

Change Requested #1

2.3.3.5 The Village Local Centre

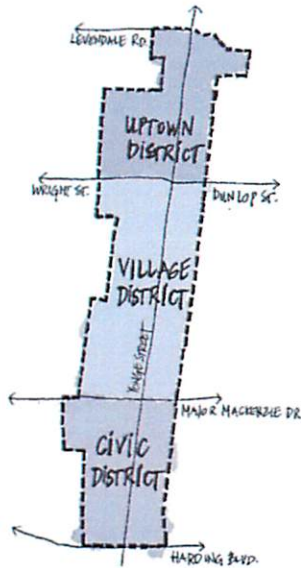


FIGURE 2.3-15 DOWNTOWN DISTRICTS

As shown in Figure 2.3-20, the current Official Plan divides the Downtown Local Centre into three parts along the Yonge Street corridor: the Uptown District in the north (Levendale Road to Wright/Dunlop Street), the Village District in the center (Wright/Dunlop Street to Major Mackenzie Drive), and the Civic District in the south (Major Mackenzie Drive to Harding Boulevard).

During our public workshops in Phase 2, we consulted with the public and stakeholders on the Downtown Local Centre. A subset of the study area is what we called the "Village Centre", as depicted in Figure 2.3-21. Presently, the "Village Centre" has a mix of land uses, mainly in low density development with some medium and high density mixed-use residential developments. The area is surrounded by low density neighbourhoods and the Newkirk Business Park is located to the northeast of it.

change #1

Within the "Village Centre", there are two Major Transit Station Areas (MTSAs) proposed by York Region that are located along the Yonge Street corridor. Each of these MTSAs have a minimum density target of 160 residents and jobs per hectare.

The "Village Centre" has many community services and amenities within and nearby in the form of retail, schools, public parks, and some landmark buildings such as the Richmond Hill Performing Art Centre, the McConaghy Centre, and the Richmond Hill Central Library. To the west of the area is the Mackenzie Richmond Hill Hospital, which is one of the City's largest employers. In addition, there are emergency services, other community services like daycare centres and long-term care facilities,

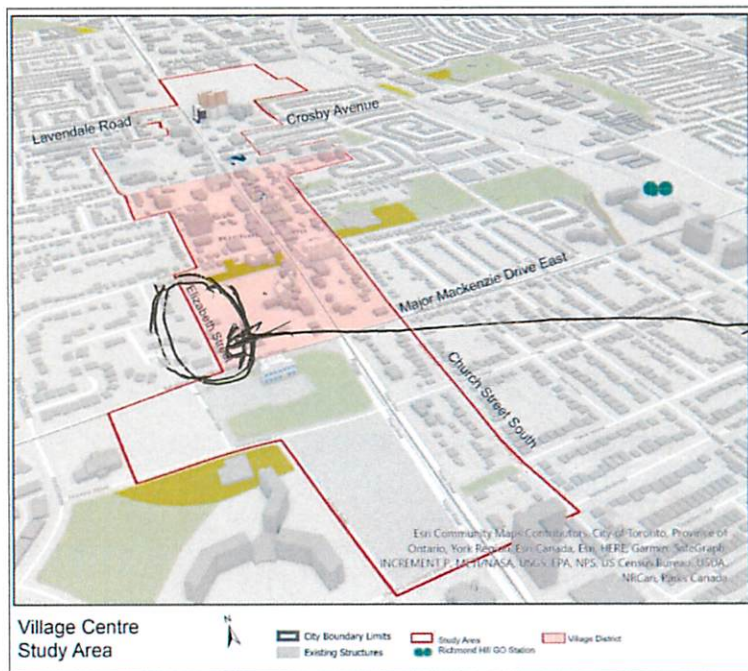


FIGURE 2.3-16 VILLAGE STUDY AREA

REMOVE WACCGATE label of Elizabeth Street.

