

Official Plan Amendment No. 20

TO THE OFFICIAL PLAN

OF THE

RICHMOND HILL PLANNING AREA

DRAFT

OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

OFFICIAL PLAN AMENDMENT NO. 20

The attached schedule and explanatory text constitute Amendment No. 20 to the Official Plan of the
Richmond Hill Planning Area.

This amendment was prepared in accordance with the approval in principle issued by the Local
Planning Appeal Tribunal on April 17, 2020 and will be adopted by issuance of the Final Order by the
Local Planning Appeal Tribunal adopted under By-law 109-20 in accordance with Sections 17 and
21 of the *Planning Act* on this ____ day of ____ 2022.

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW 109-20

A By-law to adopt Amendment No. 20 to the Official Plan of the
Richmond Hill Planning Area.

NOW THEREFORE that the Local Planning Appeal Tribunal, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, hereby **ENACTS AS FOLLOWS**:

1. AND THAT this By-law shall come into force and take effect on the day of the final passing thereof.

PASSED THIS ____ DAY OF _____, 2022.

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PART ONE – THE PREAMBLE

1.1 PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the City of Richmond Hill Official Plan 2010, as amended, to facilitate a mid-rise and a low-rise residential development on the subject lands to this amendment, as described below.

1.2 LOCATION

The Lands subject to this Amendment (hereinafter referred to as the 'Subject Lands'), are located on the west side of Yonge Street, north of Naughton Drive and south of Brookside Road, and are municipally known as 59 Brookside Drive, City of Richmond Hill, Region of York. The Subject Lands are legally described as:

Part of Lots 1, 2 and 23 on Registered Plan 1642, Part of Lots 1, 2 and 3 on Registered Plan 3600 and All of Lot 4 on Registered Plan 3799, City of Richmond Hill.

1.3 BASIS

The decision to amend the Official Plan in accordance with the provisions below is based on the following considerations:

1. The Amendment proposes a mid- and low-rise development within the Neighbourhood designation and promotes intensification that provides a transition from the adjacent Key Development Area into the existing Neighbourhood lands.
2. The Provincial Policy Statement (PPS), 2020 sets out the overall direction on matters of provincial interest related to land use planning and development, including policies that encourage new growth to be directed within urban areas. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:
 - a. Efficiently use land, resources, infrastructure and public service facilities;
 - b. Avoid the need for unnecessary and/or uneconomical expansion of infrastructure; and,
 - c. Support the use of public transit in areas where it exists or is being developed.

The PPS promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, by ensuring all forms of residential intensification in parts of built-up areas have sufficient infrastructure to create a potential supply of new housing units and jobs. The proposed development is consistent with the Provincial Policy Statement.

3. The Growth Plan for the Greater Golden Horseshoe (Growth Plan) which was approved by the province in 2019, and is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Growth Plan promotes increased intensification in existing built-up areas, with a focus on urban growth centres and corridors in proximity to major transit stations. The subject property is along a Regional Corridor and is within walking distance to planned Bus Rapid Transit line. The proposed development conforms to the Growth Plan by supporting growth on a Regional Corridor, and by promoting transit-supportive densities.
4. The York Region Official Plan (YROP), identifies the Subject Lands as being located on a “Regional Corridor”. These corridors are planned to have a “*compact, well-designed, pedestrian-friendly and transit oriented built form.*” The proposed development conforms to the YROP.
5. The City of Richmond Hill Official Plan (City Official Plan), designates the Subject Lands as “Neighbourhood” and “Natural Core”. The proposed uses provide an appropriate transition within the Neighbourhood designation with the highest densities being located closest to Yonge Street and transitioning to low density residential adjacent to the existing Neighbourhood lands. This is consistent with the objectives of the City Official Plan.
6. The South Brookside Tertiary Plan, which is non-statutory, was approved by City Council in May 2018, which establishes medium and low density uses within the Tertiary Plan area to provide and guide permissions for additional height and density to inform the permissions to the Official Plan of the Richmond Hill Planning Area.

PART TWO - THE AMENDMENT

Part I Plan Policies

Add a new Policy "29" to Chapter 6 Exceptions:

29. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lots 1, 2 and 23 on Registered Plan 1642, Part of Lots 1, 2 and 3 on Registered Plan 3600 and All of Lot 4 on Registered Plan 3799, municipally known as 59 Brookside Drive) and shown as Exception Area "29" on **Schedule A11** (Exceptions) to this Plan, the following shall apply:
- a. It is intended that the subject lands be developed for a low and medium density residential development that includes, semi-detached dwellings, stacked townhouse dwellings and apartment buildings;
 - b. The maximum building height for an apartment building shall be 6 storeys; and;
 - c. the maximum density for residential uses shall be 105 units per hectare.

Part I Plan Schedules

Amend Schedule A 11 (Exceptions) of the Part I Plan as follows:

Add the lands municipally described as 59 Brookside Drive as a new Exception Area # 29