's 2010 Official Plan.

Vision and Urban Structure

The City's urban structure depicts the physical makeup of the City over the long term. It provides a visual synthesis of Provincial and Regional policy direction for growth management, and includes the City's centres and corridors, neighborhoods, employment lands and the Greenway System. OPA 18.2 builds on the policy direction established in the City's OP for the urban structure and the analysis emerging through the City's OP Update.

Through adoption of OPA 18.2, a new area entitled "Leslie Street Institutional Area" will be added to the City's urban structure. This area will form part of the City's urban structure framework as described under Section 3 of the OP. The area shall be characterized as an area for a mix and range of institutional and business-related land uses in a context that is sensitive to the heritage resources of the area, and will act as a

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hub for institutional uses as well as office, small-scale commercial and retail development that is compatible with land uses to the west and south of the amendment area. The recommended policies set out in OPA 18.2 are generally consistent with the vision set out in the City's OP as it seeks to facilitate compatible development that enhances the character of the area. In doing so, the policies of the OPA seek to establish a cohesive corridor for a mix of land uses that provide a valuable function to the surrounding area and the City as a whole.

Land Use

OPA 18.2 advances the land use policies and objectives set out in the City's OP and the Provincial Plans. The policies of the OPA direct for an appropriate mix of institutional and other non-residential land uses that are compatible with the neighborhood lands to the west, and the employment area lands that are designated for traditional industrial uses to the south of the amendment area.

Section 3 of the City's OP sets out policies to establish a complete community that is consistent with provincial and regional policy direction. The OP notes that a complete community provides opportunities for people to live, work, shop and play. Among other considerations, one of the key components to the establishment of a complete community is the integration of land uses, where appropriate, to encourage a mix and range of uses that reflect the needs of the City's diverse and growing population. The policies of the City's OP note the importance of providing for a mix and range of land uses in appropriate locations to balance housing, employment, services, amenities and parks and urban open spaces. As articulated in Policy 3.1.4(1) of the OP, the appropriate mix and range of land uses within each area of the urban structure shall reflect the planned function of the area. OPA 18.2 is consistent with City's OP wherein it establishes the Leslie Street Institutional Area as a new land use designation and includes with it area-specific land use policies that are tailored to the unique context of the area.

The policies of OPA 18.2 explicitly limit the size and scale of commercial and retail uses to ensure they are small-scale, and primarily serve the immediate community and not a broader regional function. Accordingly, large-format retail and commercial developments are not permitted. Moreover, residential uses are also not permitted, with the express exception of residential uses that are "accessory" to long term care facilities. This provides flexibility to long term care facilities that may operate on a continuum of care business model that require some self-contained units for seniors who may in the future require specialized long term care.

The policies of the OP also address matters related to land use compatibility. The City's OP requires appropriate mitigation of adverse impacts on sensitive land uses from noise, odour and vibration emanating from emission generating sources such as airports, rail yards, railways, provincial highways, arterial streets, primary transit corridors and industrial uses. Sensitive land uses are to be buffered through a variety of mechanisms including but not limited to, appropriate development standards, building

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design, location of outdoor living and amenity areas, provision of landscaping, trees, fencing and berms. This is consistent with provincial and regional policies, which direct municipalities to prohibit or limit residential and other sensitive land uses in employment areas, and include appropriate transition from employment areas to adjacent non-employment areas. Sensitive land uses include, but are not limited to: residences, day care centres, and educational and health facilities (PPS, 2020). The policies of OPA 18.2 are consistent with the above noted policy direction. The amendment includes policy direction to limit sensitive land uses from locating near significant known air emission sources and directs development of sensitive land uses to demonstrate compliance with the Province's land use compatibility guidelines. These policies respond to the amendment area's proximity to the employment lands within the Headford Business Park that are situated to the south.

Built Form

The City's OP provides policy direction and development criteria for built form within the areas of the urban structure. Among other matters, built form affects building articulation, massing, height and architectural quality. The OP's vision directs that new development be pedestrian-oriented, compact and human-scaled with the objective of promoting mobility, walkability, fostering social interaction, and ensuring compatibility with existing development. The existing character of the Leslie Street Institutional Area is predominantly low-rise, generally with 1-2 storey buildings on small lots, many of which reflect the historical context of the Headford Hamlet area.

The planned context articulated through the policies of OPA 18.2 includes permission for buildings of up to 10 storeys in height, massed appropriately in accordance with the City's urban design guidelines and incorporating design features, architectural and landscape elements to optimize connections to the City's Greenway System. In addition, built form is required to be sensitive to the cultural heritage resource values of the area. The building height permission of 10 storeys is consistent with the existing permissions for the Employment Area designation that are situated immediately to the south of the amendment area. This promotes intensification and allows for a consistent policy approach towards building heights along the east side of the Leslie Street corridor, south of Major Mackenzie Drive East.

