

Amendment 18.2 To The Richmond Hill Official Plan

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The Corporation of The City of Richmond Hill

By-Law XX-20

A By-law to Adopt Amendment 18.2
to the Richmond Hill Official Plan

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 Amendment No. 18.2 to the Richmond Hill Official Plan, consisting of the text and maps provided in the attached Part Two, Section 2.2 of this document, is hereby adopted and consolidated with the Richmond Hill Official Plan.
2. That the Clerk is hereby authorized and directed to make application to the Regional Municipality of York for approval of the aforementioned Amendment No. 18.2 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 ____th day of _____, 2020

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

Richmond Hill Official Plan

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 18.2 to The Richmond Hill Official Plan, from “Employment Area” to “Leslie Street Institutional Area”, and to establish area-specific policies related to permitted uses and design policies related to the development of the lands for a mix of institutional, office, and small-scale retail and commercial uses.

1.2 Location

The lands affected by this Amendment are located on the east side of Leslie Street, south of Major Mackenzie Drive East, and are described as: Concession 3, PT Lot 19, RP65R4761 Part 1, Concession 3, PT Lot 20, Concession 3 PT Lot 20, RP65R25179 Part 1, Concession 3 PT Lot 20, RP65R7096, PT Part 1, Concession 3 PT Lot 20, Markham Concession 3, PT Lot 20 RP65R27165 Parts 1 and 3 RP65R33834 Parts 2 and 4, Concession 3 PT Lot 20., municipally known as 9843, 9853, 9861, 9875, 9893, 9901, and 9947 Leslie Street respectively. The parts of the lands subject to this amendment have a total land area of approximately 3.0 hectares (7.41 acres) and are shown on Schedule 1 attached hereto.

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 intensification and redevelopment within existing settlement areas to create more sustainable communities and to use land and infrastructure more efficiently;
- the amendment conforms to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*, which supports the achievement of complete communities that feature a diverse mix of land uses and convenient access to local stores, services and public service facilities;
- the amendment 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. In addition, the lands are proposed to be excluded from being identified as part of the Region’s employment lands through the Region’s municipal comprehensive review

process so as to facilitate a conversion of the amendment area from employment to non-employment uses; and,

- the amendment provides direction to intensify the continued use of the area for a mix and range of institutional and business land uses that are not presently permitted, and provide policy direction for compatible land uses to the south and west of the 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 in section 2.2 and the attached Schedule “1”, constitute Amendment 18.2 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 “A1” (Urban Structure)** be amended by removing the area shown on Schedule 1 attached to Amendment 18.2 from the “Employment Lands” shown on Schedule A1 and replacing it with a “Leslie Street Institutional Area (LIA)” notation.

2.2.2 That **Schedule “A2” (Land Use)** be amended by adding the “Leslie Street Institutional Area (LIA)” designation and redesignating the lands from “Employment Area” to “Leslie Street Institutional Area”, for the area shown on Schedule 1 attached to Amendment 18.2;

2.2.3 That the second paragraph in the Preamble under Section 3.1.3 – Urban Structure of the Richmond Hill Official Plan be replaced with the following text:

“The urban structure framework identified in this Plan was developed to help depict the physical make-up of the City over the long-term planning horizon. It provides a visual synthesis of Provincial and Regional policy direction for growth management combined with feedback from the public on where Richmond Hill’s distinct features, systems, economies and places should be enhanced. Based on the Official Plan guiding principles, the urban structure framework includes the *centres and corridors*, the neighborhoods, *employment lands*, the Leslie Street Institutional Area, and the Greenway System (see Figure 2).”

2.2.4 That Figure 2 under Section 3.1.3 – Urban Structure of the Richmond Hill Official Plan be amended as follows:

i. By adding a new number 10 to Figure 2 with the following text:

“Leslie Street Institutional Area (LIA) – The Leslie Street Institutional Area is focused along the east side of Leslie Street, north of the Headford Business Park Employment Lands and south of Major Mackenzie Drive East. This area is generally characterized as an area for a mix and range of institutional and business land

uses in a context that respects the heritage values of the area, provides a hub for institutional uses, and provides compatible land uses to the south and west of the area.”