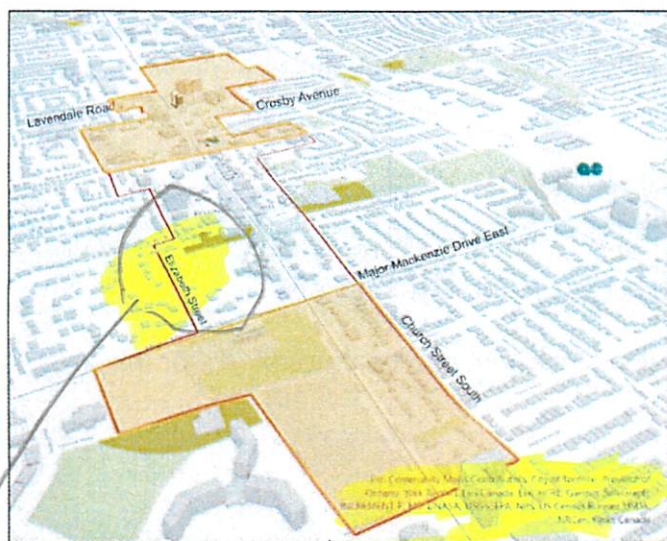
APPENDIX A

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2. 2014

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2.3.3.6 Yonge Corridor Adjacent to the Village Local Centre



Village Centre Study Area

FIGURE 2.3-20 LANDS ADJACENT TO THE VILLAGE LOCAL CENTRE

no such road exist

areas have in comparison to the Village Local Centre in terms of lot depth / size, street width, etc.

The Uptown District and Civic District are character areas within Downtown Local Centre designation in the current Official Plan. However, in accordance with the key directions noted in Section 2.3.3.5, these lands are now proposed to be redesignated as Regional Mixed Use Corridor. The benefit of this approach is twofold: (1) As Regional Mixed Use Corridor, greater height and density than what is likely to be permitted in the Village Local Centre may be permitted to meet the overall density targets for the two MTSAs in the study area. (2) This designation also responds to the very different context these

2.3.3.6.1 Yonge Corridor Adjacent to the Village Key Directions

The following are key directions for this area:

- Allow for built-form transition from the Village Local Centre to flanking areas, while permitting heights and densities that are context appropriate; and
- Capitalize on City-owned property at the intersection of Major Mackenzie and Yonge Street.

2.3.3.6.2 Yonge Corridor Adjacent to the Village Key Directions Rationale

- Allow for built-form transition from the Village Local Centre to flanking areas, while permitting heights and densities that are context appropriate.

This key direction builds on directions provided in Section 2.2 Built Form, recognizing that when planning for the Village Local Centre and areas adjacent to it, there are complex design considerations such as the Toronto skyline view-shed and views of church steeples that need to be identified and addressed through policy, zoning, and/or design guidelines. The ongoing studies and consultation on the Comprehensive Zoning By-law may inform this Official Plan update process.