Cultural Heritage Resources

The heritage conservation policies of the City's OP (Section 3.4.2) provides direction for the retention, rehabilitation and adaptive reuse of cultural heritage resources identified in the City's Register and inventory of buildings with architectural importance and heritage value. The lands within the Leslie Street Institutional Area designation encompass 4 of the 10 remaining buildings associated with the historic settlement of Headford. The conservation of cultural heritage resources is an integral part of development in order to maintain and enhance the identity and character of the City and promote its past. Accordingly, the policies of OPA 18.2 direct that development shall be sensitive to the cultural heritage resource values within the Leslie Street Institutional Area consistent with in-force policies set out in the City's Part I OP.

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Private Development Application (9893 Leslie Street)

At the time of writing, there is one active development application in process respecting lands within the official plan amendment area. An application for a Zoning By-law Amendment has been submitted on behalf of Carefirst Seniors and Community Services Association for 9893 Leslie Street. The application was submitted in June 2020, deemed complete in July 2020, and is currently in circulation through the planning approvals process. A Statutory Public Meeting in accordance with the Planning Act respecting the application took place on September 9, 2020. The purpose of the public meeting was to seek comments from Council with respect to the applicant's proposed zoning by-law amendment application.

Carefirst is seeking permission to redevelop its property for a mixed-use, 6 storey building comprised of employment and institutional uses. The proposed development would include a combined use of medical centre and active community centre for seniors, a long term care facility comprising 120 long term care beds, pharmacy, and office space. The proposal deems itself as a "Community Hub", with the long term care facility acting as a not-for-profit facility with funding from the Province.

City staff note that the applicant's proposed Zoning By-law amendment does not conform to the in-force employment area policies set out in the City's OP. Carefirst has not submitted an application for an Official Plan Amendment to facilitate its development aspirations through its proposed zoning by-law amendment, rather it is seeking to rely on the City's municipally-initiated official plan amendment to establish the policy framework and permissions to allow for the proposed institutional uses on its landholdings. Staff note that the land use permissions sought by Carefirst through its Zoning By-law Amendment application generally reflect the permissions articulated in OPA 18.2, as recommended to Council for adoption. However, the applicant's zoning by-law amendment, if approved, cannot be in effect until such time as OPA 18.2 is adopted by Council and subsequently approved by the Region.

Consultation

Public consultation regarding OPA 18.2 commenced in May 2020 with the issuance of notification indicating the City's intent to amend its Official Plan. The OPA recommended to Council for adoption responds to the comments received from the consultation process as set out below.

Virtual Public Open House

In accordance with the requirement set out in Section 17 of the Planning Act, on June 22, 2020 the City hosted a virtual public open house in light of the ongoing COVID-19 pandemic and restrictions placed on in-person consultations. This was the first time the City had conducted a public open house for an Official Plan related matter. The public were able to tune in to the livestream webcast which was administered by City Staff remotely through the City's Youtube [webpage](#). The open house provided an overview of OPA 18.2 by City staff and the floor was opened to comments from the public.

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The only comments received were regarding clarification of how the cultural heritage policies would be applied and a justification of the 10 storey height limit in the presence of heritage resources. A copy of the written comments received at and following the virtual open house are appended to this report as Appendix C.

In response to the comments received, City Staff note that the building height policies recommended in the OPA are appropriate for the area, and are consistent with the existing building height permissions for the Employment Area designation that are situated immediately to the south of the amendment area. This allows for a consistent treatment of building heights along the east side of the Leslie Street corridor. In addition, the policies of the OPA direct for development to be sensitive to the cultural heritage resource values of the area and refer to the existing in-force policies of the City's OP related to cultural heritage, as such no additional policy direction is required in the OPA itself.

Statutory Special Council Public Meeting

Following the June 22, 2020 virtual public open house, a Statutory Public Meeting in accordance with the Planning Act was held on June 29, 2020 respecting the City's municipally initiated OPA for the Leslie Street Institutional Area. The proposed amendment was brought forward to Council for information purposes only, with a recommendation that all comments be referred back to City Staff. The only written correspondence regarding OPA 18.2 was submitted to the City Clerk on behalf of Carefirst Seniors and Community Services Association respecting OPA 18.2 (refer to Appendix D). No immediate issues or concerns were raised by Members of Council or the public at the special council public meeting respecting OPA 18.2.

On-going public information

The City's Official Plan Update [webpage](#) is updated regularly to provide information regarding the Official Plan Update in general and OPA 18.2 specifically. In light of this report the City provided notice of the September 23, 2020 Council Public Meeting on the OP Update webpage on September 10, 2020. Notice was also issued via e-mail to all those who requested to be notified.