- 2.2.5 That Policy 3.1.3(2) of the Richmond Hill Official Plan be replaced with the following text:

“Over the time horizon of this Plan, the *centres and corridors* of the urban structure shown on **Schedule A1** (Urban Structure) and defined on **Schedule A2** (Land Use) to this Plan shall accommodate the majority of the City’s projected population growth. Projected employment growth will be accommodated within the City’s *employment lands*, the Leslie Street Institutional Area, and in the *centres and corridors*. The addition of new or expansion of existing *centres and corridors* is not anticipated and shall only be initiated by the City through a municipal comprehensive review.”

- 2.2.6 That Section 3.1.3 – Urban Structure of the Richmond Hill Official Plan be amended as follows:

- i. By adding a new policy numbered (17) with the following text:

“(17) The Leslie Street Institutional Area designation will accommodate intensification through *office*, institutional, small-scale *retail* and small-scale *commercial* uses. The Leslie Street Institutional Area is envisioned as a cohesive corridor for institutional, *office*, small-scale *retail* and small-scale *commercial* uses that provide a valuable function to the immediate area and the City as a whole.”

- 2.2.7 That Section 3.1.4 – Integrating Land Uses of the Richmond Hill Official Plan be amended as follows:

- i. By adding a new policy numbered (7) with the following text:

“(7) Where an existing or planned public rapid transit corridor intersects the Leslie Street Institutional Area designation, the mix and range of permitted uses shall be in accordance with the policies of Section 4.12 of this Plan.”

- 2.2.8 That Policy 3.1.6(2) of the Richmond Hill Official Plan be replaced with the following text:

"The City continues to diversify its economic base by developing its *centres and corridors* and the Leslie Street Institutional Area

designation for a range of economic uses, such as office, retail and commercial activity.”

- 2.2.9 That Policy 3.1.7(4) of the Richmond Hill Official Plan be replaced with the following text:

“Community uses within the *centres and corridors* and the Leslie Street Institutional Area designation shall be accommodated in a more compact, urban form which may include the location of the use on small sites or the co-location of uses on a site or within a building, including multi-storey buildings.”

- 2.2.10 That Policy 3.1.9.7(3) of the Richmond Hill Official Plan be amended by adding the words “or institutional” after the word “residential” so that it appears as follows:

“Where residential or institutional development is proposed in proximity to a Provincial highway, an airport, a railway, an arterial street, or an industrial use, proponents of *development* shall be required to submit a Noise and Vibration analysis and implement required mitigation measures to the satisfaction of the City.”

- 2.2.11 That Policy 3.3.2(6) of the Richmond Hill Official Plan be amended as follows:

- i. By deleting the word “and” in Policy 3.3.2(6)(d), so that it appears as follows:

“A protected and enhanced natural environment;”

- ii. By adding the word “and” in Policy 3.3.2(6)(e) so that it appears as follows:

“*Employment lands* that are well designed and include compatible business support services; and”

- iii. By adding a new policy numbered (f) with the following text:

“(f) A diverse range of institutional, *office* and small-scale *retail* and small-scale *commercial* uses within the Leslie Street Institutional Area designation, in accordance with the policies of Section 4.12 of this Plan.”

- 2.2.12 That Policy 4.1.1(1) of the Richmond Hill Official Plan be replaced with the following text:

“A range of community uses shall generally be permitted within the *settlement area*, with the broadest range of community uses directed to the *centres and corridors*. A more limited range of community uses may be permitted in the Neighborhood, Leslie Street Institutional Area, Employment Area and Employment Corridor designations as set out in the policies of this section.”

2.2.13 That Section 4.1.1 – Community Uses of the Richmond Hill Official Plan be amended as follows:

i. By adding a new policy numbered (9) with the following text:

“(9) Within the Leslie Street Institutional Area designation, the following community uses shall be permitted:

- a. Government facilities such as government offices, fire and emergency services and other public service facilities
- b. Public secondary schools, in accordance with policy 4.1.1.6 of the Official Plan
- c. Public elementary schools, in accordance with policy 4.1.1.5 of the Official Plan
- d. Private secondary and elementary schools in accordance with policy 4.1.1.4 of the Official Plan
- e. Post-secondary schools, in accordance with policy 4.1.1.4 of the Official Plan
- f. Places of Worship, in accordance with policy 4.1.1.7 of the Official Plan
- g. *Day Nurseries*
- h. *Long-term care facilities*
- i. Arts and cultural facilities
- j. Social Services”

2.2.14 That Chapter 4 – Land Use of the Richmond Hill Official Plan be amended as follows:

i. By adding a new Section 4.12 entitled “Leslie Street Institutional Area” and include the following text:

“4.12 Leslie Street Institutional Area

Preamble

The Leslie Street Institutional Area is focused along the east side of Leslie Street, adjacent to the Headford Business Park Employment

Lands and south of Major Mackenzie Drive East as shown on Schedule A2 (Land Use) to the Richmond Hill Official Plan. This area was once part of the Headford Hamlet area and contains a few of its original buildings that are part of the City's cultural heritage inventory. The purpose of the Leslie Street Institutional Area is to intensify the continued use of this area for a mix and range of institutional and business land uses in a context that respects the cultural heritage resources of this area, provide a hub for institutional uses and provide compatible land uses to the south and west of the area.