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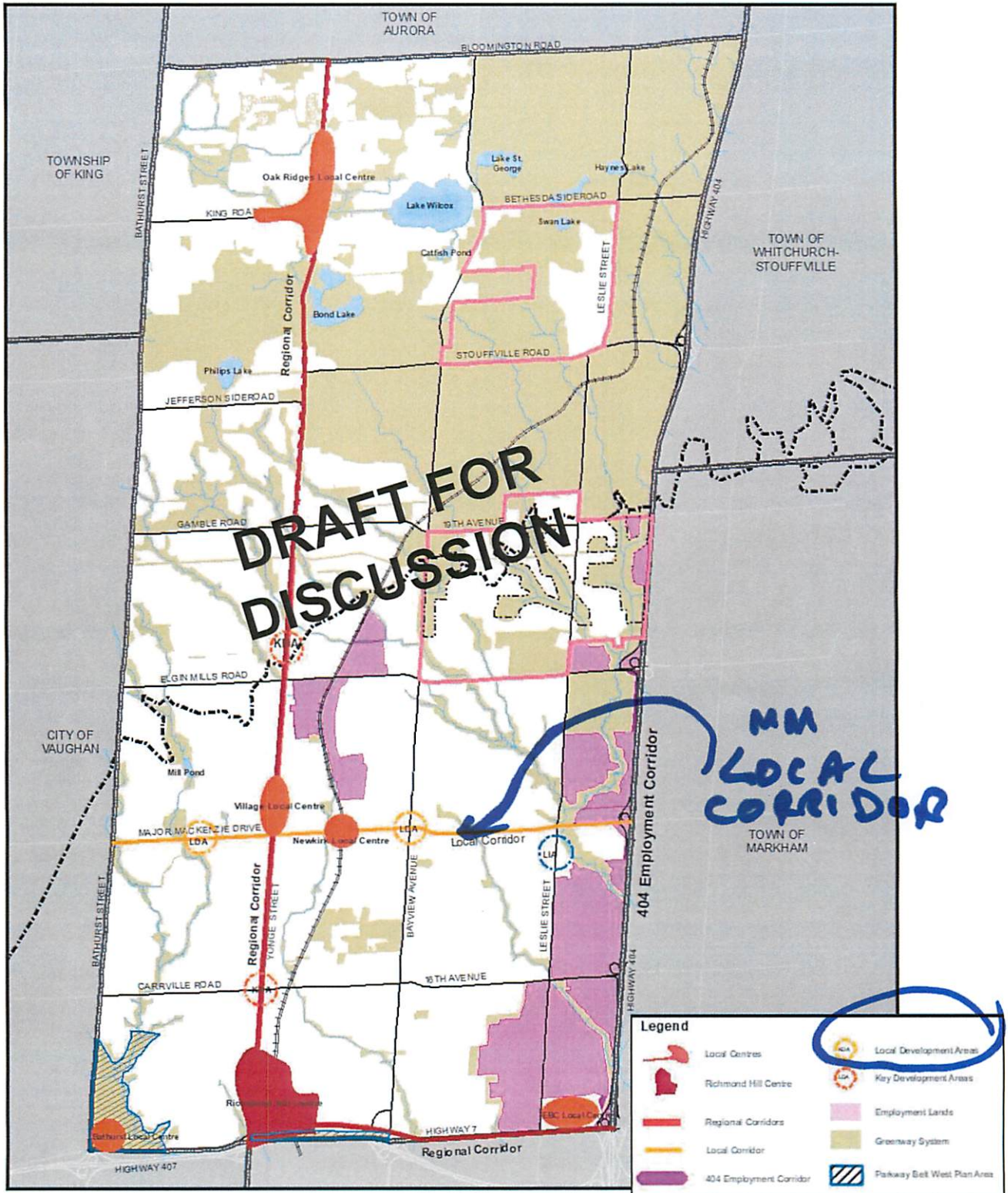
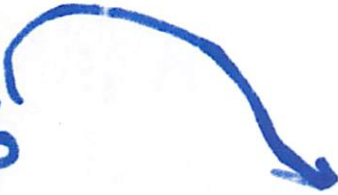


FIGURE 2.1-2 PROPOSED URBAN STRUCTURE

APP (B)

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City Plan 2041 Key Directions Report

TABLE 2.3-1 SUMMARY OF INTENSIFICATION HIERARCHY, LAND USE DESIGNATIONS, AND ALIGNMENT WITH REGIONAL MTSA MINIMUM DENSITY TARGETS

Intensification Hierarchy	Land Use Designation	York Region Proposed Minimum Density Target per MTSA (residents + jobs / ha)
Richmond Hill Centre		span
	Richmond Hill Centre	400
Key Development Area (KDA) and Regional Corridor		span
	KDA - Yonge/16 th -Carrville	300
	KDA - Yonge/Bernard	200
	Regional Mixed Use Corridor (RMUC) Yonge Street, generally between Highway 7 and Townwood Drive	200, and 160
	RMUC - Yonge Street, generally between Townwood Drive and Bloomington Road	n/a
	RMUC and Employment Corridor - Highway 7, generally between Yonge and Highway 404	400, 250, 200, and 160
Local Centres		span
	Local Centre - Oak Ridges	n/a
	Local Centre - The Village	160 <i>limit 5 stories</i>
	Local Centre - Bathurst and Highway 7 (proposed)	160
	Local Centre - Bayview and Highway 7 (proposed, to be confirmed)	160
	Local Centre - East Beaver Creek and Highway 7 (proposed)	200
	Local Centre - Newkirk (previously a LDA)	150
Local Development Areas (LDA) and Local Corridor		span
	LDA - Bayview	n/a
	LDA - Trench	n/a
	Local Mixed Use Corridor - Major Mackenzie Drive, generally from Arnold Crescent to Bayview Avenue	n/a 160 * ? ✓
Other Areas for Intensification (located outside of the Centres and Corridors)		span
	Neighbourhood Infill	n/a
	Residential Mixed Use, Residential Medium Density, and Institutional within West Gormley Secondary Plan	50

