

Amendment 33 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	5
2.2 Details of Amendment	5
2.3 Implementation and Interpretation	6

Richmond Hill Official Plan

Official Plan Amendment 33

The attached schedule and explanatory text constitute Amendment Number 33 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 Number 86-22 in accordance with Sections 17 and 21 of the *Planning Act* on the 8th day of June, 2022.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City Of Richmond Hill

By-Law 86-22

A By-law to Adopt Amendment 33 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 33 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 make application to The Regional Municipality of York for approval of the aforementioned Amendment 33 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 8th day of June, 2022.

David West
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 and maps, constitutes Amendment 33 to the Richmond Hill Official Plan.

Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to permit a high-density residential development comprised of 20 and 15-storey apartment buildings and containing a total of 394 dwelling units on the subject lands.

1.2 Location

The lands affected by this Amendment are legally described as Part of Lot 38, Concession 1 W.Y.S. (Municipal Address: 8905 Bathurst Street). The lands, which are located on the east side of Bathurst Street, comprise the northern portion of the applicant's land holdings and have an area of approximately 1.08 hectares as 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") provides policy direction on matters of Provincial interest related to land use planning and development, including providing direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. In this regard, the PPS includes policies that encourage efficient land use and development patterns, support a range and mix of housing options, promote planning for open spaces, parks, trails and linkages, direct development away from natural hazards, and protect natural heritage systems, among other objectives.

The proposed development is consistent with the principles and objectives of the PPS.

2. The *Growth Plan for the Greater Golden Horseshoe* ("Growth Plan") informs decision-making regarding growth management and environmental protection within the Greater Golden Horseshoe ("GGH") and provides overall policy direction on matters of provincial interest. The Growth Plan builds upon the policy foundation provided by the PPS and establishes additional and more specific land use planning policies for the GGH. The Growth Plan provides an overarching vision for how and where growth shall occur, while accommodating forecasted growth within complete communities that support access to an appropriate mix of jobs and services, public service facilities, and a full range of housing options. To support the above objectives, the Growth Plan includes policies that direct growth within settlement areas, provide for a mix of uses and

services, encourage housing options, protect natural heritage features and establish minimum intensification and density targets, among other matters.

The Growth Plan also provides specific policies that guide and prioritize development within Major Transit Station Areas (MTSAs), which shall be identified in official plans and are generally defined as the area within an approximate 500 to 800 metre radius of a transit station. All MTSAs are required to be planned and designed in a manner that is transit-supportive. Furthermore, lands adjacent to or near to existing and planned frequent transit should support transit, active transportation and a range and mix of uses and activities. MTSAs that are served by light rail transit or bus rapid transit shall be planned for a minimum density target of 160 residents and jobs combined per hectare.

The proposed development is consistent with the policy direction as set out within the Growth Plan.

3. The York Region Official Plan ("ROP") guides economic, environmental and community building decisions to manage growth within York Region and establishes policies that support more detailed and refined planning by local municipalities. The ROP contains policies that support the development of a diverse and compatible mix of land uses and intensification which is to be directed within strategic locations in the built-up area. The ROP also contains policies relating to fostering high-quality design, a mix and range of housing types, the protection of natural heritage features and safety in relation to natural hazards.

The subject lands are presently shown within the **Parkway Belt West Plan** area in accordance with Map 1 (Regional Structure) of the ROP. As set out in **Policy 8.4.10** of the ROP, the boundaries and policies of the *Parkway Belt West Plan* ("PBWP"), as amended, take precedence over the designation shown on Map 1 of the ROP. However, where the PBWP is amended to remove lands, the Regional land use designation of the abutting lands outside of the PBWP will apply without amendment to the ROP. In this regard, the subject lands are designated **Urban Area** in accordance with the ROP, which will accommodate a significant portion of the planned growth within the Region.

The proposal demonstrates consistency with the policy direction and objectives of the York Region Official Plan.

