

**Amendment 25
To The Richmond Hill
Official Plan**

Table of Contents

Title	Page
Certification Page	(i)
Adopting By-law	(ii)
Part One – The Preamble	
1.1 Purpose	2
1.2 Location	2
1.3 Basis	2
Part Two – The Amendment	
2.1 Introduction	3
2.2 Details of Amendment	3
2.3 Implementation and Interpretation	3

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(i)

Richmond Hill Official Plan

Official Plan Amendment 25

The attached schedule and explanatory text constitute Amendment No. 25 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. 157- 20 in accordance with Sections 17 and 21 of the *Planning Act* on the 9th day of December, 2020.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

(ii)

The Corporation of The City Of Richmond Hill

By-Law 157-20

A By-law to Adopt Amendment 25 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 25 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 25 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 9th day of December, 2020.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

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

Part Two - The Amendment, consisting of text, constitutes Amendment 25 to the Richmond Hill Official Plan.

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Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to permit a high density mixed-use development at the southeast corner of Yonge Street and 16th Avenue within the **Key Development Area (KDA)** land use designation. The Amendment will permit the development of two mixed-use residential/commercial buildings of 43 and 38 storeys in height on top of a six storey podium, with a total Gross Floor Area of 65,550 square metres (705,574 square feet), at a Floor Space Index of 8.77, and 962 residential units.

1.2 Location

The lands affected by this Amendment are located at the southeast corner of Yonge Street and 16th Avenue, and are described as Part of Lot 1, Registered Plan 3805 and Part of Lots 1, 2 and 3, Registered Plan 3806, City of Richmond Hill, municipally known as 9251 Yonge Street (the “Subject Lands”). The area of the Subject Lands is 0.759 hectares (1.875 acres).

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* (2020), which directs that within “Settlement Areas” municipalities are required to plan for and accommodate intensification and redevelopment to create more sustainable communities and to use land and infrastructure more efficiently; and further directs that municipalities plan to accommodate a mix and range of housing both in form and tenure;
- the development proposal conforms to the *Growth Plan for the Greater Golden Horseshoe* (2020) which directs that development within 500 to 800 meters of a bus rapid transit station shall provide transit supportive development with a minimum density of 160 residents and jobs per hectare;
- 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; and directs that a minimum of 35% of new residential units located within key development areas are affordable to low and moderate income households;
- the proposed high density mixed-use residential/commercial development is permitted and encouraged within the Key Development Area designation as transit-oriented and pedestrian supportive in the *Richmond Hill Official Plan*; and,

- an appropriate Section 37 Community Benefits package that includes the provision of community housing units has been provided in return for the increased height and density proposed by the subject development.

Part Two - The Amendment

2.1 Introduction

Section 2.2. of this part of the document entitled Part Two – the Amendment, constitutes Amendment 25 to The Richmond Hill Official Plan.

2.2 Details of the Amendment

The Richmond Hill Official Plan, as amended, shall be amended as follows:

2.2.1 Section 6 (Exceptions) Policy 5 shall be deleted and replaced with the following:

“Notwithstanding any other provision of this Plan to the contrary, for the lands legally described as Part of Lot 1, Plan 3805 and Part of Lots 1, 2 and 3, Plan 3806 and municipally known as 9251 Yonge Street as shown on Exemption Area “5” on **Schedule A11** (Exceptions) to this Plan (the “Subject Lands”), the following shall apply:

- a) The subject lands shall be developed for purpose built rental residential development consisting of two buildings, with ground level commercial uses;
- b) The maximum building heights shall be 38 and 43 storeys;
- c) A maximum 8.77 FSI shall be permitted;
- d) Access from Yonge Street shall be limited to right-in and right-out movements;
- e) A future vehicular connection to Northern Heights Drive shall be protected for along the south east limit of the Subject Lands. In the interim, a secondary access to the lands shall be from the 16th Avenue Service Road with traffic movements limited to a right-in, right-out and left turn-in. This interim access along 16th Avenue Service Road shall be modified for service and/or car share vehicle access at such time as a direct connection to Northern Heights Drive has been implemented at the owner’s expense;
- f) Development shall be designed to protect for a potential subway extension from Richmond Hill Centre and continuing north. Accordingly, the owner shall enter into an agreement with the Region of York to secure the following:

- i. Dedicate to the Region, at no cost and free of all encumbrances, except for the existing servicing easement (Inst. R654356) an easement for a subsurface right of way and support for a future subway extension based on a draft plan of survey prepared by P. Salna Surveying dated June 22, 2011 (and bearing York Region date stamp July 15, 2011), on file with the Region and as shown on **Schedule A12** (Line of Subway Easement) to this Plan; and,
- ii. Submit an application to the Toronto Transit Commission, to the satisfaction of the Commission and Region acting reasonably, in accordance with the TTC's Developer's Guide

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