4.12.1 LAND USE

It is the policy of Council that:

1. The predominant use of land within the Leslie Street Institutional Area designation shown on Schedule A2 (Land Use) to the Official Plan shall be for a mix of institutional, and *office development* complemented by *retail* and *commercial development* that is *compatible* with the surrounding area.
2. The following land uses shall be permitted within the Leslie Street Institutional Area designation:
 - a. Community uses in accordance with policy 4.1.1(9) of the Official Plan;
 - b. *Office*;
 - c. Small-scale *commercial*;
 - d. Small-scale *retail*;
 - e. Parks and urban open spaces in accordance with Section 3.4.4 of the Official Plan;
 - f. Uses accessory to *long-term care facilities* and private schools listed in policy 4.1.1(9) of the Official Plan;
3. For the purposes of Policies 4.12.2(c) and 4.12.2(d) of this Plan, small-scale *retail* and *commercial* uses shall provide opportunities for small businesses and shall be complementary to *office* or community uses. These uses shall not be permitted to predominate the *development* on the site. For greater certainty, standalone large format *retail* and *commercial development* shall not be permitted.
4. *Development* shall have a maximum building height of 10 storeys.
5. Residential uses are not permitted in the Leslie Street Institutional Area designation, with the exception of residential uses that are *accessory to long-term care facilities*.

6. *Sensitive land uses* shall not be permitted to locate near significant known air emissions sources. *Development of sensitive land uses*, where permitted, shall demonstrate compliance with the Ministry of Environment's land use compatibility guidelines for sensitive land uses and shall not inhibit the development of *Employment Lands* for the purposes permitted by the Official Plan and that are adjacent to the Leslie Street Institutional Development Area.
8. Notwithstanding Policy 4.1.1(4) of this Plan, existing private secondary schools and elementary schools in the Leslie Street Institutional Area designation which legally existed on the date of adoption of this Plan, but which do not meet the criteria set out in Policy 4.1.1(4)(a) and/or (b) of the Official Plan, shall be permitted and may expand subject to the provisions set out in the applicable Zoning By-law.
9. *Development* shall be sensitive to the *cultural heritage resource* values of this area, in accordance with Section 3.4.2 of this Plan.

4.12.2 DESIGN

The lands within the Leslie Street Institutional Area designation are part of the historic settlement of Headford. This small community was once a thriving spot due to the development of several Rouge tributary mills, tradesmen's shops, a general store, a Methodist Church and a post office. Section 3.4.2 of this Plan promotes the retention, rehabilitation and adaptive reuse of cultural heritage resources identified on the City's Register as an integral part of the development in order to maintain and enhance the identity and character of the City.

It is the policy of Council that:

Building a Strong Vibrant Identity and Character

1. Applications for *development* in the Leslie Street Institutional Area designation should incorporate the urban design guidelines of the City-wide Richmond Hill Urban Design Guidelines.
2. *Development* shall promote the character and function of the area by:
 - a. Framing Leslie Street with pedestrian supportive building designs and landscape/streetscape treatments that are *compatible* with the scale and character of the existing context;

