

Amendment 18.6 to the Richmond Hill Official Plan

Village Local Centre

May 11, 2023

Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan (OPA) is to provide more detailed planning policy and schedules related to the Village Local Centre as part of the City Plan Official Plan Update process. This OPA aims to address matters such as the long term planning vision for the area, permitted land use, design elements, public realm, mix of land use, density of development, and adjustments to boundaries in an effort to ensure conformity with the York Region Official Plan, 2022 (ROP). This OPA implements City Plan Key Directions endorsed by Council in February 2022, and supports the City’s Investment Attraction Strategy, Affordable Housing Strategy, Parks Plan, and Transportation Master Plan. This Amendment intends to support economic development and job creation in the City. Furthermore, the OPA also incorporates direction from the ROP regarding Protected Major Transit Station Areas within and surrounding the Village Local Centre and proposes technical changes to the Official Plan by re-designating certain lands to “Regional Mixed Use Corridor.”

1.2 Location

The Amendment generally applies to lands within and in the vicinity of lands presently designated *Downtown Local Centre* on Schedule A2 of the Official Plan, as shown below.



1.3 Basis

The proposed modifications to the Official Plan are intended to implement the following Provincial, Regional and City policies and direction:

- Provisions of the *Planning Act (1990)*, which authorize municipalities to identify and delineate the boundary of Protected Major Transit Station Areas (PMTSAs), and to identify land uses and minimum and/or maximum density and/or heights of buildings or structures on lands within PMTSAs (s.16(16) and 16(21)).
 - OPA 18.6 identifies the Village Local Centre and portions of the Regional Mixed Use Corridor along Yonge Street located immediately adjacent to the Village as an intensification area encompassed by two delineated PMTSAs (PMTSA #45 Crosby and #48 Major Mackenzie), in accordance with the 2022 York Region Official Plan. The proposed amendment includes minimum prescribed densities of 160 residents and jobs per hectare, and provides permitted use and built form policies to achieve and exceed those minimums over the long term.
 - Through the implementation of the policies in this amendment, this Local Centre is anticipated to accommodate up to 360 residents and jobs per hectare overall. This translates into approximately 10,000 residents and 3,700 jobs, based on assumptions used at the time of preparing this amendment. Through on-going monitoring of the Official Plan this approximation of the ultimate buildout of the Local Centre may change.
- Policies of the *Provincial Policy Statement (2020)*, which encourage compact, mixed-use development to support livable and resilient communities while considering housing needs (1.3.1(d));
 - In accordance with the PPS, OPA 18.6 directs higher density development within the Local Centre in a range of forms of residential and non-residential development throughout this Local Centre. To support a mix of land uses, the OPA requires development to provide non-residential space for properties that front Yonge Street and Major Mackenzie Drive and that the existing amount of non-residential gross leasable floor area be retained throughout the Local Centre. The non-residential use may be in the form of retail, commercial, office, and community uses.
- Policies of *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)*, which support the achievement of complete communities and prioritize Major Transit Station Areas (MTSAs) on priority transit corridors (2.2.1(4)(a) and 2.2.4(1)) and conserve cultural heritage resources;
 - In accordance with the Growth Plan 2020, OPA 18.6 plans for a complete community within the Village Local Centre by integrating a mix of uses in a

compact form that provides for amenities and services within a 15-minute walk or 5-minute bike ride. The Local Centre is located within two Major Transit Station Areas with higher intensification planned than the surrounding lower density neighbourhood and also includes policies related to protecting heritage buildings.

- Policies of the York Region Official Plan (2022), which identify the Village Local Centre and portions of the Yonge Street Regional Mixed Use Corridor, immediately north and south of the Village, as being located along a priority transit corridor and encompassed by two Protected Major Transit Station Areas (PMTSA): #45 and #48. Both of these PMTSAs have a prescribed minimum density target of 160 residents and jobs per hectare. To support this density, the Regional Official Plan directs that this area support a mix of land uses which shall be identified in the City's Official Plan. Furthermore, the ROP directs that the Official Plan provide direction regarding built form and scale of development to support and implement the Regional intensification hierarchy, to provide a residents to jobs ratio target to ensure live work opportunities and an appropriate balance of jobs to population, and to provide affordable housing targets.
 - The OPA designates portions of PMTSA #45 and #48 as Village Local Centre and Regional Mixed Use Corridor. The remaining lands continue to be designated Employment Corridor and Neighbourhood. Additional policy direction regarding lands outside of the area designated Village Local Centre designation will be provided via a subsequent amendment to this Official Plan.
 - The proposed OPA provides a target ratio of 7 residents to 3 jobs, which is intended to be achieved over the long term through the implementation of policies provided in the Official Plan.
 - Presently, the Official Plan provides a minimum affordable housing target of 25% of new housing in the City overall. Through a subsequent OPA, the City may update its affordable housing targets and definitions to further implement the ROP direction for affordable housing as noted above.
- Directions provided in the Council endorsed [Key Directions Report](#) related to this area and theme include:
 - Reduce the Downtown Local Centre designation to lands only in what is presently called the Village District in the current Official Plan and redesignate this area as “the Village Local Centre.”
 - Plan for this area to be vibrant and locally and regionally attractive as a dining, shopping, cultural, and entertainment hub.