4. The subject lands are designated **Parkway Belt West** with a **Greenway System** underlay in accordance with Schedule A1 (Urban Structure) and Schedule A2 (Land Use) of the City's Official Plan ("Plan"). Pursuant to Ontario Regulation 467/20, the Minister's Zoning Order was removed along with the PBWP for the subject lands in August, 2020. In this regard,

the applicant's Official Plan and Zoning By-law Amendment applications affect only the lands that have been removed from the PBWP.

For lands that have been removed from the PBWP, **Policy 4.10.8.3** of the Plan sets out four criteria that must be met, to the satisfaction of the City, with respect to an Official Plan Amendment submitted by the proponents of development. The proposed development conforms with the applicable criteria as established within the Plan.

At the time of preparation of this amendment, the City is undertaking an update to its Official Plan. As outlined in the Key Directions Report for the Richmond Hill Official Plan Update (the "Report") endorsed by Council on February 9, 2022, the Bathurst and Highway 7 area of the City has been identified as an emerging **Local Centre** that is envisioned to support transit-oriented development comprising a mix of uses. Official Plan Amendment Number 33 seeks to implement site-specific exceptions to facilitate the proposed development within the existing **Parkway Belt West** land use designation. Once the Plan Update process has been completed, a new land use designation will be established for the area.

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 33 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 **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number 34, as shown on Schedule 1 attached.

2.2.2 By adding the following to Chapter 6 (Exceptions):

“6.34

Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 38, Concession 1 W.Y.S. (Municipal Address: 8905 Bathurst Street) and shown as Exception Area Number 34 on Schedule A11 (Exceptions) to this Plan, the following shall apply:

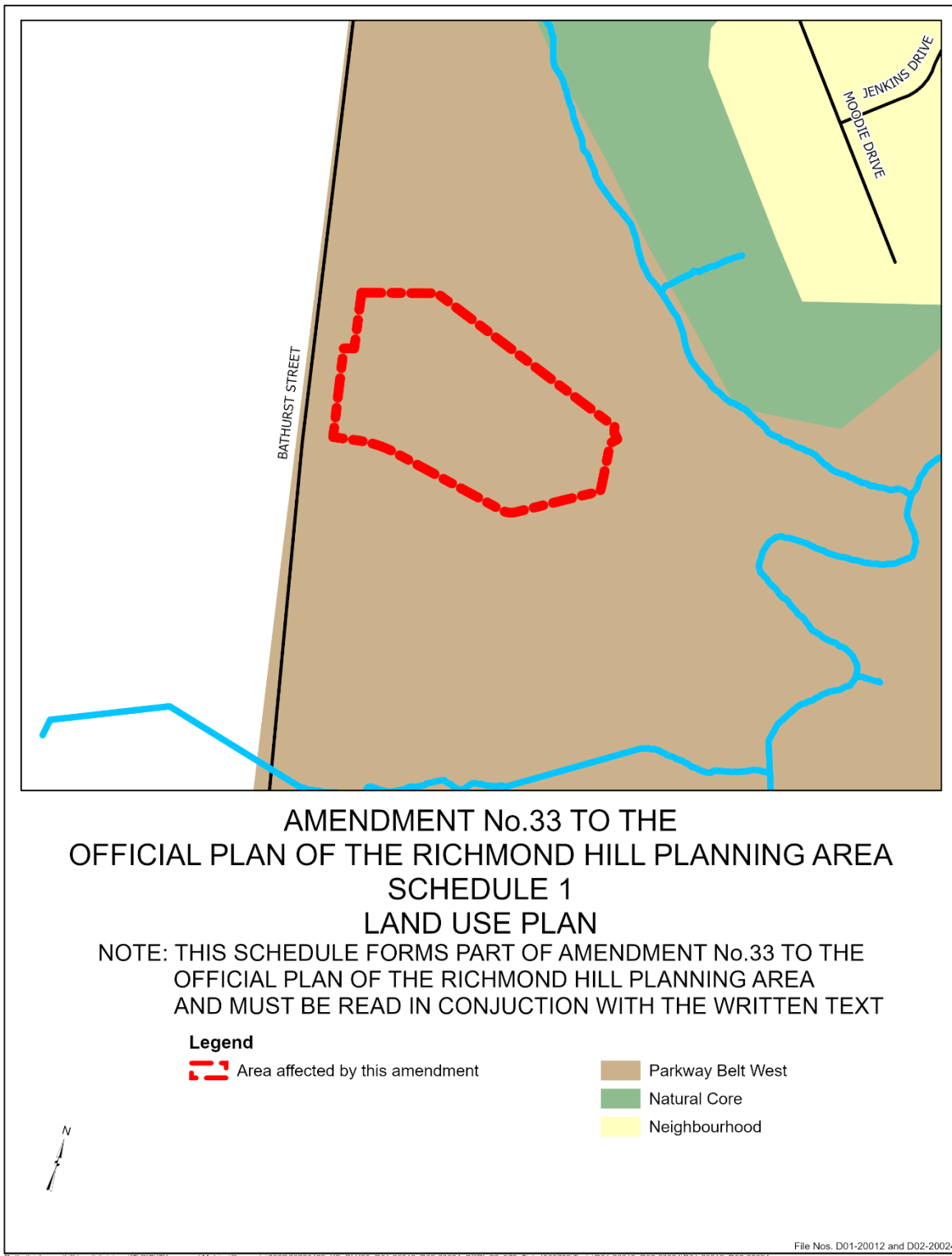
- a. The Province has revoked the Parkway Belt West Plan and the Minister’s Zoning Order, filed as Ontario Regulation 474/73 for the subject lands pursuant to Amendment Number 228 and Ontario Regulation 467/20 in August, 2020. As such, it is intended that the subject lands be developed for a high-density residential development;
- b. The maximum building height shall be 20 storeys;
- c. The maximum density shall be 3.55 Floor Space Index (FSI);
- d. **Policies 3.4.1.59** and **3.4.1.60** of the Plan shall not apply to the lands; and,
- e. Notwithstanding **Policy 3.2.2.3.7** of the Plan, reductions may be permitted to the minimum protection zone (buffer) from the outer limits of *hazardous lands* and *hazardous sites* to the satisfaction of the City and the Conservation Authority to facilitate *development* or *site alteration*. However, no such reduction shall be permitted unless it is demonstrated through a Geotechnical Study, Natural Heritage Evaluation and/or Floodplain Assessment, prepared to the satisfaction of the City and the Conservation Authority, that the *development* or *site alteration* will not pose a risk to human health and safety or property, will not adversely impact upon adjacent properties or infrastructure, and will not have a negative impact on

