

HBR PLANNING CENTRE

CONSULTANTS IN URBAN PLANNING AND DEVELOPMENT

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June 23, 2022

City of Richmond Hill
Planning Department
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

VIA EMAIL

Attention Mayor and Members of Council:

**RE: COMMENTS ON PROPOSED OFFICIAL PLAN AMENDMENT 18.3,
VISION AND URBAN STRUCTURE, AND PROPOSED
OFFICIAL PLAN AMENDMENT 18.4, NEIGHBOURHOODS
AS THEY PERTAIN TO
37 GORMLEY ROAD EAST
HAMLET OF GORMLEY
CITY OF RICHMOND HILL**

We are the planning consultants for Unilock Inc., the owners of the above captioned lands.

This letter is further to our comment letter to Staff dated April 11, 2022, see attached. We have reviewed Official Plan Amendment No. 18.3, and proposed Official Plan Amendment No. 18.4, to the City's Official Plan, which deals with "Vision and Urban Structure" and "Neighbourhoods" respectively. We understand that these Amendments are scheduled for adoption by Council on June 27, 2022.

We would like to offer the following comments.

1. Schedule A1, City Structure, which forms part of Official Plan Amendment 18.3, and Appendix 9, Priority Infill Areas, which forms part of Official Plan Amendment 18.4, both fail to recognize the existing Hamlet of Gormley, and instead designate the lands as "Greenway Systems." In the prescribed information for Amendment No 18.3, it indicates that the "amendment conforms to the York Region Official Plan (2010). However, this is not true. Map 1A, of the Region of York Official Plan which has been recommended for adoption by Council on June 30, 2020, designates Gormley as "Hamlet" (see attached), while the City's proposed Amendments No 18.3

and 18.4 do not. In Staff Report SRPI.22.075, Staff indicate, in response to our comment letter, that:

"Similarly, a comment was received regarding the Hamlet Area overlay for the Hamlet of Gormley. Staff note that this overlay is not present on the current version of Schedule A1. The hamlet designation is derived from the Oak Ridges Moraine Conservation Plan, which identifies the area as part of the broader Countryside designation. As such, it is correctly identified as part of the City's Greenway element within the City Structure."

Staff indicate that the rationale for excluding the designation of the Hamlet of Gormley is because of the mapping in the Oak Ridges Moraine Conservation Plan. However, in reviewing the ORMCP mapping (see attached) the Hamlet of Gormley is clearly identified as a "Rural Settlement Area". Even Map 1C to the Region of York Official Plan that reflects the Provincial Oak Ridges Moraine Conservation Plan and Greenbelt Plan Designations, shows the Hamlet of Gormley (see attached).

Accordingly, we would request that Council direct Staff to amend Schedule A1, and Appendix 9 to conform with both the Region of York Official Plan and the Oak Ridges Moraine Conservation Plan mapping, attached, by replacing the current designation of "Greenway Systems" with the designation of "Hamlet" as it applies to the existing Hamlet of Gormley, both on Schedule A1, City Structure and on Appendix 9, Priority Infill Areas, to the Proposed Official Plan Amendments of 18.3 and 18.4, respectively.

2. Section 2.2.9 xii of Staff report SRPI.22.075 indicates that the "Greenway System" designation is:

"envisioned as a legacy of environmental, rural, agricultural and urban open space lands that will be protected, enhanced and actively managed over the long term."

This policy fails to recognize the Hamlet of Gormley and does not appear to conform to the policies of the Region of York Official Plan which state:

"5.4.1 To protect long-established Hamlets as designated on Map 1A, subject to applicable Provincial Plans.

5.4.2 That local official plans and zoning by-laws shall designate the boundaries of Hamlets as identified on Map 1A of this Plan.

5.4.3 That local official plans shall provide policies that limit future growth to minor infilling in Hamlets, subject to the ability to service growth by individual private on-site water and wastewater systems.

5.4.4 That limited small-scale residential, industrial, commercial, institutional, and recreational uses may be permitted within Hamlets, as detailed in local official plans and subject to the ability to service the use by individual private on-site water and wastewater systems."

Section 5.4.2 of the Region of York Official Plan clearly indicates that local Official Plans shall designate the boundaries of Hamlets as identified on Map 1A, attached. Currently OPA 18.3 and OPA 18.4 which fail to recognize the boundaries of the Hamlet of Gormley on their respective Schedules do not conform to this policy, of the Region of York Official Plan.

If Council proceeds to adopt the Amendments without the revisions as requested above, it would create serious concerns for our client, looking ahead to the future. As well, the potential misalignment of the Region Official Plan with the City's Official Plan will make Plan implementation and future zoning more difficult.

