

**Amendment 31
To The Richmond Hill
Official Plan**

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(i)

Richmond Hill Official Plan

Official Plan Amendment 31

The attached schedule and explanatory text constitute Amendment 31 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 17-22 in accordance with Sections 17 and 21 of the Planning Act on the 23rd day of February, 2022.

David West
Mayor

Ryan Ban
Deputy City Clerk

(ii)

The Corporation of the City of Richmond Hill

By-law 17-22

A By-law to Adopt Amendment 31 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 31 to the Richmond Hill Official Plan, consisting of the attached Part Two and Schedule 1 is hereby adopted.
2. That the Clerk is hereby authorized and directed to provide to the Regional Municipality of York for information the aforementioned Amendment 31 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 23rd day of February, 2022.

David West
Mayor

Ryan Ban
Deputy 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 of the Official Plan of the City of Richmond Hill respecting Chapter 9 - North Leslie Secondary Plan to permit a high density, mixed-use development at the northeast corner of Bayview Avenue and Elgin Mills Road East. This amendment will permit the development of approximately 344 apartment dwelling units and 56 townhouse dwelling units on the subject lands.

1.2 Location

The lands affected by this Amendment are located at the northeast corner of Bayview Avenue and Elgin Mills Road East, municipally known as 0 Elgin Mills Road East and legally described Part of Lot 26, Concession 2, E.Y.S (the “subject lands”). The subject lands have a total area of approximately 4.07 hectares (10.05 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:

1. The Provincial Policy Statement (PPS) sets out the overall direction on matters of Provincial interest related to land use planning and development, and includes policies that encourage new growth within urban areas. The PPS requires that natural heritage features be protected for the long term and the diversity and connectivity of natural heritage features shall be maintained, restored or where possible improved recognizing linkages between and among natural heritage features and areas.

The proposed development is consistent with the PPS with respect to the efficient use of land and infrastructure, and the preservation of natural heritage features.

2. The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) was updated in 2020 and is intended to guide decisions on a wide range of matters, including economic development, land use planning, urban form and housing. The Growth Plan promotes increased intensification of existing built-up areas and building more compact greenfield communities.

The Growth Plan provides direction to plan for a range of housing options that can accommodate a mix of household sizes in locations with access to

transit and other amenities. The Growth Plan also provides for the identification and protection of a Natural Heritage System for the Growth Plan outside of the Greenbelt Area and Settlement Areas, and applies protections similar to those in the Greenbelt Plan to provide consistent and long-term protection throughout the Greater Golden Horseshoe.

The proposed development conforms to the Growth Plan with respect to accommodating urban growth and development, providing a range and mix of housing options, meeting the growth target for designated greenfield areas of 80 residents and jobs per hectare, and protecting Key Natural Heritage Features and Key Hydrologic Features and their functions.

3. The York Region Official Plan (YROP) Map 1 - Regional Structure, designates the subject lands Urban Area and Regional Greenlands System. 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 proposed development demonstrates the environmental objectives of the York Region Official Plan and conforms with the Regional Greenlands, Natural Features and area specific policies to the North Leslie Secondary Plan contained within the York Region Official Plan.
4. The subject lands are located within Chapter 9 - North Leslie Secondary Plan, of the City of Richmond Hill's Official Plan. The existing "Neighbourhood Commercial" designation on the majority of the subject lands permits "Medium/High Density Residential" uses with a maximum building height of 10 storeys. The proposed increase in building height to 14 storeys is appropriate given the location of the subject lands at the intersection of two major arterial streets, the design of the proposed development which conforms with the City's Official Plan policies related to angular view planes, minimum tower separation distances and maximum floor plate sizes, the inclusion of non-residential uses at grade level, and the provision of an appropriate transition to adjacent existing and future uses.

The remainder of the subject lands are designated "Natural Heritage System", which requires 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. The proposed development achieves these objectives, as outlined in the Environmental Impact Study (EIS) and addendum completed by Beacon Environmental. The proposed development provides for compensation to address the wetland buffer reduction, as it provides for a minimum 27 metre buffer to a wetland. The proposed development maintains the general intent and purpose of the goals, objectives and policies of the North Leslie

Secondary Plan in being an Environment First Plan. The proposed development preserves the major tributaries and associated wetlands of the Rouge River by demonstrating that the development provides sufficient environmental buffers to Key Natural Heritage Features and Key Hydrologic Features and their functions.