APPENDIX
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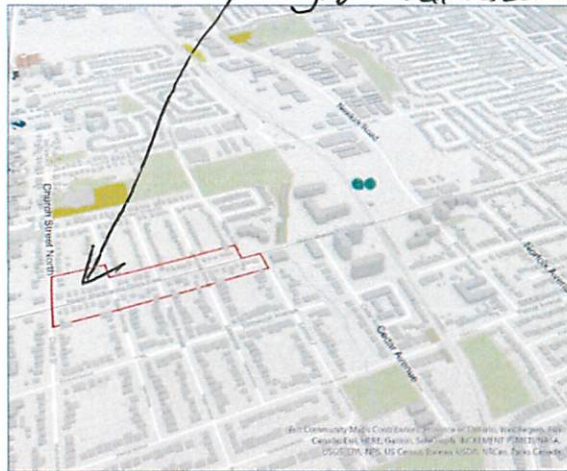
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Change Report #2 *Change 2*

2.3.3.8 Major Mackenzie Corridor

The Major Mackenzie Corridor consists of the properties on either side of Major Mackenzie Drive East between Yonge Street and Newkirk Road. This portion was included within the larger Village/Richmond Hill GO study area as a means to link the two nearby growth areas, to study possible expansion of the Centres, and to determine if any changes to the existing designation and policy framework would be required as a result of changes to these areas.



Major Mackenzie Drive Corridor Study Area

FIGURE 2.3-24 MAJOR MACKENZIE DRIVE CORRIDOR STUDY AREA

The Major Mackenzie Corridor is part of the Region's Major Transit Station Area network, as extensions of nearby MTSAs resulting from the BRT station located on Yonge Street and the GO Station located on Newkirk Road, and not as a separate or stand-alone area.

Major Mackenzie continues to be identified in the York Region Official Plan as a future bus rapid transit corridor; however, the timing of implementation of rapid transit service along this corridor is uncertain. The current 2010 Official Plan only designates one row of properties on either side of Major Mackenzie Drive as part of the Local Mixed-Use Corridor. Given the shallow lot depths, the current development applications along this corridor provide for low-rise "missing middle" forms of development, which include townhouses, stacked townhouses, and apartment buildings of four to six storeys. ("Missing middles" was discussed in Section 2.1.) This form of development provides modest intensification in this area, and at the same time, supports transition to the surrounding lower density neighbourhoods.

2.3.3.8.1 Major Mackenzie Corridor Key Directions

Based on the analysis and consultation to date, the following are the key directions relating to the Major Mackenzie Corridor:

- Maintain current vision and policy framework during this OP update process, supporting low-rise development including live-work units and "missing middle" development; and
- Support provision of cycling facilities (e.g. multi-use trail) along Major Mackenzie to improve access to and from the GO Station, Yonge Street, and surrounding areas.

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2.3.3.8.2 Major Mackenzie Corridor Key Directions Rationale

- Maintain current vision and policy framework during this OP update process, supporting low rise development, including live-work units and “missing middle” development.

The local context surrounding the Major Mackenzie Corridor is complex from a planning perspective. There are long-standing neighbourhoods with established character on either side of the corridor, and being adjacent to the Village (the original community of Richmond Hill) there are a number of designated and potential heritage properties in proximity to the corridor. The lands north of Major Mackenzie are subject to the Village Core Neighbourhood Design Guidelines, which promote certain design requirements for properties within the area to preserve the existing neighbourhood character. Expansion or further intensification of the corridor into these neighbourhoods risks destabilizing those interior areas.

The lands along this corridor have been identified as part of both the Major Mackenzie MTSA and the Richmond Hill GO MTSA, which both contain other intensification lands in adjacent Local Centres (Village and Newkirk Local Centres respectively). Planning analysis has determined that the current land use permissions of the Local Mixed-Use Corridor designation, combined with densities in the adjoining Local Centres, is currently sufficient to meet the long-term population and job density targets of these MTSA designations, as such there is no need to increase density within this corridor.