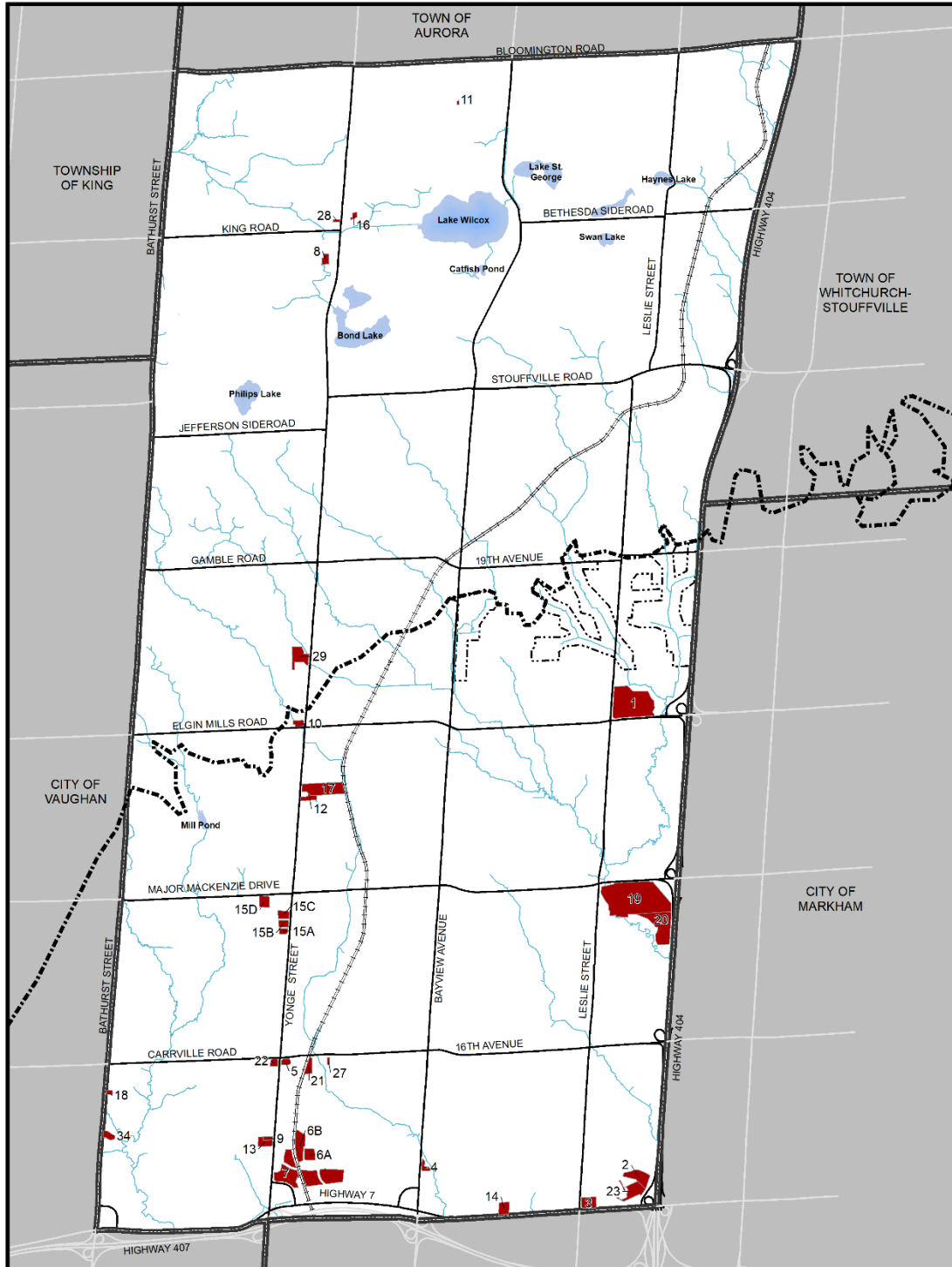
the adjacent *key natural heritage features* or *key hydrological features* and/or their functions.”