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 31 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:

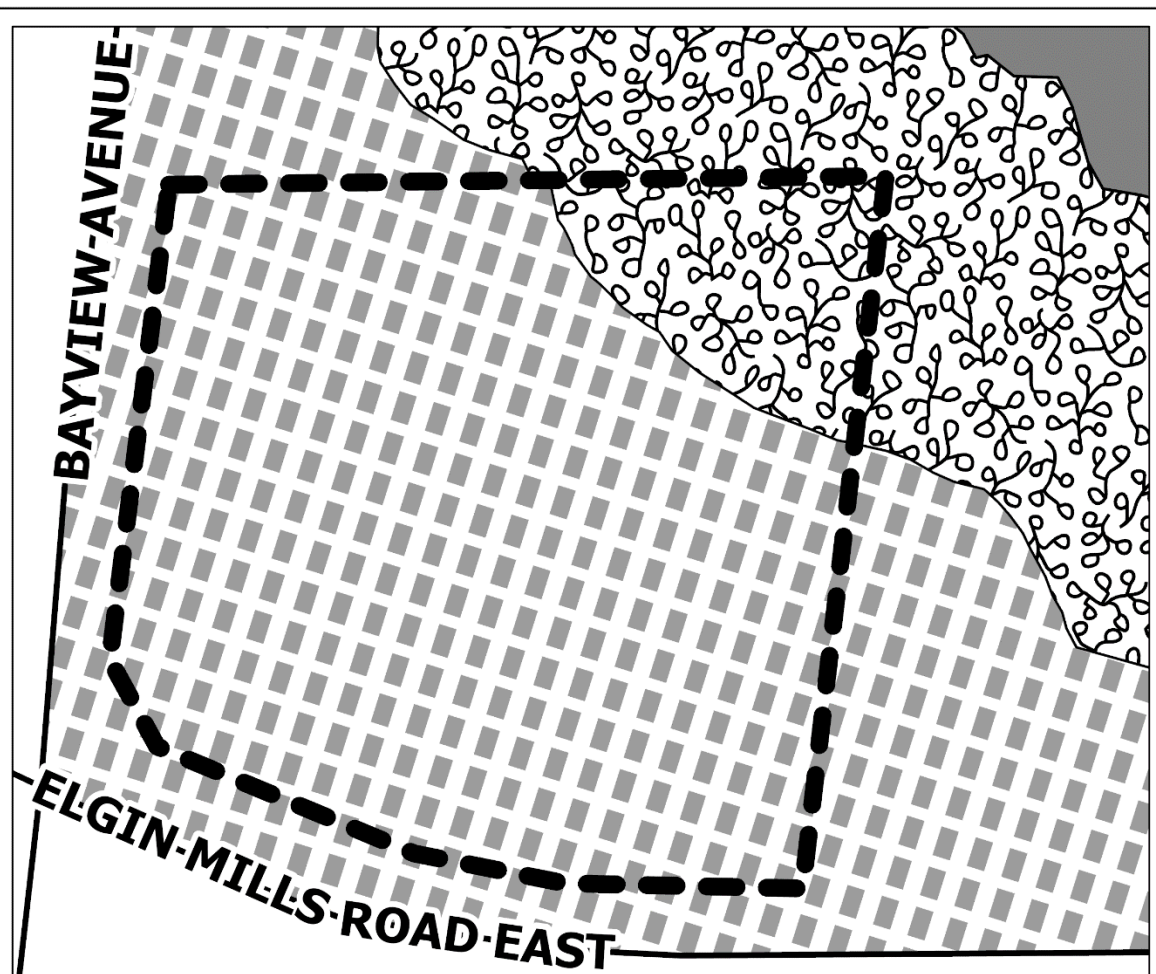
2.2.1 That Policy 9.5.2.2 Natural Heritage Systems of the North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be amended by adding the following:

“q. Notwithstanding Policy 9.5.2.2 b. i. f. of this Secondary Plan, for the lands municipally known as 0 Elgin Mills Road East and legally described as Part of Lot 26, Concession 2, E.Y.S (1430518 Ontario Limited), the limits of the Natural Heritage System will be defined as follows:

i. the edge of the wetland plus a minimum buffer of 27 metres.”

2.2.2 That Section 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 9.6.2.3 e. of this Secondary Plan, for the lands municipally known as 0 Elgin Mills Road East and legally described as Part of Lot 26, Concession 2, E.Y.S (1430518 Ontario Limited), the maximum height shall be 14 storeys.”



AMENDMENT No.31 TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SCHEDULE 1
LAND USE PLAN

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No.31 TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

Legend



Subject Lands



Natural Heritage System



Neighbourhood Commercial



Storm Water Pond