- Plan for the area as “The Village in the City” – continue to celebrate the historic character, and support the arts and culture of the area through ongoing façade improvement and building renovation, along with redevelopment of sites that are complementary and contextually sensitive to the area overall.
- Apply urban design principles in the determination of appropriate height and density that supports revitalization and the vision for this area – consider ‘human scaled’ podiums/building heights.
- Explore opportunities for widening sidewalks, creating new cycling facilities and pedestrian paths.
- Allow for built-form transition from the Village Local Centre to flanking areas, while permitting heights and densities that are context appropriate.
- Capitalize on city-owned property at the intersection of Major Mackenzie Drive and Yonge Street.
- The proposed amendment is also informed by the [Planning for Change report](#) -July 2021, which provides guidance on updating the Official Plan in a manner that is responsive to anticipated change in the future and will likely impact city building over the long run.
- The proposed amendment is also informed by consultation the City has undertaken to date in relation to the Official Plan Update process. This consultation is documented in the following “What We Heard” reports:
 - [Phase 1: "What We Heard" Phase 1 Summary Report](#)
 - [Phase 2: What We Heard - Business Community Summary Report](#) - July 2021
 - [Phase 2: What We Heard - Centre-Specific Workshops Engagement Summary Report](#) - July 2021
 - [Phase 2: What We Heard - Key Directions Engagement Summary Report](#) - November 2021
 - [Phase 3, Batch 2: What We Heard - Employment and Intensification Areas Engagement Summary Report](#) – February 2023
- Additionally, the proposed amendment is informed by the City’s [Investment Attraction Strategy](#), [Affordable Housing Strategy](#), [2022 Parks Plan](#) and emerging Transportation Master Plan.

1.4 Implementation and Interpretation

The draft amendment is provided in a table format. The first column lists relevant policies of the Official Plan and the second column identifies how policies are to be modified, added or deleted using track changes. To assist the reader, the third column provides an explanation of the proposed change. Schedules 1 and 2 are provided to identify how certain schedules presently in the Official Plan are proposed to be modified, while other attached schedules (Schedules E1 and E2) are proposed to be added to Chapter 7 of the Official Plan.

Sections 16(16) and 16(21) of the *Planning Act* requires lower-tier municipal Official Plans to include policies regarding permitted uses and minimum density of development to implement Regional Official Plans that delineate protected major transit station areas.

In accordance with Section 17(36.1.4) of the *Planning Act*, policies with respect to the following matters are not subject to appeal and would come into force when such policies and mapping are approved:

1. Policies that identify a protected major transit station area in accordance with subsection 16(16) of the *Planning Act*, including any changes to those policies.
2. Policies described in clauses 16(16)(a) or (b) with respect to a protected major transit station area that is identified in accordance with subsection 16(16) of the *Planning Act*.
3. Policies in a lower-tier municipality's Official Plan that are described in subclause 16(16)(b)(i) or (ii) of the *Planning Act*.
4. Policies that identify the maximum densities that are authorized with respect to buildings and structures on lands in a protected major transit station area that is defined in accordance with subsection 16(16) of the *Planning Act*.
5. Policies that identify the minimum or maximum heights that are authorized with respect to buildings and structures on lands in a protected major transit station area that is identified in accordance with subsection 16(16) of the *Planning Act*.

Part Two – Draft Official Plan Policies for OPA 18.6 (Village Local Centre)

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Change	Rationale
3.0 CITY BUILDING		
3.1.3 CITY STRUCTURE		
<p>11. Local Centres will accommodate intensification at a scale and intensity that is less than the KDAs. Local Centres will be important community focal points and will develop as revitalized, mixed-use centres with pedestrian-oriented, human-scaled main streets.</p>	<p>[No change]</p>	<p>This policy is from Chapter 3 to provide context. It is foundational to Chapter 4 policies that are intended to provide more detailed guidance.</p>
3.4.1 URBAN DESIGN		
<p>16. The City shall promote the establishment of a skyline by directing high-rise built form in a series of pulses that correspond with the centres of the city structure with the highest concentration in the Richmond Hill Centre, followed by Key Development Areas, and then Local Centres. High-rise development may also be permitted in the Regional Mixed-Use Corridors but should not detract from the “pulses” intended to be created within the respective Centres. Detailed policies on height and density for each centres and corridors will be elaborated in Chapter 4 of this Part 1 Plan or secondary plans.</p>	<p>[No change]</p>	<p>This policy is from Chapter 3 to provide context. It is foundational to Chapter 4 policies that are intended to provide more detailed guidance.</p>