2.3 Implementation and Interpretation

The implementation of this Amendment shall be in accordance with the provisions of the *Planning Act*, R.S.O. 1990, and the respective policies of the City of Richmond Hill Official Plan.

The provision of the Official Plan as amended from time to time, regarding the interpretation of the Official Plan of the City of Richmond Hill, apply in regard to this Official Plan Amendment. In the event of conflict with the Official Plan or any amendment thereto, the provisions of Amendment 33 shall prevail unless otherwise specified.





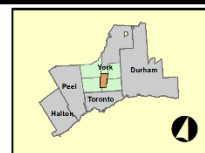
SCHEDULE A11 **Exceptions** **RICHMOND HILL** **OFFICIAL PLAN**

Legend

- Exception
- Oak Ridges Moraine Conservation Plan Area
- Greenbelt Plan Area
- Waterbodies
- Watercourses
- C.N.R.

NOTE: The information provided in this Schedule constitutes an operative part of the Richmond Hill Official Plan. Every effort is made to ensure its accuracy, currency and completeness. It is not a part of any law. Due to size constraints and changes that occur over time, the Town cannot warrant its accuracy, currency and completeness. The information is provided as a guide only and is not intended to be used as a basis for any legal action. The Town of Richmond Hill Planning and Regulatory Services Department is not responsible for any errors or omissions in this Schedule. The information is provided as a guide only and is not intended to be used as a basis for any legal action.

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Kilometres
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Richmond Hill
PLANNING & REGULATORY SERVICES
DEPARTMENT

RichmondHill\local\idm\TOD\TOL\Logs and Material\Regulate\Map\from_PSD\Map_Planning\Official Plan\Geodatabase\Map_OP_projects\OP_Amendment\OPs\Schedule A11\Amendment_A11\With Exception 341.mxd 23-May-22