Current proposed development forms appear to be providing contextually sensitive development that supports a needed “missing middle” form of intensification. Furthermore, given the general context of the area and the lack of higher order transit in the near future, there is no need at this point to substantially modify the existing policy framework for the Major Mackenzie Local Mixed-Use Corridor.

- Support provision of cycling facilities (e.g. multi-use trail) along Major Mackenzie to improve access to and from the GO Station, Yonge Street, and surrounding areas.

One aspect of the current policy framework that can be improved is to support the creation of dedicated and/or improved cycling facilities along Major Mackenzie. The stretch of Major Mackenzie between Yonge Street and Newkirk Road is currently a narrow four-lane road without any dedicated cycling facilities. The distance between these two points is exactly 1 kilometer; this is an excellent trip length to attract active transportation users.

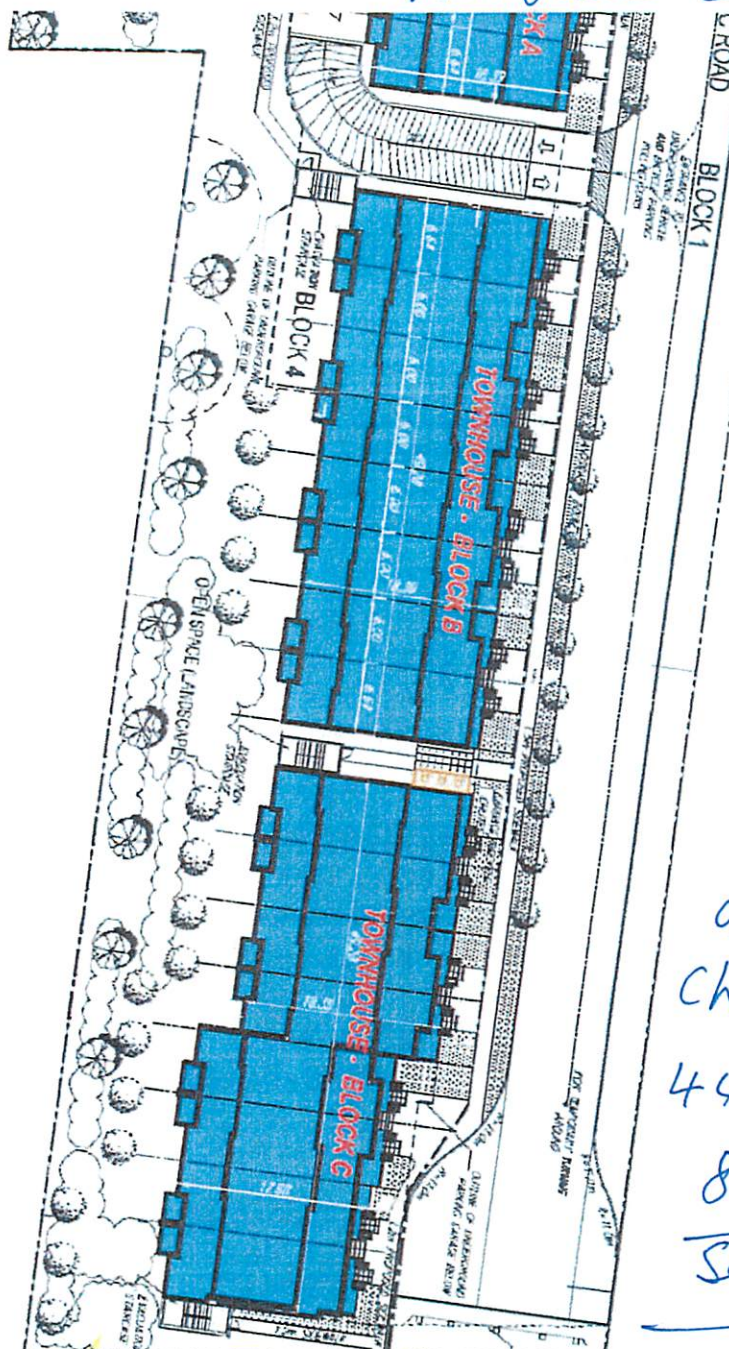
Improved cycling facilities can help connect Village residents to the GO station, people living in Newkirk Local Centre to the BRT along Yonge Street and the shops and amenities in the Village Local Centre, and it would also benefit local residents of the areas between these two points by improving their connectivity to these Centres.

