

Appendix B

Official Plan Amendment No.____
to the
City of Richmond Hill Planning Area

(i)

OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

OFFICIAL PLAN AMENDMENT NO. ____

The attached schedule and explanatory text constitute Amendment No. ____ to the Official Plan of the Richmond Hill Planning Area.

This amendment was prepared and approved by the Council of The Corporation of the City of Richmond Hill in accordance with Sections 17 and 21 of the Planning Act on the ____ day of _____, 2023.

(ii)

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO.____

The attached schedule and explanatory text constitute Amendment No.____ to the Official Plan of the Richmond Hill Planning Area.

The Council of The Corporation of the City of Richmond Hill in accordance with provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended hereby approves as follows:

1. Amendment No. - _____ to the Official Plan of the Richmond Hill Planning Area consisting of the attached Part Two and Schedules 1 and 2 is hereby approved.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

PART ONE – THE PREAMBLE is not part of the Amendment

PART TWO – THE OFFICIAL PLAN AMENDMENT, consisting of text and schedules, constitutes Amendment No. - _____ to the Official Plan for the Richmond Hill Planning Area.

PART ONE - THE PREAMBLE

1.1 Purpose

The purpose of this Amendment to the Official Plan of the Richmond Hill Planning Area is to permit the development of a high-density mixed-use community. This amendment will redesignate the East Beaver Creek and Highway 7 area, and specifically the Subject Lands, as Key Development Area. This amendment will also amend the policies of the Key Development Area designation to facilitate the height and density as proposed on the Subject Lands. The proposed development includes five buildings ranging in height from 35 to 42 storeys.

1.2 Location

The lands affected by this Amendment are legally known as Part Block 1 of Plan 65M-2287 and Part of Lot 11 Concession 3, Town of Richmond Hill, municipal address 600 Highway 7 East, 650 Highway 7 East, and 9005 Leslie Street, located on the north side of Highway 7 East, on the west side of East Beaver Creek Road, and on the east side of Leslie Street (the “Lands” or “Subject Lands”). The Subject Lands measure 8.63 hectares (21.33 acres).

1.3 Basis

The proposed Amendment is considered appropriate for the following reasons:

- The proposed development is consistent with the Provincial Policy Statement (2020)'
- The proposed development is in conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020);
- The proposed development is in conformity with the Region of York Official Plan (2022);
- The proposed density of the residential development will contribute to the projected population growth needs of the Region and the City;
- The Subject Lands have accessibility to transit, shopping, services and community services and facilities;
- The Subject Lands are within the Leslie-Highway 7 Major Transit Station Area and East Beaver Creek Major Transit Station Area, with walking distance to two existing bus rapid transit stops along Highway 7;
- The proposed mixed-use development is located adjacent to existing higher order transit routes;
- The proposed density will contribute to the viability of transit along Highway 7 and Leslie Street;
- The proposed development contributes to the creation of a complete community by expanding housing options in the area to meet the needs of existing and future residents;
- The proposed development provides intensification of an underutilized parcel where municipal services exist minimizing land consumption and servicing costs; and,
- The proposed development has been designed to achieve many of the City's urban design principles including creating an attractive streetwall to enhance the streetscape.

PART TWO - THE OFFICIAL PLAN AMENDMENT

2.1 Introduction

All of this part of the document entitled **PART TWO – THE OFFICIAL PLAN AMENDMENT**, consisting of the following text and the attached schedule designated as “Schedule 1”, constitute Amendment No.-___ to the Official Plan of the Richmond Hill Planning Area.

2.2 DETAILS OF THE AMENDMENT

The Official Plan of the City of Richmond Hill Planning Area, is further amended as follows:

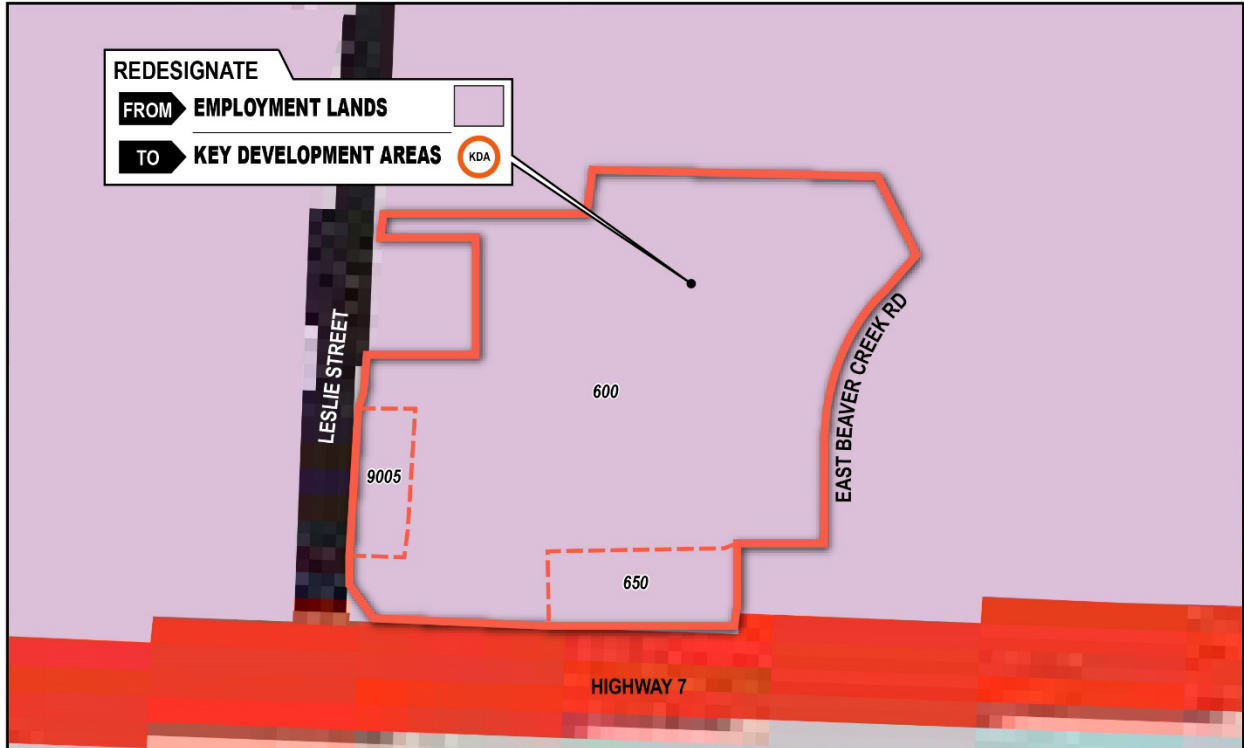
1. Schedule A1 (Urban Structure) of the Official Plan is hereby amended by removing the Employment Lands designation from the Subject Lands and adding a Key Development Area symbol at the northeast corner of Highway 7 East and Leslie Street as shown in Schedule 1 of this Amendment.
2. Schedule A2 (Land Use) of the Official Plan is hereby amended by redesignating the Subject Lands from Employment Area and Employment Corridor to Key Development Area as shown in Schedule 2 of this Amendment.
3. Schedule A11 (Exceptions) of the Official Plan is hereby amended by removing Exception 3 as shown in Schedule 3 of this Amendment.
4. The preamble to Section 4.4 Key Development Areas shall be deleted and replaced with the following:

4.4 Key Development Areas

Key Development Areas (KDAs) are intensification areas located on a Regional Corridor where public rapid transit services intersect with major nodes of retail and commercial development activity, and where opportunities exist for redevelopment of large sites that can support new public streets, parks and urban open space connections. Two KDAs have been designated on Yonge Street: at the intersection of Yonge Street and Carrville/16th Avenue and at the intersection of Yonge Street and Bernard Avenue. One KDA has been designated on Highway 7, between Leslie Street and Highway 404. The KDAs are envisioned as “sub-centres” or “inter-modal nodes” between the Local and Regional Centres. The purpose of the KDA designation is to establish mixed-use service centres serving the surrounding neighbourhoods and future intensification along Yonge Street and Highway 7. The Yonge Street and 16th Avenue KDA will be a sub-centre for mixed-use high density development due to its proximity to public rapid transit on Yonge Street and the opportunity to intensify underutilized lands in the area. The Yonge Street and Bernard Avenue KDA will be a sub-centre for mixed-use high density development due to its proximity to public rapid transit on Yonge Street, including the Bernard transit terminal, and the opportunity to intensify underutilized lands in the area. The Highway 7 KDA will be a sub-centre for mixed-use high density development due to its proximity to existing higher order rapid transit on Highway 7 and the opportunity to intensify underutilized land.