Meetings with Landowners

On August 6, 2020 the City provided notification by regular mail to all property owners of lands within the area affected by OPA 18.2. The letter notified landowners to contact the City and meet with City Staff to discuss the proposed OPA, and provide comments on the proposed amendment. Due to the on-going COVID-19 pandemic emergency, meetings were held using electronic video teleconferencing technology. Out of the 7 properties notified, City Staff heard back from one landowner at 9893 Leslie Street who are the owners of the Carefirst Seniors and Community Services Association property. City Staff met with representatives of Carefirst on August 19, 2020. Staff note that Carefirst and its representatives are generally supportive of the City's intent to proceed with a municipally initiated OPA for the area. Several comments were received respecting the urban design policies set out in the OPA and the cultural heritage policies

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in light of the fact that the building on the Carefirst property is listed in the City's heritage inventory. Notwithstanding the comments received, no major issues or concerns warranting substantial changes to the OPA were raised.

Circulation to External Agencies and Prescribed Bodies and Comments Received:

In accordance with the provisions of the Planning Act, the City posted prescribed information respecting OPA 18.2 including copies of the draft official plan amendment on the City's OP Update webpage and sent the material to all prescribed bodies, including the Region of York who is the approval authority for the amendment. The prescribed information was provided 20 days in advance of the June 29, 2020 Statutory Special Council Public Meeting.

Comments were received from the Toronto and Region Conservation Authority, Alectra Utilities, the Region of York and Staff from the Ministry of Municipal Affairs and Housing, with no major concerns raised. A copy of the comments are appended to this report as Appendix E.

Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The Official Plan Amendment initiated by the City aligns with **Goal Two - Better Choice in Richmond Hill** by providing options for people at all stages of life, in addition to **Goal Four - Wise Management of Resources in Richmond Hill** by using land responsibly.

Next Steps:

Following Council's adoption of OPA 18.2 (refer to Appendix A), a copy of the OPA and its associated record will be provided to the Region who is responsible for issuing approval of the Council adopted amendment. Notification of Council's decision to adopt the amendment will be issued to all prescribed bodies and to those who have requested notification. As the approval authority for municipal official plan amendments, the Region has the authority to approve, modify and approve, or refuse Council's decision to adopt an official plan amendment. The Region will then issue notice of its decision. There is a 20-day period within which the Region's decision on the official plan amendment can be appealed to the Local Planning Appeal Tribunal.

In accordance with Section 17(22) and (23) of the Planning Act, Council is required to provide written notice when adopting an amendment to its Official Plan in a prescribed manner within 15 days after the day of adoption. Notification must be given to the approval authority, whether or not the amendment is exempt from approval, and to each person or public body that filed with the City Clerk requesting notification of adoption of

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the plan. Accordingly, should Council choose to adopt OPA 18.2 as set out in Appendix A, notice of the adoption of the plan shall be given in the manner prescribed under the *Planning Act*.

Conclusion:

OPA 18.2 is the outcome of a comprehensive review and assessment of the area through the Region's Municipal Comprehensive Review Process, and forms part of the City's emerging work respecting employment lands through the update of its Official Plan. The amendment provides an appropriate policy framework for the orderly development and management of growth for the area affecting the east side of Leslie Street, and south of Major Mackenzie Drive East. The OPA seeks to facilitate the development of a mix and range of institutional and business related land uses that are appropriate for the area to meet the needs of the community.

OPA 18.2 recommended to Council for adoption is consistent with the Provincial Policy Statement (2020), conforms to A Place To Grow: Growth Plan for the Greater Golden Horseshoe (2019) and conforms to the general intent of City's Official Plan (2010). The recommended policy framework set out in the amendment reflects appropriate permissions for land use, built form and scale that fits within the local context and is sensitive to the cultural heritage resources in the area. Accordingly, for the reasons set out in this report, City Staff recommend that Council adopt OPA 18.2 and the complementary policy changes to the City's Part I OP set out in Appendix A, which give effect to the amendment.

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.

- Appendix A – Amendment 18.2 to the Richmond Hill Official Plan (D01-20006)
- Appendix B – Extract of Special CPM 062920
- Appendix C – Virtual Public Open House Comments (June 22, 2020)
- Appendix D – Correspondence from Carefirst Seniors and Community Services Association (June 29, 2020)
- Appendix E – Comments from External Agencies and Prescribed Bodies RE: Official Plan Amendment 18.2 (D01-20006)

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Report Approval Details

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| Document Title: | SRPRS.20.126 - Request for Approval_City-Initiated Official Plan Amendment 18.2_Leslie Street Institutional Area.docx |
| Attachments: | <ul style="list-style-type: none">- Appendix A_Amendment 18.2 to the Richmond Hill Official Plan.pdf- Appendix B_Extract of Special CPM 062920.pdf- Appendix C_Virtual Public Open House Comments_OPUpdate.pdf- Appendix D_Correspondence from Carefirst RE_Item 3.1 (1).pdf- Appendix E_Comments from External Agencies and Prescribed Bodies.pdf |
| Final Approval Date: | Sep 2, 2020 |

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

Patrick Lee - Sep 2, 2020 - 9:32 AM

Kelvin Kwan - Sep 2, 2020 - 10:12 AM

MaryAnne Dempster - Sep 2, 2020 - 1:59 PM