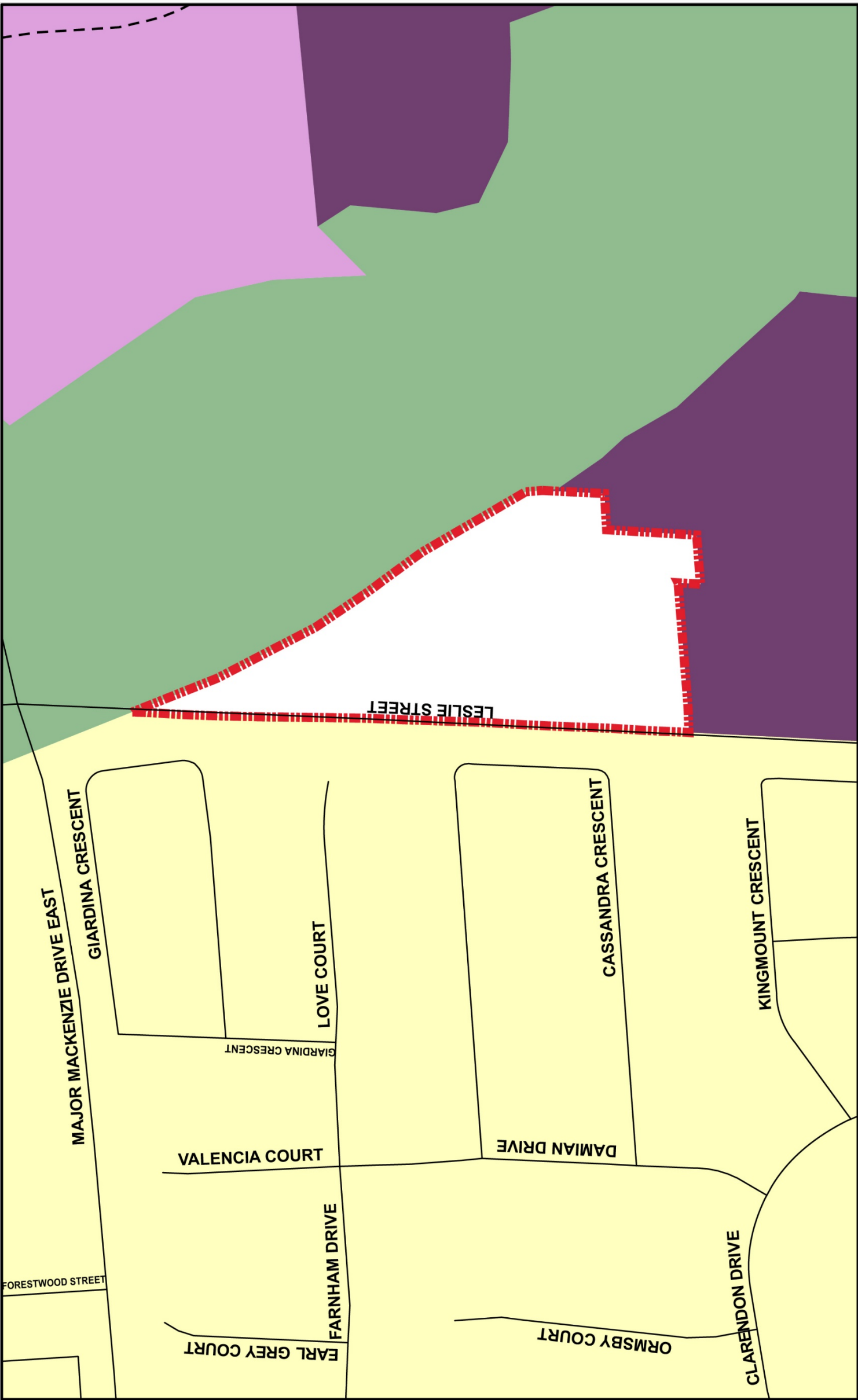
- b. Providing a series of focal points with coordinated streetscape elements that contribute to a unified theme;
 - c. Incorporating heritage buildings into the design of new *development* wherever possible;
 - d. Providing building façade treatments that coordinate with the qualities of the heritage buildings in the area;
 - e. Incorporating creative building design features, architectural and landscape elements to optimize physical connections, views and vistas to the Greenway System;
 - f. Providing walkways, fencing and/or landscaping to clearly delineate and protect the Greenway System;
 - g. Using appropriately sized native species, limit impervious surfaces and incorporate *low impact development* approaches; and
 - h. Campusing or co-locating community uses wherever possible
3. Applications for *development* may be required to submit a concept plan, in accordance with Section 5.2 of the Official Plan, which demonstrates how the proposed *development* meets the land use and design policies of this Plan, and how it fits with the existing context of the site and surrounding area.”

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.

Schedule 1 identifies the lands that are the subject of OPA 18.2. Attachments 1 and 2 attached herein are provided to illustrate how OPA 18.2 amends Schedules A1 and A2 of the City of Richmond Hill Official Plan.

