

**Amendment _____
To The Richmond Hill
Official Plan**

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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 a portion of the lands at 9350 Yonge Street and to amend Schedule A11 to add the Exception Area ___ to the Schedule. This amendment will permit a high density mixed use residential/commercial development comprised of two (2) apartment buildings with heights of 26 and 30 storeys that are connected by a six (6) storey podium, with an overall maximum density of 4.80 Floor Space Index (FSI) on the northeast portion of the property.

1.2 Location

The lands affected by this Amendment are located on the west side of Yonge Street, north of Carrville Road, and are legally described as Block N on Plan M-1436 (Municipal Address: 9350 Yonge Street) (the “Subject Lands”). The area of the Subject Lands proposed to be developed is 1.07 hectares (2.63 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 and infrastructure in providing for high density mixed use development in an area identified for intensification within a settlement area.

2. The Growth Plan for the Greater Golden Horseshoe (“Growth Plan” 2020) 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 station areas. 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 while providing for a range and mix of housing options and land uses in a compact and transit supportive built form along a transit corridor.

3. The York Region Official Plan (“ROP” 2010) was updated in 2022. The 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 subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP which 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 that contributes to the creation of a complete community. The lands further front onto the Yonge Street Regional Corridor and are located within the boundary for the 16th-Carrville Bus Rapid Transit Major Transit Station Area (MTSA), which has a minimum density target of 300 people and jobs per hectare. The proposed development conforms with the ROP in providing for compact and transit supportive residential and commercial development on a transit corridor within a strategic growth area of the City.

4. The subject lands are designated **Key Development Area** in accordance with Schedule A2 (Land Use) of the City’s Official Plan (“Plan” 2010). The **Key Development Area** 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 adherence to the high-rise building urban design policies. 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:

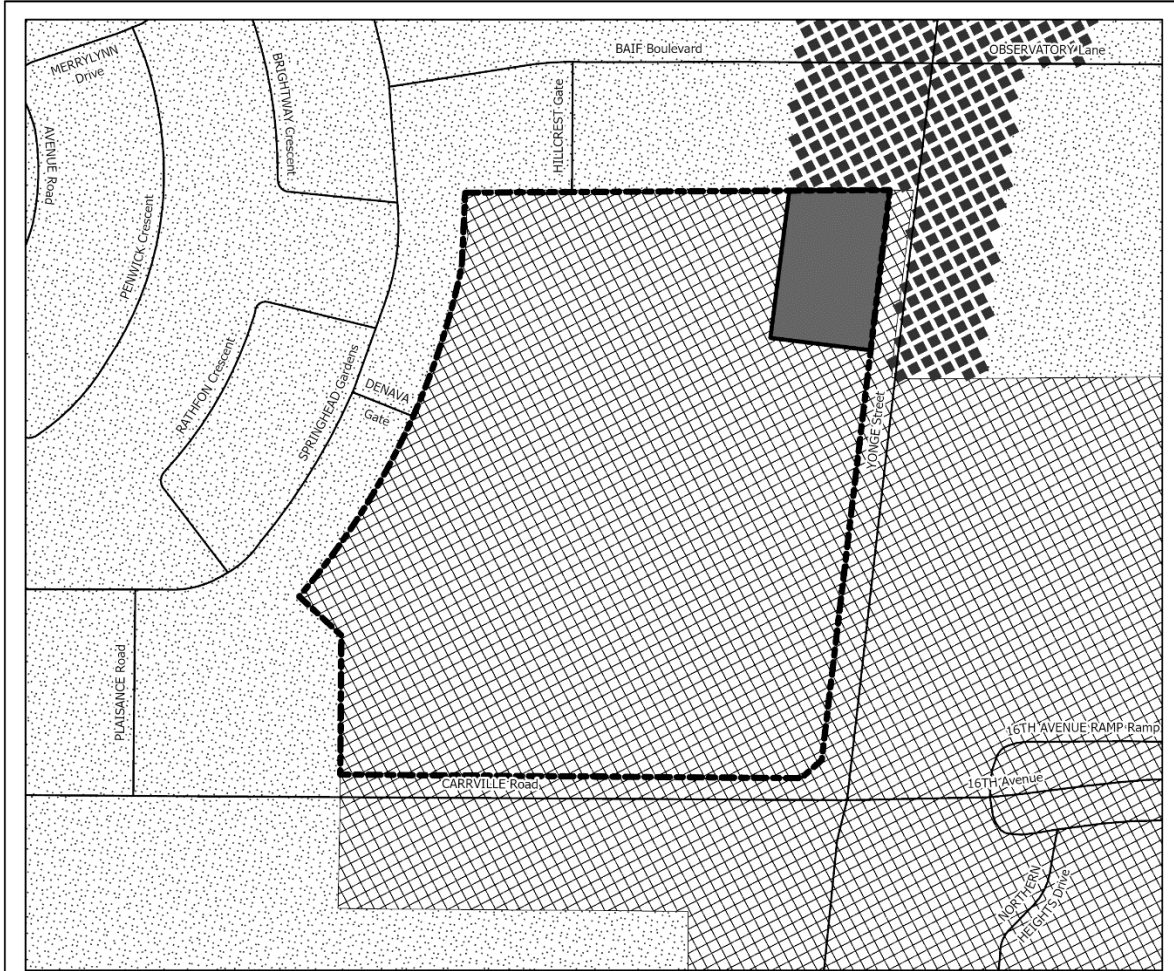
2.2.1 That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number ___, as shown on Schedule 1 attached.

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 portion of the lands known as Block N on Plan M-1436 (Municipal Address: 9350 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 shall be 26 storeys (North Tower) and 30 storeys (South Tower); and,
- b. the maximum density permitted shall be 4.80 Floor Space Index (FSI).



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

- Other lands owned by applicant
- Key Development Area
- Area to be added to schedule A11 as exception area number ___
- Regional Mixed Use Corridor
- Neighbourhood



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