

Amendment 35
To The Richmond Hill
Official Plan

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(i)

Richmond Hill Official Plan

Official Plan Amendment 35

The attached schedule and explanatory text constitute Amendment 35 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 94-22 in accordance with Sections 17 and 21 of the Planning Act on the 22nd day of June, 2022.

David West
Mayor

Stephen M.A. Huycke
City Clerk

(ii)

The Corporation of the City of Richmond Hill

By-law 94-22

A By-law to Adopt Amendment 35 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 35 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 22nd day of June, 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 amend the provisions of the Official Plan of the City of Richmond Hill respecting Chapter 9 - North Leslie Secondary Plan, to permit an increase in building height from 10 to 14 storeys on the subject lands.

1.2 Location

The lands affected by this Amendment are located on the north side of Elgin Mills Road East, east of Bayview Avenue, and are described as Part of Lots 26 and 27, Concession 2, E.Y.S., and municipally known as 1000 Elgin Mills Road East (the “subject lands”). The subject lands 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 stipulating that settlement areas shall be the focus of growth and development, and that an appropriate range and mix of housing options and densities shall be planned for and provided. The proposed development is consistent with the PPS.
2. The Growth Plan for the Greater Golden Horseshoe (Growth Plan) sets out the overall policy direction for the Greater Golden Horseshoe on a wide range of matters including economic development, land use planning, urban form and housing. The Growth Plan directs growth and development to settlement areas, and supports the achievement of complete communities through a range of housing options and densities within greenfield areas. The proposed development conforms with the Growth Plan
3. The York Region Official Plan (ROP) designates the subject lands Urban Area and supports a full range and mix of urban uses while recognizing that 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 conforms with the ROP.

4. The subject lands are located within Chapter 9 - North Leslie Secondary Plan, of the City of Richmond Hill's Official Plan. The existing "Medium/High Density Residential" designation of the subject lands permits a range of residential land uses and built-forms including mid-rise apartment buildings with a maximum building height of 10 storeys. The proposed increase in permitted building height to 14 storeys is deemed to be appropriate to further diversify the housing stock in the area and to accommodate 52 additional dwelling units within one approved apartment building on the subject lands. The proposed development maintains the general intent and purpose of the goals, objectives and policies of the North Leslie Secondary Plan.

Part Two - The Amendment

2.1 Introduction

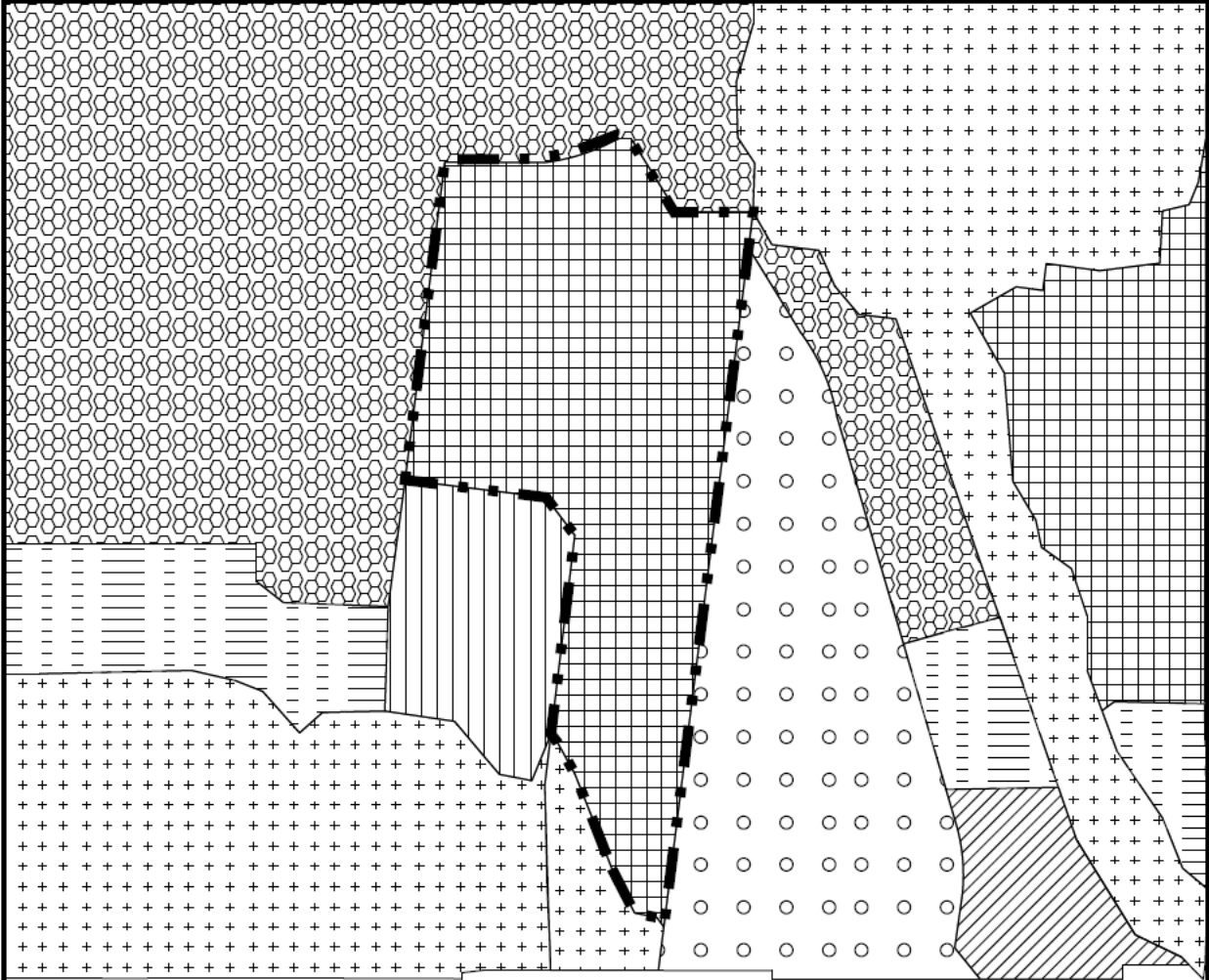
All of this part of the document entitled Part Two – The Amendment, consisting of the following text outlined in Section 2.2 constitute Amendment 35 to the Richmond Hill Official Plan.

2.2 Details of the Amendment

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

- 2.2.1 That Policy 9.6.2.3 I. of the North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be further amended by adding the following sentence at the conclusion of the paragraph:

“Furthermore, notwithstanding Policy 9.6.2.3 e. of this Secondary Plan, the maximum height of one apartment building shall be 14 storeys.”











ELGIN MILLS ROAD EAST

**AMENDMENT NO.35 TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SCHEDULE 1
LAND USE PLAN**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT NO. 35 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		LOW DENSITY RESIDENTIAL
	NATURAL HERITAGE SYSTEM		MIXED USE COMMERCIAL / RESIDENTIAL
	MEDIUM / HIGH DENSITY RESIDENTIAL		INSTITUTIONAL
	MEDIUM DENSITY RESIDENTIAL		STORM WATER POND



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JH/VC