

**Amendment \_\_\_\_**  
**To The Richmond Hill**  
**Official Plan**

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## Richmond Hill Official Plan

### Official Plan Amendment \_\_\_

The attached schedule and explanatory text constitute Amendment Number \_\_\_ 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 \_\_\_ in accordance with Sections 17 and 22 of the *Planning Act* on the \_\_\_ day of \_\_\_\_\_, 2022.

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**David West**  
Mayor

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**Stephen M.A. Huycke**  
City Clerk

# The Corporation of The City Of Richmond Hill

## By-law \_\_\_\_\_

A By-law to Adopt Amendment \_\_\_ 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 \_\_\_ 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 \_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_ to the Richmond Hill Official Plan.

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## Part One – The Preamble

### 1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to amend Chapter 6 of the Official Plan of the City of Richmond Hill in order to provide site specific polices related to 9675, 9697 and 9699 Yonge Street and to amend Schedule A11 to add the Exception Area \_\_ to the Schedule. The proposed development combines the sites into a single development parcel. This amendment will allow the development of two (2) residential apartment buildings with heights of 19 storeys and 16 storeys that are connected by a six (6) storey podium and at-grade townhouse dwelling units, with a combined total of 355 dwelling units. The development also includes an attached four (4) storey retail/commercial podium along Yonge Street for the purpose of an automotive car dealership and an overall maximum density of 4.7 FSI.

### 1.2 Location

The lands affected by this Amendment are located on the east side of Yonge Street, legally described as Part of Lots 1, 2 and 3, Registered Plan 2260, and municipally known as 9675, 9697 and 9699 Yonge Street (the “Subject Lands”). The subject lands have a total area of approximately 0.74 hectares (1.83 acres) and 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 2020) sets out the overall direction on matters of Provincial interest related to land use planning and development, and includes policies that encourage the efficient use of land, infrastructure and services by directing development within existing settlement areas. The PPS also requires the provision of a range and mix of land uses with densities to meet intensification targets and manage growth within existing settlement areas, while providing for complete communities.

The proposed development is consistent with the PPS with respect to the efficient use of land, infrastructure and services, and provides for employment opportunities.

2. The Growth Plan for the Greater Golden Horseshoe (“Growth Plan” 2019) was consolidated and updated in 2020. The 2019 Growth Plan guides decisions on a wide range of matters, including economic development, land use planning, urban form and housing. It also promotes increased intensification of existing built-up areas, with a focus on urban growth

centres, corridors and major transit stations. 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 proposed development conforms to the Growth Plan with respect to accommodating urban growth and development within a settlement area by providing a mix of uses in the form of residential and commercial.

3. The York Region Official Plan (ROP 2010) was consolidated and updated in 2020. The 2010 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 designated **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP. The Urban Area policies permit a full range and mix of urban uses which are intended to accommodate a significant portion of planned growth within the Region. The proposal reinforces and supports the planned urban structure identified in the ROP by providing a mixed use development with commercial/retail opportunities, utilizing existing services and contributing to the creation of a complete community. The proposal demonstrates consistency with the objectives of the York Region Official Plan.

4. The subject lands are designated **Regional Mixed Use Corridor** in accordance with Schedule A2 (Land Use) of the City's Official Plan ("Plan" 2010). The Regional Mixed Use Corridor policies permit high density mixed use, pedestrian friendly and transit oriented uses through intensification and development. The proposed development maintains the general intent and purpose of the goals, objectives and policies of the plan, including providing dwelling units ranging in size in an appropriate location within the City to contribute to a complete community. The proposal demonstrates consistency with the objectives of the City's Official 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 \_\_\_ 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 \_\_, as shown on Schedule 1 attached.

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

“X.XX

Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lots 1, 2 and 3, Registered Plan 2260, municipally known as 9675, 9697 and 9699 Yonge Street and shown as Exception Area Number \_\_ on Schedule A11 (Exceptions) to this Plan, the following shall apply:

- a. the maximum building height permitted on the subject lands shall be 19 storeys (Tower A) and 16 storeys (Tower B);
- b. the maximum base building height permitted on the subject lands shall be six (6) storeys for the interior podium;
- c. the maximum number of dwelling units permitted on the subject lands shall be 355 units;
- d. the minimum non-residential Gross Floor Area on the subject lands shall be 4,962.0 square metres (53,412.27 square feet) and permitted only within the four (4) storey podium along the Yonge Street frontage;
- e. the maximum density permitted on the subject lands shall be 4.7 Floor Space Index (FSI); and,
- f. in accordance with the Regional Official Plan (2010) Policy 7.2.53, the proposed development plan will be required to protect and demonstrate that a future vehicular and pedestrian interconnection will be provided to lands located to the immediate north and south.”