Schedule 1 - OPA 18.2 Boundary



Legend

Lands to be Redesignated from "Employment Area to "Leslie Street Institutional Area" (OPA 18.2)



Natural Core

Employment Area

Employment Corridor

Neighbourhood

BLOCK 21

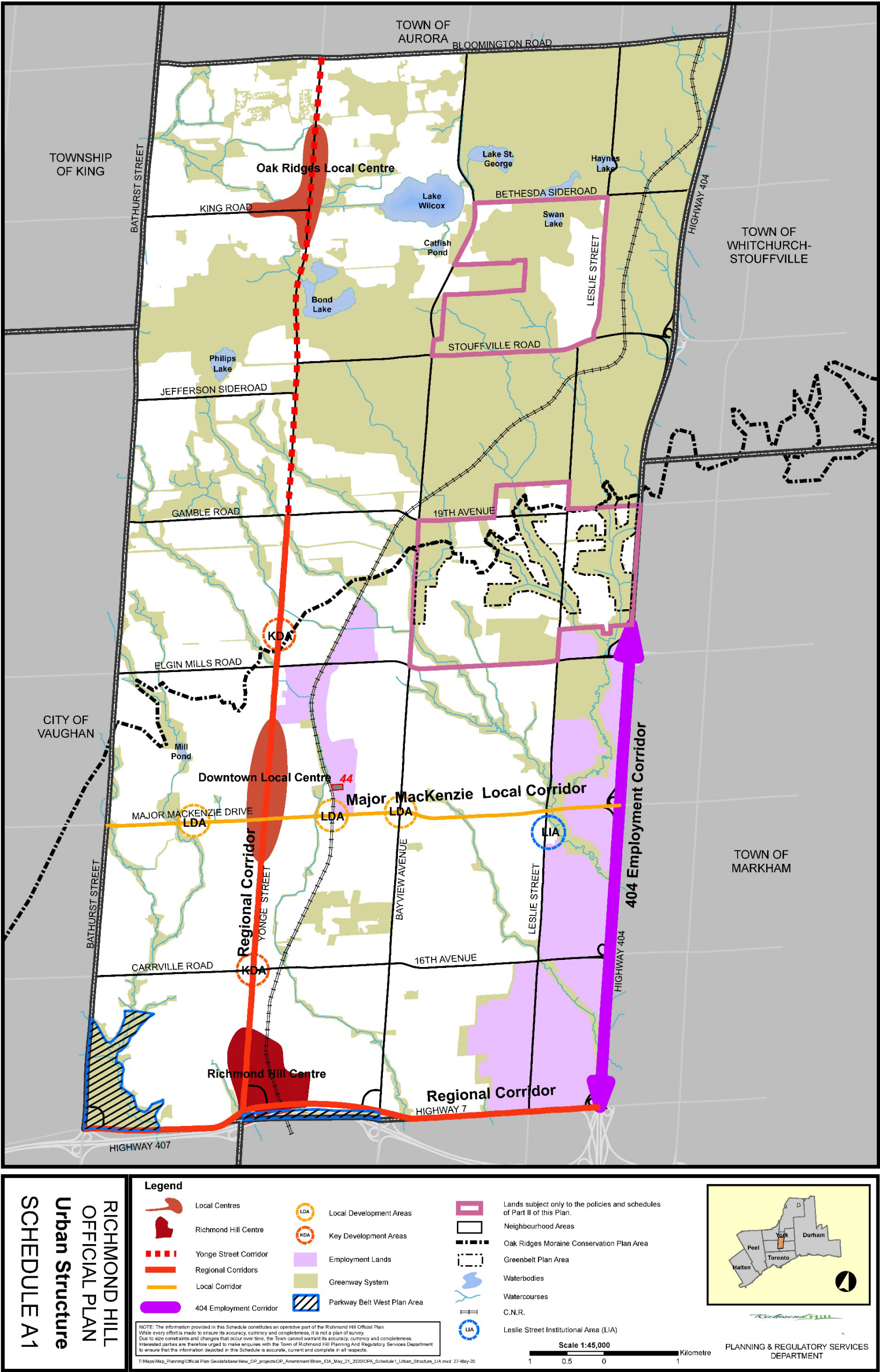
File No. D01-20006



CITY OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

BD/HL SRPRS.20.

Attachment 1 – Illustration of Schedule A1 (Urban Structure), as amended by OPA 18.2



Attachment 2 – Illustration of Schedule A2 (Land Use), as amended by OPA 18.2