5. Policy 4.4.1.3 is amended to add “Hotel, Convention Centre, and Banquet Hall” as permitted uses.
6. Policy 4.4.1.5 is amended to add “Highway 7,” after “Yonge Street,”.
7. Policy 4.4.1.11 is amended to add “Highway 7,” after “Yonge Street,”.
8. By adding a new policy after Policy 4.4.1.11:
 12. For the lands at 600 Highway 7 East, 650 Highway 7 East, and 9005 Leslie Street, the following shall apply:
 - a. Notwithstanding Policies 4.4.1.6 and 4.4.1.7, the minimum density shall be 2.5 FSI and the maximum density shall be 6.0FSI.
 - b. A minimum building height of 3 storeys.
 - c. A maximum base building height of 6 storeys.
 - d. A maximum building height 42 storeys.
9. Policy 4.4.2.1.a is amended to delete the word “and” before “Yonge Street Bernard Avenue” and add “, and the intersection of Highway 7 and Leslie Street” before the semi-colon.
10. Policy 6.3 is amended by deleting the text and replacing it with “Official Plan Section Not in Use”.

Schedule "1" to Official Plan Amendment No. _____



**RICHMOND HILL
OFFICIAL PLAN
Urban Structure
SCHEDULE A1**

Legend

- Regional Corridors
- Employment Lands
- KDA Key Development Areas

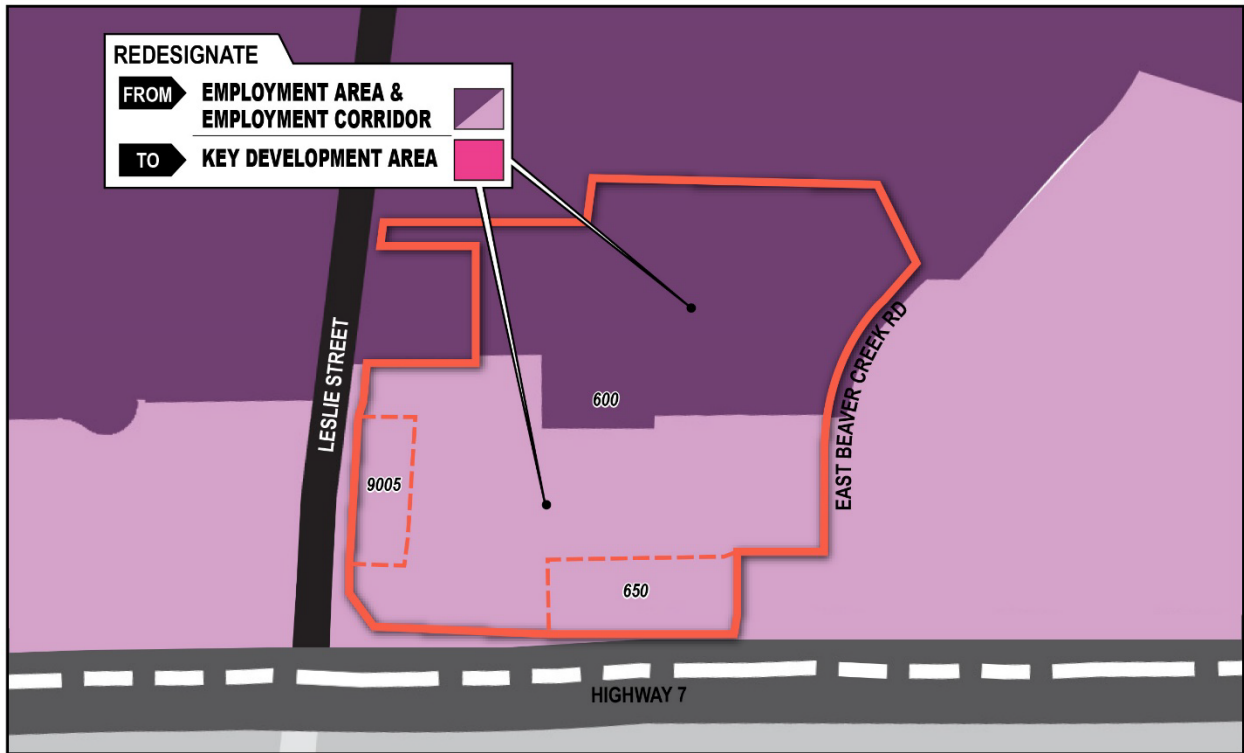
NOTE: The information provided in this Schedule constitutes a separate part of the Richmond Hill Official Plan. While every effort is made to ensure the accuracy of this map and compilation, it is not guaranteed. Due to site constraints and changes that occur over time, the Town can not warrant the accuracy, completeness or timeliness of the information provided on this map. It is the user's responsibility to verify the information with the Town of Richmond Hill Planning and Regulatory Services Department to ensure that the information displayed in this Schedule is accurate, or mutually compatible in all respects.