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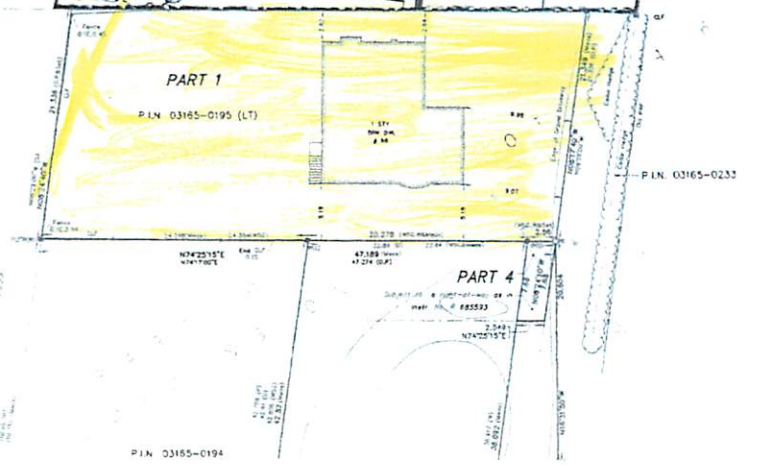


88
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houses.



as suddenly
changed from
44 Units to
88 Units.

Secretly



W. PEARSON, O.L.S. DEP. LAND REG. DIVISION OF YOR.

SCHEDULE

PART	LOT	CONCESSION	P.I.N.
1			ALL OF P.I.N. 03165-0195
2			ALL OF P.I.N. 03165-0196
3			PART OF P.I.N. 03165-0199
4			PART OF P.I.N. 03165-0196

PLAN OF SURVEY OF
PART OF LOT 46, CONCESSION 1
TOWN OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK
(GEOGRAPHIC TOWNSHIP OF VAUGHAN, CO)

SCALE 1:250
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AND CAN BE CONVERTED TO FEET BY DIVIDING BY 3.048

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COLLEGE LIFE ORIGINAL

NEW BUILDS
3 stories at
Wright Hall School
Village District

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Xièxiè
Mam'noon
Спасибо
Grazie
Dhanyavaad
Gracias
Shukraan
Arigato
Danke
Khàawp-khun
Obrigado
Merci
Thank you
for your support.

12 stories Apartment
9 stories Apartment

Sincerely,
David West
Mayor, City of Richmond Hill



Aerial view of Yonge Street and the downtown of Richmond Hill

April Highlights

Wood Lot, New
Laurier Homes

April is Multicultural Communications Month. In Richmond Hill, we are lucky to live in a diverse community. It is important that we acknowledge our rich cultural fabric and continue to learn more about each other's different cultures so we can grow as a caring and inclusive city. This month has been dedicated to further celebrate this effort.

88 town homes



harry harakh

From: David West Mayor Richmond Hill <david.west@richmondhill.ca>
Sent: Monday, April 4, 2022 9:15 AM
To: harakh@rogers.com
Subject: From the Desk of Mayor West

