

Appendix B

Amendment 32 To The Richmond Hill Official Plan

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(i)

Richmond Hill Official Plan

Official Plan Amendment 32

The attached schedule and explanatory text constitute Amendment 32 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 11th day of May, 2022.

David West
Mayor

Stephen M.A. Huycke
City Clerk

(ii)

The Corporation of the City of Richmond Hill

By-law 17-22

A By-law to Adopt Amendment 32 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 32 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 32 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 11th day of May, 2022.

David West
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 permit a Place of Worship and associated Clergy's Residence on the subject lands.

1.2 Location

The lands affected by this Amendment are located at the south-east corner of Bathurst Street and Stockdale Crescent, municipally known as 9699 Bathurst Street and 89 Stockdale Crescent, and legally described as Lot 86 and Part of Lot 87, Plan 2027 (the "subject lands"). The subject lands have a total area of approximately 0.27 hectares (0.66 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 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 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.

The proposed development conforms to the Growth Plan with respect to creating complete communities by providing convenient access to community uses.

3. The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the Regional Official Plan (ROP). In addition, the section of Bathurst Street along the frontage of the subject lands has been identified as Special Study Area for Bathurst Street/Dufferin Street North/South Rapid Transit Corridor in accordance with Map 11 of the ROP. The Urban Area policies permit a full range and mix of urban uses. The proposal reinforces and supports the planned urban structure identified in the ROP by utilizing existing services to contribute to the creation of a complete community. The proposal demonstrates consistency with the objectives of the York Region Official Plan.
4. The Site is designated as “Neighbourhood” pursuant to the Richmond Hill Official Plan Land Use Schedule A2. The proposed development maintains the general intent and purpose of the goals, objectives and policies of the Plan, including providing community uses in appropriate locations within the City to contribute to a complete community.

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 32 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 Policy 4.1.1.7 shall not apply to the lands municipally known as 9699 Bathurst Street and 89 Stockdale Crescent and legally described as Lot 86 and Part of Lot 87, Plan 2027 (Richmond Hill Russian Jewish Centre).

