

Appendix "B" to
SRPI.22.112
City Files: D01-
21002, D02-
21003 and
SUB-21-0001
(D03-21001)

Amendment 38 To The Richmond Hill Official Plan

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(i)

Richmond Hill Official Plan

Official Plan Amendment 38

The attached schedule and explanatory text constitute Amendment 38 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 ___-___ in accordance with Sections 17 and 21 of the Planning Act on the ____ day of _____, 20__.

David West
Mayor

Stephen M.A. Huycke
City Clerk

(ii)

The Corporation of the City of Richmond Hill

By-law __-__

A By-law to Adopt Amendment 38 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 approves as follows:

1. That Amendment 38 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 ____ day of _____, 20__.

David West
Mayor

Stephen 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 policies of the Official Plan of the City of Richmond Hill respecting Chapter 9 – the North Leslie Secondary Plan. The amendment seeks to redesignate the subject lands from Employment Corridor to Medium Density Residential to permit the proposed development of seventeen (17), three-storey townhouse dwelling units tied to internal common element condominium laneways on the subject lands.

1.2 Location

The lands affected by this Amendment are located on the east side of Leslie Street, south of 19th Avenue and north of Elgin Mills Road east, legally described as Part of Lot 30, Concession 3, E.Y.S, municipally known as 11491 Leslie Street. The subject lands have a total lot area of approximately 0.36 hectares (0.89 acres) and are shown on Schedule 1 – Subject Lands 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 a range and mix of housing types and densities.

2. The Growth Plan for the Greater Golden Horseshoe ("Growth Plan") was updated in 2020 and is intended to guide decisions on a wide range of matters, including economic development, land use planning, urban form and housing. The Growth Plan promotes increased intensification of existing built-up areas and building more compact greenfield communities.

The Growth Plan provides direction to plan for a range of housing options that can accommodate a mix of household sizes in locations with access to transit and other amenities. The Growth Plan also provides for the identification and protection of a Natural Heritage System for the Growth Plan outside of the Greenbelt Area and Settlement Areas, and applies protections similar to those in the Greenbelt Plan to provide consistent and long-term protection throughout the Greater Golden Horseshoe.

The proposed development conforms to the Growth Plan with respect to accommodating urban growth and development, providing a range and mix of housing options and meeting the growth target for designated greenfield areas of 50 residents and jobs per hectare.

3. The York Region Official Plan, 2009 ("YROP") Map 1 - Regional Structure, designates the subject lands Urban Area. 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 Urban Area designation permits a wide range of land uses including residential, commercial, employment and institutional uses. With respect to housing, the established minimum density target is consistent with the Growth Plan, 2019 (50 residents and jobs per hectare).

The proposal reinforces and supports the planned urban structure identified in the YROP by providing a medium density development contributing to the creation of a complete community. The proposal demonstrates consistency with the objectives of the York Region Official Plan and conforms to the specific policies within the North Leslie Secondary Plan and the York Region Official Plan.

4. The subject lands are located within Chapter 9 - the North Leslie Secondary Plan, of the City of Richmond Hill's Official Plan. The Secondary Plan promotes the protection of environmental features, surface and groundwater resources, and environmental functions and processes, forming the basis from which all other land use policies are derived. Subject to the environmental protection policy requirements being met, lands within the Secondary Plan Area are intended to provide development opportunities that include residential, employment, office, institutional, open space and other purposes that support the creation of a complete community.

The proposed development maintains the general intent and purpose of the goals, objectives and policies of the North Leslie Secondary Plan and contributes to the projected population and employment growth of the City and York Region. The proposed development will contribute to the establishment of the North Leslie area as a complete community and will contribute to the Region meeting the density targets established.

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 38 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 “A” – Lane Use Plan** to the North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be amended by redesignating the lands shown on Schedule 1 attached to Amendment 38 to the Richmond Hill Official Plan, from “Employment Corridor” to “Medium Density Residential”.
- 2.2.2 That all other policies of this Secondary Plan shall continue to apply to the subject lands.

SCHEDULE "1" TO OFFICIAL PLAN AMENDMENT NO. 38