Accordingly, we would request that Council direct Staff to amend Official Plan Amendments 18.3 and 18.4 to conform to the Region of York Official Plan by recognizing the boundaries of the "Hamlet" of Gormley and by incorporating Official Plan policies that have the effect of allowing for limited future growth of the Hamlet, through minor infilling, subject to the ability to service growth by individual private on-site water and wastewater systems. In addition, that limited small-scale residential, industrial, commercial, institutional, and recreational uses may be permitted within Hamlets, subject to the ability to service the use by individual private on-site water and wastewater systems; and that consents may be permitted in Hamlets, subject to local Official Plan consent policies and the ability to service the development by individual private on-site water and wastewater systems.

We thank you for the opportunity to comment on the proposed Amendment, and would like to be notified of any further actions taken in regards to the above captioned matter including adoption of the proposed Amendments.

Thank you.

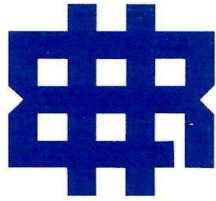
Yours very truly,

HBR PLANNING CENTRE

Howard Friedman, MCIP, RPP
Director of Planning

Attach.

Cc: Unilock Inc.
Cc: Clerk's Dept.



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Dear Sir or Madam:

**RE: COMMENTS ON PROPOSED OFFICIAL PLAN AMENDMENT 18.3,
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CITY OF RICHMOND HILL**

We are the planning consultants for Unilock Inc., the owners of the above captioned lands.

We are in receipt of proposed Official Plan Amendment No. 18.3, and proposed Official Plan Amendment No. 18.4, to the City's Official Plan, which deals with "Vision and Urban Structure" and "Neighbourhoods" respectively. We understand that these Amendments are scheduled for a Public Meeting on April 26, 2022, and would like to offer the following comments.

1. Schedule A1, City Structure, which forms part of Official Plan Amendment 18.3, and Appendix 9, Priority Infill Areas, which forms part of Official Plan Amendment 18.4, both fail to recognize the existing Hamlet of Gormley, and instead designate the lands as "Greenway Systems." In the prescribed information for Amendment No 18.3, it indicates that the "amendment conforms to the York Region Official Plan (2010) for the following reasons: The proposed City Structure corresponds with the Regional Structure as depicted on Map 1" This statement is not correct, as Map 1 to the York Region Official Plan designates Gormley as "Hamlet" (see attached), while proposed Amendment No 18.3 does not. The mapping for proposed amendment 18.4 also does not show the Hamlet of Gormley. Accordingly, we would **request that Schedule A1, and Appendix 9 both be revised to conform with the Region of**

York Official Plan by removing the current designation of "Greenway Systems" and by designating the Hamlet of Gormley both on Schedule A1, City Structure and on Appendix 9, Priority Infill Areas, as "Hamlet".

2. That the Official Plan policies relating to the designation of "Hamlet" for Gormley allow for limited future growth of the Hamlet, through minor infilling, subject to the ability to service growth by individual private on-site water and wastewater systems; that limited small-scale residential, industrial, commercial, institutional, and recreational uses may be permitted within Hamlets, subject to the ability to service the use by individual private on-site water and wastewater systems; and that consents may be permitted in Hamlets, subject to local official plan consent policies and the ability to service the development by individual private on-site water and wastewater systems.

We thank you for the opportunity to comment on the proposed Amendment and would appreciate receiving a response to this letter advising that the comments made above will be addressed.