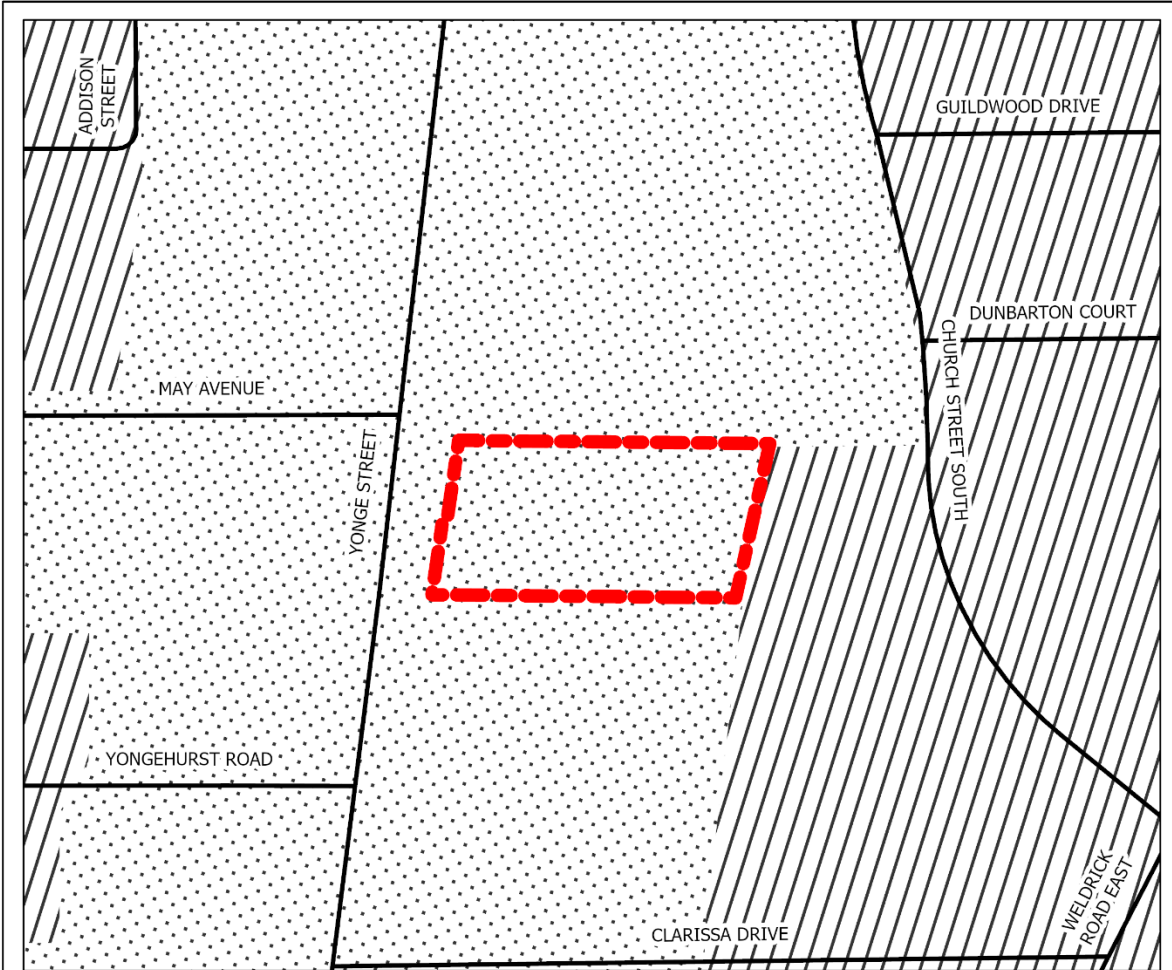


### 2.3 Implementation and Interpretation

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 \_\_\_ shall prevail unless otherwise specified.

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**AMENDMENT No. \_\_\_ TO THE  
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA  
SCHEDULE 1**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. \_\_\_ TO THE  
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA  
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

**Legend**

- Area to be added to Schedule A11 as Exception Area Number \_\_\_
- Regional Mixed Use Corridor
- Neighbourhood



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