

Amendment 28 To The Richmond Hill Official Plan

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(i)

Richmond Hill Official Plan

Official Plan Amendment 28

The attached schedule and explanatory text constitute Amendment 28 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 84-21 in accordance with Sections 17 and 21 of the Planning Act on the ____ day of _____, 2021.

Joe DiPaola
Deputy Mayor

Stephen M.A. Huycke
City Clerk

(ii)

The Corporation of the City of Richmond Hill

By-law 84-21

A By-law to Adopt Amendment 28 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 approves as follows:

1. That Amendment 28 to the Richmond Hill Official Plan, consisting of the attached Part Two and Schedule 1 is hereby adopted.
2. This by-law shall come into force and take effect on the day of the final passing thereof.

Passed this ____ day of _____, 2021.

Joe DiPaola
Deputy Mayor

Stephen M.A. Huycke
City Clerk

Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to amend the provisions under Policy 9.6.3.3 Neighbourhood Commercial of the Official Plan of the City of Richmond Hill respecting Chapter 9 – the North Leslie Secondary Plan, to permit medium density residential and live-work uses on the west side of Leslie Street, north of 19th Avenue. This amendment will allow stand-alone street townhouse dwelling units, block townhouse dwelling units and live-work dwelling units as additional permitted uses on the subject lands.

1.2 Location

The lands affected by this Amendment are located at the northwest corner of Leslie Street and 19th Avenue, legally described as Part of Lot 31, Concession 2, E.Y.S., municipally known as 11546 Leslie Street. The lands are identified as Block 200 within the Deergate Plan of Subdivision 19T(R)-03013 and are situated at the southeast corner of the Deergate plan (the “subject lands”). The subject lands have a total area of approximately 0.48 hectares (1.186 acres) and are shown on Schedule 1 – Subject Lands attached hereto.

1.3 Basis

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

1. The Provincial Policy Statement (PPS 2020) sets out the overall direction on matters of Provincial interest related to land use planning and development, and includes policies that encourage the efficient use of land, infrastructure and services by directing development within existing settlement areas. The PPS also requires the provision of a range and mix of land uses with densities to meet intensification targets and manage growth within existing settlement areas, while providing for complete communities.

The proposed development is consistent with the PPS with respect to the efficient use of land, infrastructure and services, and provides for a range and mix of housing types, densities and employment opportunities.

2. The Greenbelt Plan was updated in 2017 to provide clarity about urban structure, how future growth should be accommodated and what must be protected for future generations. The subject lands are located within the boundaries of the Greenbelt Area by virtue of being located on the Oak

Ridges Moraine, but are also situated within the Settlement Area of the Oak Ridges Moraine as defined by the Oak Ridges Moraine Conservation Plan.

In this regard, the Greenbelt Plan stipulates that the subject lands will continue to be governed by the policies and requirements of the Oak Ridges Moraine Conservation Plan.

The proposed development conforms to the policies of the Greenbelt Plan and the policies and requirements of the Oak Ridges Moraine Conservation Plan and Oak Ridges Moraine Conservation Plan Act.

3. The Growth Plan, 2019 for the Greater Golden Horseshoe ("Growth Plan") was consolidated and updated in 2020. The 2019 Growth Plan guides decisions on a wide range of matters, including economic development, land use planning, urban form and housing. It also promotes increased intensification of existing built-up areas, with a focus on urban growth centres, corridors and major transit stations, while providing a minimum density target for Greenfield Areas. The Growth Plan also provides for the protection of lands within the Greenbelt Area to provide consistent and long-term protection throughout the Greater Golden Horseshoe.

The Growth Plan establishes a minimum density target of no less than 50 residents and jobs combined per hectare applicable to Designated Greenfield Areas. Developments are to be planned to support the creation of a complete community which consists of a mix of land uses, including residential and employment uses.

The proposed development conforms to the Growth Plan with respect to accommodating urban growth and development by contributing to the achievement of the Province's minimum density targets for designated greenfield areas, by providing a mix of uses in the form of residential and live-work units.

