

April 7, 2022 Draft OPA	Proposed Policy	Rationale
<p>Section 2.2.3.2 of the OPA replaces policy 4.1.1 (4) with the following:</p> <p>“4) Private secondary and elementary schools, where permitted, shall be located along an arterial street, and shall be subject to the following requirements:</p> <ul style="list-style-type: none"> a. Minimum of two access points are provided; b. Transportation studies shall be submitted in accordance with Section 5.26; c. Impact on adjacent residential areas is minimized by providing adequate parking, landscaping, setbacks and buffering; and d. Adequate on-site vehicular pick-up and drop-off.” 	<p>The proposed revision to Section 2.2.3.2 of the OPA draft policy is as shown in track changes:</p> <p>“4) Private secondary and elementary schools, where permitted, shall be located along an arterial street, and shall be subject to the following requirements:</p> <ul style="list-style-type: none"> a. Minimum of two access points are provided; b. Transportation studies shall be submitted in accordance with Section 5.26; c. Impact on adjacent residential areas is minimized by providing adequate parking, landscaping, setbacks and buffering; and d. Adequate on-site vehicular pick-up and drop-off.” 	<p>The proposed modification removes redundancy in the policy (street requirements are already provided in proposed policy 4.1.1(3)(b)(ii) of the OP);</p> <p>This modification is recommended as it would allow for these private institutions to occur anywhere in a Centre or Corridor, irrespective of street classification.</p>
	<p>NEW Modification proposed (Refer to new Section 2.2.3.3) as shown below:</p> <p>That Policy 4.1.1(5)(a) be deleted in its entirety, and that sub-policies (b) through (e) be renumbered accordingly, so it reads as follows:</p> <p>“5. Public elementary schools, where permitted, shall be subject to the following requirements:</p>	<p>Similar to the above, this additional policy modification removes the requirement for a public elementary school to be located on a collector street within Neighbourhoods (which is already provided in proposed policy 4.1.1(3)(c) of the OP).</p> <p>It correlates with section 2.2.3.1 of the OPA that permits these schools to be located on arterial streets as well as collector streets within Neighbourhoods, and with this proposed change allows</p>

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	<p>a. Frontage on a collector street;...</p>	<p>them to be located anywhere within a Centre or Corridor, irrespective of street classification.</p>
<p>Section 2.2.4.1 of the OPA deletes and replaces the existing preamble in the OP with the following:</p> <p>“Richmond Hill’s neighbourhoods are generally characterized by low density residential areas and a range of service uses and facilities including neighbourhood commercial plazas, schools, day nurseries, places of worship, community centres and parks and urban open spaces. Opportunities for small-scale infill development is encouraged by the policies of this Plan to support a greater mix of housing and shall be designed to respect the character and distinguishing features of the City’s neighbourhoods. New infill development will bring about some change to neighbourhoods as they continue to evolve over time.”</p>	<p>The proposed revision to Section 2.2.4.1 of the OPA is to amend the existing preamble. The track changes below illustrate how the draft policy is changed:</p> <p>“Richmond Hill’s neighbourhoods are generally characterized by low density residential areas and a range of service uses and facilities including neighbourhood commercial plazas, schools, day nurseries, places of worship, community centres and parks and urban open spaces. Opportunities for small-scale infill development is encouraged by the policies of this Plan to support a greater mix of housing. and shall be designed to respect the character and distinguishing features of the City’s neighbourhoods. <u>New This infill development will bring about some change to neighbourhoods as they continue to evolve over time. The policies of this Plan intend to enhance and strengthen the character of neighbourhoods and promote connectivity and excellence in design. Compatible new development, should represent a “good fit” within the physical context and character of the surrounding area.”</u></p>	<p>See rationale in the section of the staff report sub-titled “Neighbourhood Character”</p>

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<p>Section 2.2.4.2 of the OPA amends Policy 4.9.1(2)(b) as follows:</p> <p>That Policy 4.9.1(2)(b) be amended by italicizing the word “low-rise” so it appears as follows:</p> <p>“b) <i>Medium-density residential</i> uses such as <i>low-rise</i> townhouses, triplexes, fourplexes, and walk-up apartments in accordance with the policies of Section 4.9.1.2 of this Plan;”</p>	<p>Revisions to Section 2.2.4.2 propose to correct the draft policy wording for Policy 4.9.2(2)(b) as follows:</p> <p>That Policy 4.9.1(2)(b) be amended by italicizing the word “low-rise” so it appears as follows:</p> <p>“b) <i>Medium-density residential</i> uses such as <i>low-rise</i> townhouses, triplexes, fourplexes, and walk-up apartments in accordance with the policies of Section 4.9.1.2 of this Plan;”</p>	<p>The proposed modification in the April 7th, 2022 draft was a typographical error; the OPA never intended to include the words “triplexes, quadraplexes” as these terms are already provided in the definition of medium density development. Therefore, this modification removes these two terms from the updated policy.</p>
<p>Section 2.2.4.13(iii) of the OPA amends Policy 4.9.1.2(2) (Medium Density Residential) as follows:</p> <p>iii. By adding a new sub-policy (d) to Policy 4.9.1.2(2) with the following text:</p> <p>“d) A street that is adjacent to an area designated Centre or Corridor, and as identified in a Concept Plan approved by Council in accordance with Section 5.2 of this Plan.”</p>	<p>Revisions to Section 2.2.4.13(iii) amend the draft policy wording for Policy 4.9.1.2(2) (Medium Density Residential) as follows:</p> <p>iii. By adding a new sub-policy (d) to Policy 4.9.1.2(2) with the following text:</p> <p>“d) A street, <u>where the lands proposed for development</u> that is are adjacent to an area designated Centre or Corridor, and as identified in a Concept Plan approved by Council in accordance with Section 5.2 of this Plan.”</p>	<p>See rationale in the section of the staff report sub-titled “Medium Density Residential Development”</p>