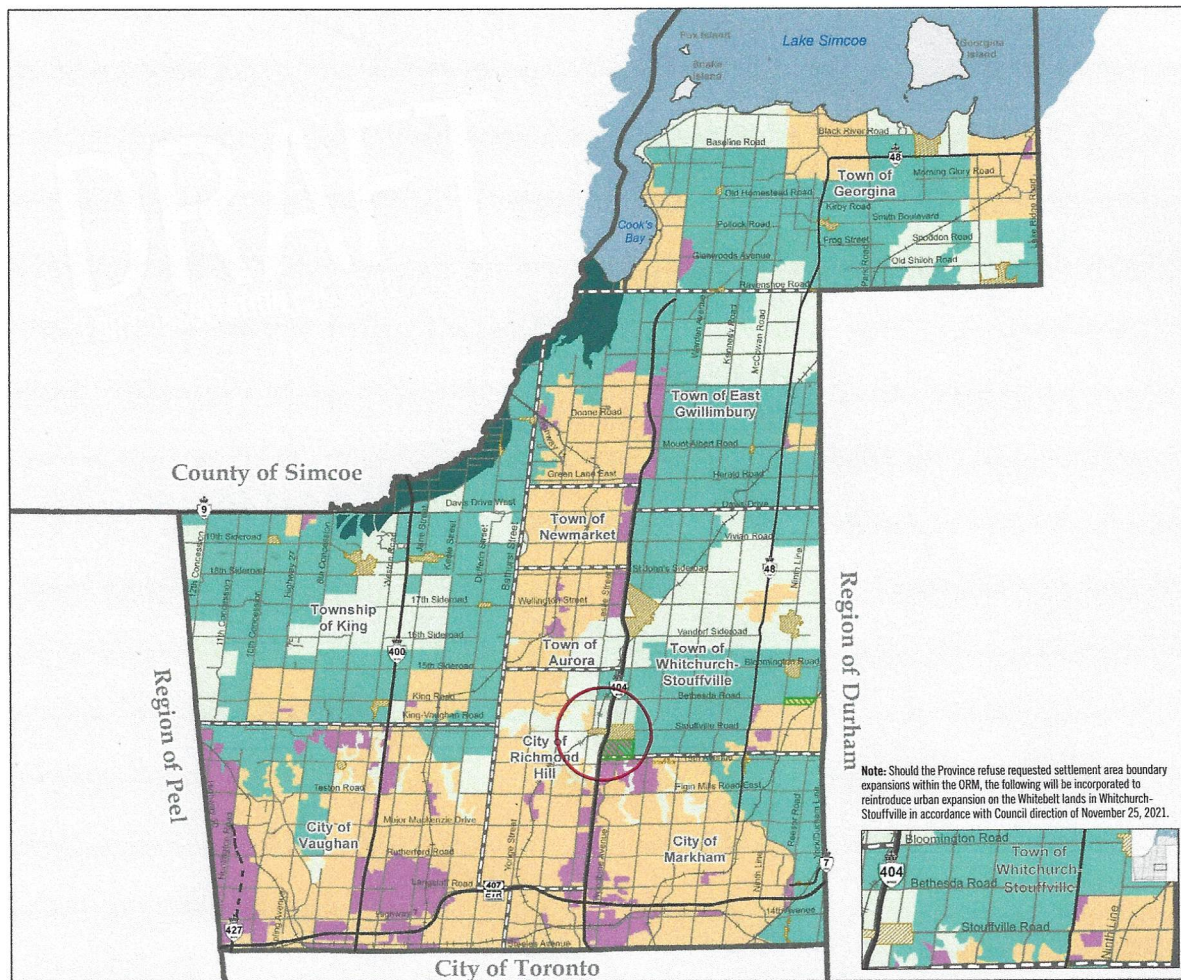
Yours very truly,

HBR PLANNING CENTRE

Howard Friedman, MCIP, RPP
Director of Planning

Attach.

Cc: Unilock Inc.
Cc: Clerk's Dept.



MAP 1A

LAND USE DESIGNATIONS

Urban System

- Community Area
- Employment Area

Agricultural System

- Holland Marsh Specialty Crop Area
- Agricultural Area
- Rural Area
- Hamlet

Provincial Highways

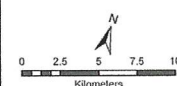
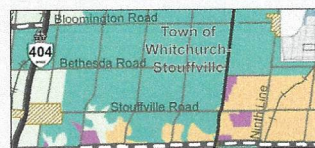
- Existing
- Under Construction

Municipal Boundaries

- Regional Municipal Boundary
- Local Municipal Boundary
- Area within ORMC conditional upon amendments to Ontario Regulation 140/02*