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Richmond Hill
PLANNING & REGULATORY SERVICES
DEPARTMENT

Subject Lands - 600 & 650 Highway 7 and 9005 Leslie Street, Richmond Hill

Schedule "2" to Official Plan Amendment No. _____



**Richmond Hill
Official Plan
Land Use
Schedule A2**

Legend

- Employment Area
- Employment Corridor
- Key Development Area

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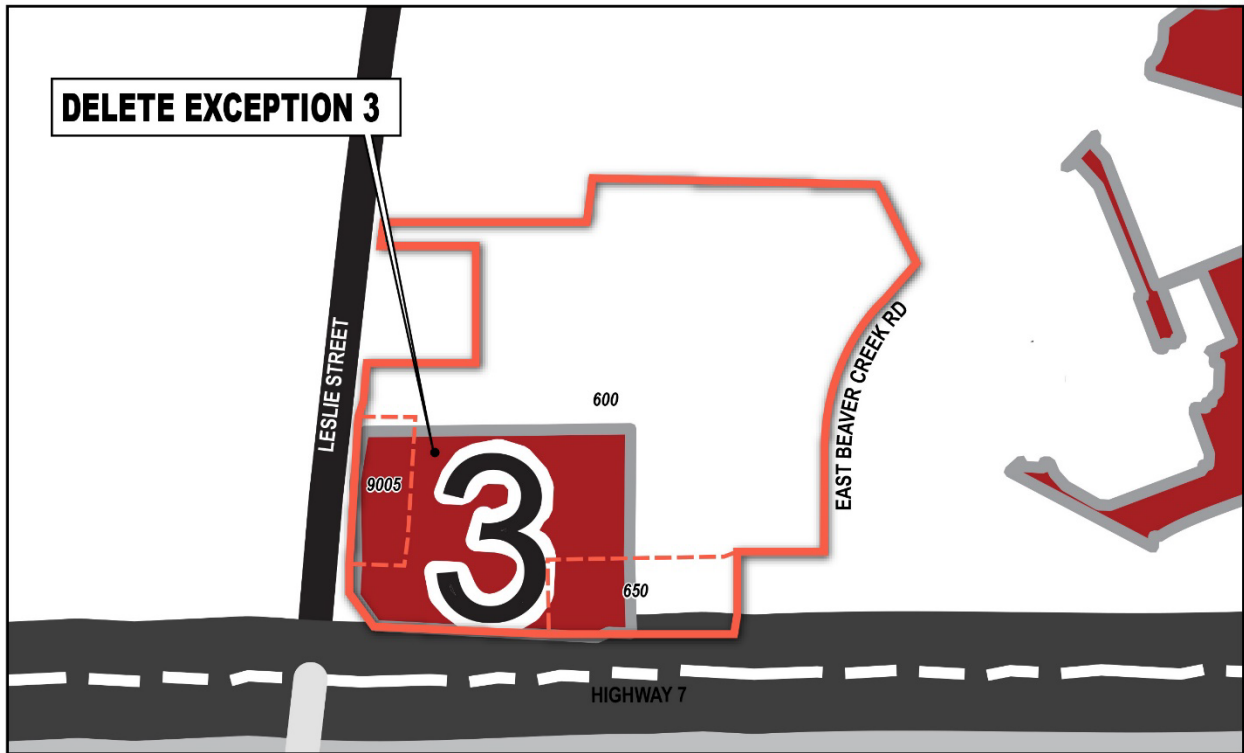
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Richmond Hill
PLANNING & REGULATORY SERVICES
DEPARTMENT

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Subject Lands - 600 & 650 Highway 7 and 9005 Leslie Street, Richmond Hill

Schedule "3" to Official Plan Amendment No. _____



SCHEDULE A11
Exceptions
RICHMOND HILL
OFFICIAL PLAN

- Legend**
- Exception
 - Oak Ridges Moraine Conservation Plan Area

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Richmond Hill
PLANNING & REGULATORY SERVICES
DEPARTMENT

Subject Lands - 600 & 650 Highway 7 and 9005 Leslie Street, Richmond Hill

richmondhill.local/divisions/TGIS/IT/Log and MetricalRequests/Maps from PRSMap_Planning/Official Plan Geodatabase/New_OP_projects/OP_Amendment/OPA Schedule A11/Amendment_#32.mxd 23-Aug-21