4. The Oak Ridges Moraine Conservation Plan ("ORMCP") was updated in 2017 and designates the subject lands Settlement Area. The ORMCP is an ecologically based plan that provides land use and resource management planning direction on a Regional or City-wide scale on how to protect the Moraine's ecological and hydrological features and functions. All uses, including the creation of new lots which are otherwise permitted under the City of Richmond Hill's Official Plan and applicable Secondary Plans, shall be permitted within the Settlement Area, subject to compliance with the provisions of the ORMCP.

The development proposal conforms to the Oak Ridges Moraine Conservation Plan, which designates the lands Settlement Area, which permits urban uses subject to the policies of the North Leslie Secondary Plan and the York Region Official Plan.

5. The York Region Official Plan, 2009 ("YROP") Map 1 - Regional Structure, designates the subject lands Urban Area. The new community area of North Leslie has been planned in a comprehensive and coordinated manner consistent with the policies of York Region through the City of Richmond Hill's Secondary Plan for the area. The Urban Area designation permits a wide range of land uses including residential, commercial, employment and institutional uses. With respect to housing, the established minimum density target is consistent with the Growth Plan, 2019 (50 residents and jobs per hectare).

The proposal reinforces and supports the planned urban structure identified in the YROP by providing a medium density development with retail/commercial opportunities in a live-work built form, contributing to the creation of a complete community. The proposal demonstrates consistency with the objectives of the York Region Official Plan and conforms to the specific policies within the North Leslie Secondary Plan and the York Region Official Plan.

6. The subject lands are located within Chapter 9 - the North Leslie Secondary Plan, of the City of Richmond Hill's Official Plan. The Secondary Plan promotes the protection of environmental features, surface and groundwater resources, and environmental functions and processes, forming the basis from which all other land use policies are derived. Subject to the environmental protection policy requirements being met, lands within the Secondary Plan Area are intended to provide development opportunities that include residential, employment, office, institutional, open space and other purposes that support the creation of a complete community.

The proposed development maintains the general intent and purpose of the goals, objectives and policies of the North Leslie Secondary Plan, including preserving the provision for neighbourhood commercial uses, as well as contributing to the projected population and employment growth of the City and York Region. The proposed development will also contribute to the diversified housing stock and provide mixed use commercial and retail opportunities in the form of live-work dwellings that provide employment opportunities to support the local neighborhood.

Part Two – The Amendment

2.1 Introduction

All of this part of the document entitled Part Two – The Amendment, consisting of the following text outlined in Section 2.2 constitute Amendment 28 to the Richmond Hill Official Plan.

2.2 Details of the Amendment

The Official Plan of the City of Richmond Hill, is amended as follows:

2.2.1 That Policy 9.6.3.3 Neighbourhood Commercial of The North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be amended by adding the following:

“i. Notwithstanding policy 9.6.3.3(a), of this Secondary Plan, for the lands designated “Neighbourhood Commercial” located west of Leslie Street and north of 19th Avenue the following shall apply:

i. in addition to those uses listed in Policy 9.6.3.3(a), the following land uses shall also be permitted:

- stand-alone Street Townhouse Dwellings;
- stand-alone Block Townhouse Dwellings; and,
- Live-Work Dwellings.

ii. the maximum height shall be 4 storeys.

iii. where Street Townhouse Dwellings, Block Townhouse Dwellings or Live-Work Dwellings are proposed, a minimum density of thirty-five (35) units per net residential hectare (fourteen (14) units per net acre) and a maximum density of sixty (60) units per net residential hectare (twenty-five (25) units per net acre) shall be permitted.”









2.2.1 That all other policies of this Secondary Plan shall continue to apply to the subject lands.



**AMENDMENT No.28 TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SCHEDULE 1
LAND USE PLAN**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No.28 TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

Legend

- | | |
|---|---|
|  Area affected by this amendment |  Employment Corridor |
| |  Low Density Residential |
| |  Medium Density Residential |
| |  Medium/High Density Residential |
| |  Natural Heritage System |
| |  Neighbourhood Commercial |
| |  Protected Countryside |



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