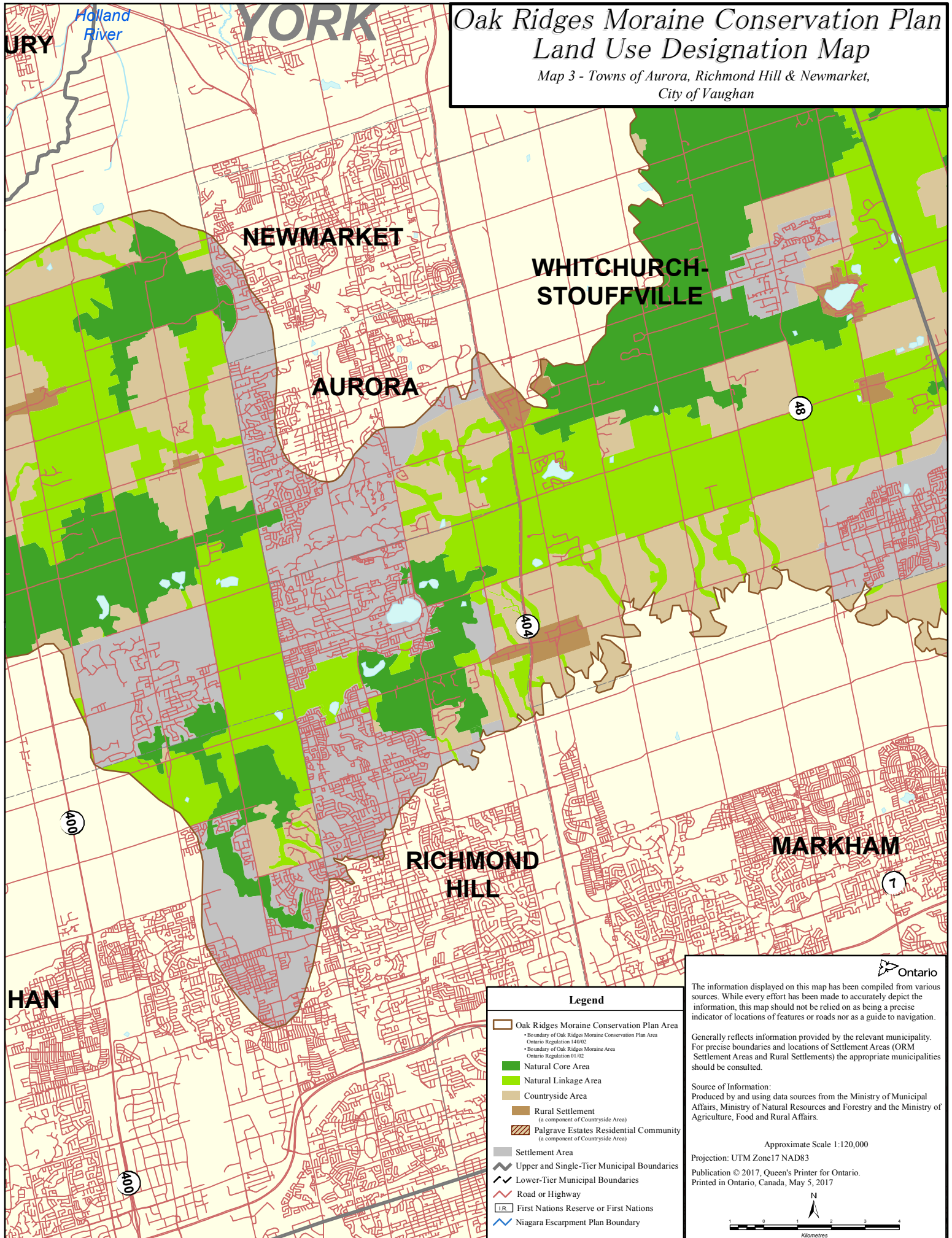
*Urban designations are conditional upon amendments to the ORM designations prior to adoption of the ROP.

Note: Should the Province refuse requested settlement area boundary expansions within the ORM, the following will be incorporated to reintroduce urban expansion on the Whitebelt lands in Whitchurch-Stouffville in accordance with Council direction of November 25, 2021.



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Boundaries and Water Features

A higher resolution version of this map will be available on york.ca in December 2021.




Oak Ridges Moraine Conservation Plan Land Use Designation Map

Map 3 - Towns of Aurora, Richmond Hill & Newmarket,
City of Vaughan

Legend

- Oak Ridges Moraine Conservation Plan Area
 - Boundary of Oak Ridges Moraine Conservation Plan Area (Ontario Regulation 140/02)
 - Boundary of Oak Ridges Moraine Area (Ontario Regulation 01/02)
- Natural Core Area
- Natural Linkage Area
- Countryside Area
 - Rural Settlement (a component of Countryside Area)
 - Palgrave Estates Residential Community (a component of Countryside Area)
- Settlement Area
- Upper and Single-Tier Municipal Boundaries
- Lower-Tier Municipal Boundaries
- Road or Highway
- 1.R First Nations Reserve or First Nations
- Niagara Escarpment Plan Boundary