Flag Status: Flagged



Richmond Hill

David West
Mayor, Richmond Hill



From the Desk of Mayor West April 2022

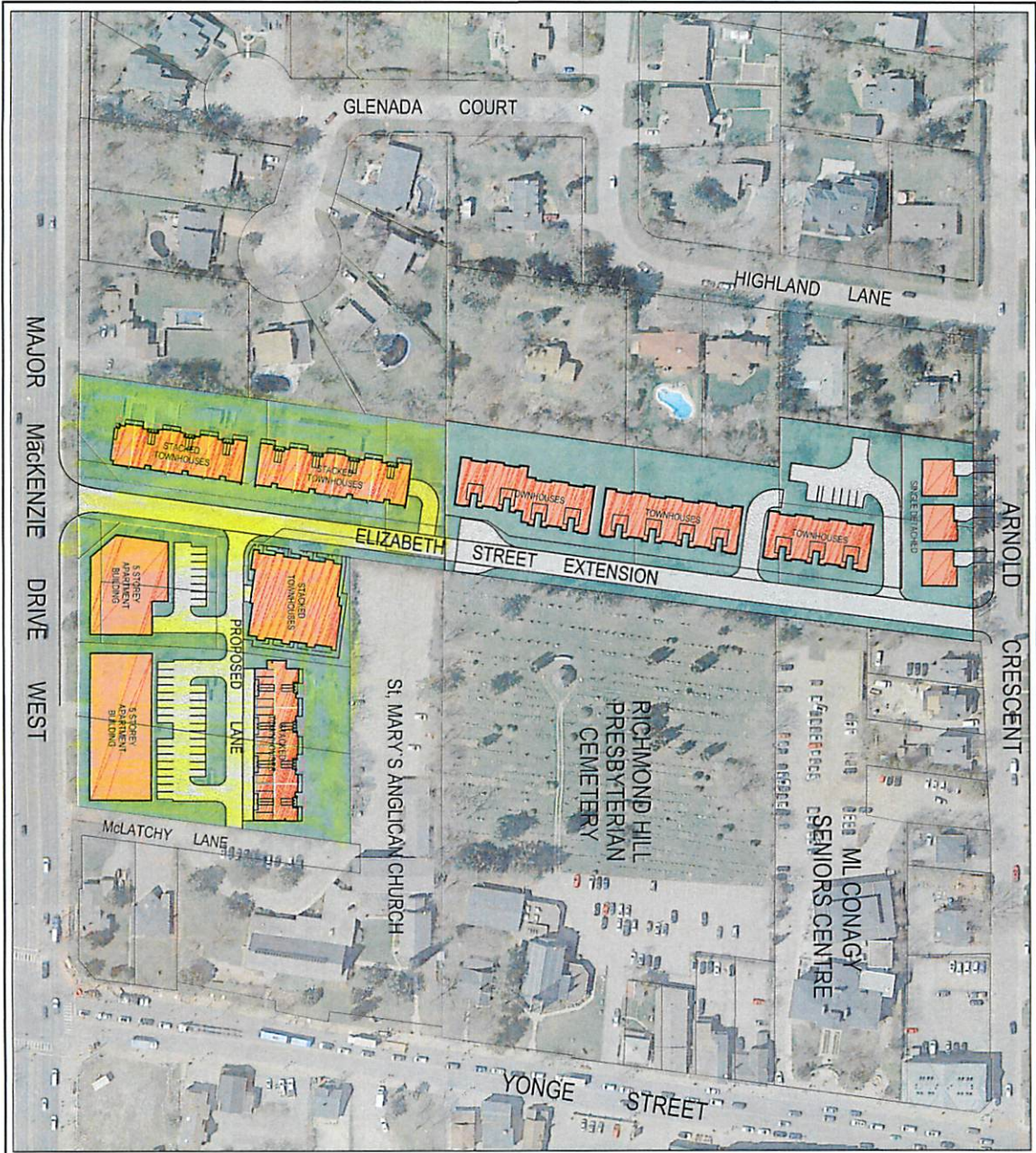
When I was elected, one of my goals was to continue to engage ALL of the residents of Richmond Hill so that City Council decision making could be as inclusive and well informed as possible.


What better time to launch my e-newsletter than during Multicultural Communications Month! This month, I wanted to focus on **Communication and Engagement**. I have included some opportunities for you to have your say and get involved in the important decisions that shape our great city.

I look forward to sharing highlights of City led events and activities with you on a monthly basis. For more regular updates and links to relevant news, please follow me on social media. In recognition of Multicultural Communications Month, let me say 'thank you' a few different ways. How do you say thank you in your language? Let's share our heritages.

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- YELLOW AREA IS SUBJECT OF SUBMISSION TO CA
- Called "Cottage Lane", PROPOSED TO DEVELOP - MTSA





 CONCEPT PLAN


 58 MAJOR MACKENZIE DRIVE WEST

 TOWN OF RICHMOND HILL

 REGIONAL DEVELOPMENT DEPARTMENT

 Scale:

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 Concept Plan

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