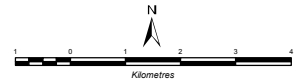
 Ontario

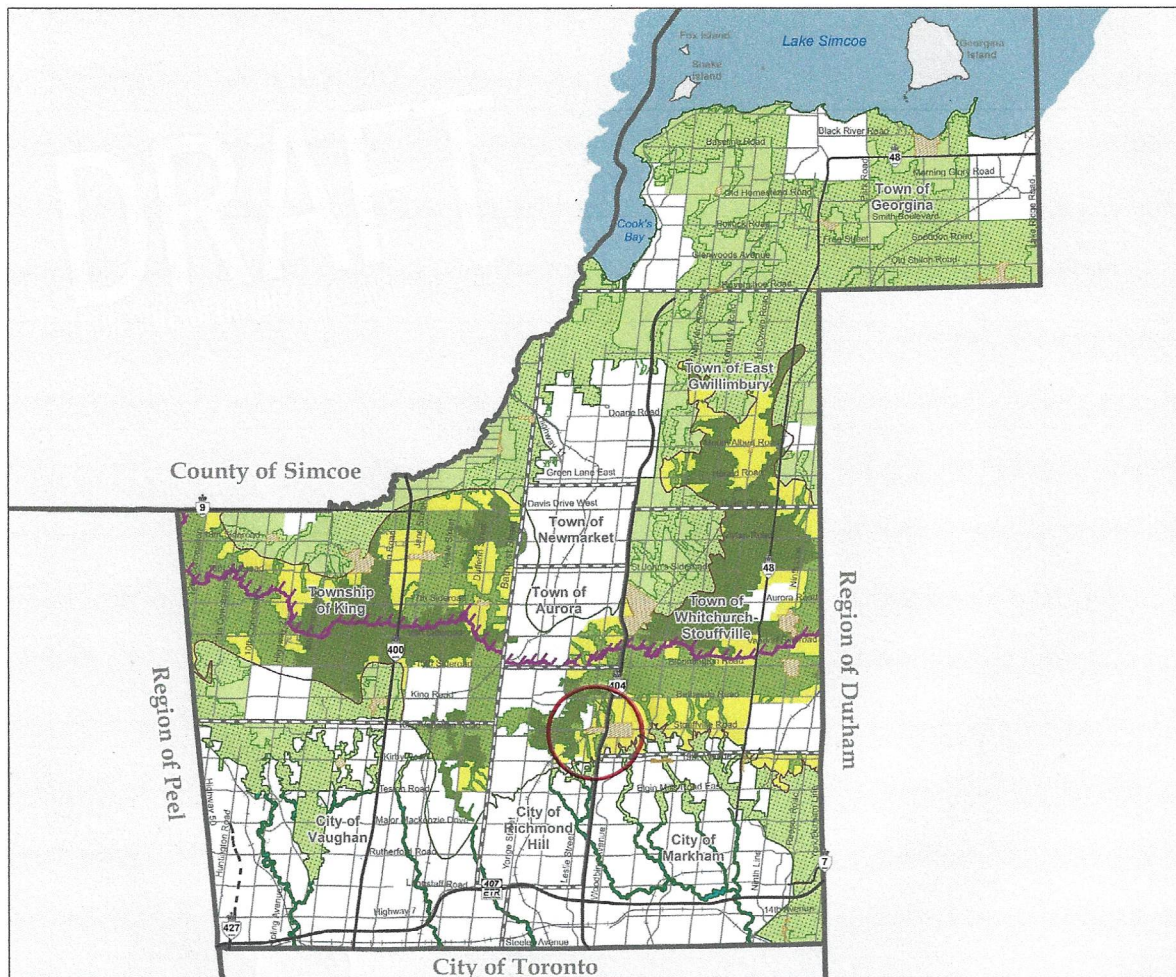
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads nor as a guide to navigation.

Generally reflects information provided by the relevant municipality. For precise boundaries and locations of Settlement Areas (ORM Settlement Areas and Rural Settlements) the appropriate municipalities should be consulted.

Source of Information:
Produced by and using data sources from the Ministry of Municipal Affairs, Ministry of Natural Resources and Forestry and the Ministry of Agriculture, Food and Rural Affairs.

Approximate Scale 1:120,000
Projection: UTM Zone17 NAD83
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MAP 1C **PROVINCIAL** **OAK RIDGES MORaine** **CONSERVATION PLAN AND** **GREENBELT PLAN DESIGNATIONS**

- Provincial Natural Heritage System
- Hamlet
- Area Subject to the Lake Simcoe Protection Plan
- Oak Ridges Moraine Conservation Plan**
 - Oak Ridges Moraine Conservation Plan Boundary
 - Natural Core Designation
 - Countryside Area Designation
 - Natural Linkage Designation
- Greenbelt Plan**
 - Greenbelt Plan Boundary
 - Protected Countryside Designation
 - Urban River Valleys Designation
- Provincial Highways**
 - Existing
 - Under Construction
- Municipal Boundaries**
 - Regional Municipal Boundary
 - Local Municipal Boundary



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