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4.0 LAND USE POLICIES		
4.3 LOCAL CENTRES		
4.3.1 Downtown Local Centre	4.3.1 Downtown <u>VILLAGE</u> LOCAL CENTRE	
<p>The Downtown Local Centre is focused on Yonge Street between Levendale Road and Harding Boulevard. It is serviced by public rapid transit on Yonge Street and, over the long term, will be serviced by planned public rapid transit on Major Mackenzie Drive. The policies of this Plan provide direction for the protection, promotion, and enhancement of the Downtown as the historic, symbolic, cultural and civic heart of Richmond Hill.</p>	<p>The Downtown Village Local Centre is focused on Yonge Street between Levendale Road Benson Avenue/Crosby Avenue and Harding Boulevard-Major Mackenzie Drive. <u>This section of Yonge Street serves as one of the City’s commercial spines and contains a historic main street.</u> It is serviced by public rapid transit on Yonge Street and, over the long term, will be serviced by planned public rapid transit on Major Mackenzie Drive. The policies of this Plan provide direction for the protection, promotion, and enhancement of the Downtown Village as the historic, symbolic, <u>and</u> cultural and civic heart of Richmond Hill.</p> <p><u>In accordance with the City Structure, the Village Local Centre will accommodate intensification at a scale less than the KDAs and generally less than the abutting Regional Corridor. The Village Local Centre will support a minimum density target of 160 residents and jobs per hectare in accordance with the target identified in the associated Protected Major Transit Station area as shown on Schedule A3 (Settlement Area).</u></p>	<p>The preamble is proposed to be revised to recognize the proposed change in the boundary of the Local Centre. As recommended in the Key Directions Report, the Local Centre boundary is proposed to be reduced and the majority of the area within the Uptown and Civic Districts are proposed to be redesignated to Regional Mixed Use Corridor.</p> <p>The proposed boundary for the Village Local Centre generally aligns with the boundary of the Village Business Improvement Area and coordinates well with the area referred to as the “Village Core Neighbourhood” in the associated urban design guideline.</p> <p>Lands adjacent to the Village Local Centre are anticipated to support taller buildings and greater density to support the</p>

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	<p><u>Vision</u> <u>The Village Local Centre shall continue to be an area that supports a mix of uses to preserve its function as a complete community that is inclusive, people-oriented and supports aging in place. The Village Local Centre is envisioned to be a “Village within the City” that is vibrant, walkable, accessible, and green; and that provides opportunities for entertainment, community gathering and events, and to appreciate the City’s history and diversity. It will predominantly accommodate <i>low-rise to mid-rise development</i> including a smaller-format, niche market main street area that is a vibrant, locally and regionally attractive destination for dining, shopping, cultural activities, commercial uses and an entertainment hub.</u></p>	<p>implementation of Regional PMTSA density targets and overall revitalization of the Village area. Policy changes associated with these areas will be considered through a subsequent OPA as part of the OP Update process.</p> <p>The proposed vision is based on the vision from the Key Directions Report and additional feedback from the public. The majority of responses provided through a public survey and workshop showed support for the vision in the Key Directions Report which has been updated based on this additional feedback.</p> <p>Please note that “mid-rise” is intentionally not italicized as a defined term since the intention is to permit mid-rise buildings up to 9 storeys in height, whereas the OP definition for mid-rise specifies a building height range between 5-8 storeys. See proposed changes below.</p>

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<p>The Village character of the area is to be protected and enhanced by fostering the protection of <i>cultural heritage resources</i>, significant views, and mature trees. Mixed-use intensification will support the economic vitality of the area as a destination within the City and the larger Region. The character of the Downtown Local Centre will be enhanced by appropriately transitioned <i>development</i> to the adjacent neighbourhoods, encouraging the establishment of new parks, courtyards and mews, and by enhancing pedestrian connections within the area. As a whole, the Downtown will continue to be a compact, pedestrian oriented mixed-use centre.</p> <p>The Downtown Local Centre has three distinct districts: the Uptown District, the Village District, and the Civic District as shown on Schedule A9 (Downtown Local Centre Districts). The Uptown District will be a mixed-use residential area with <i>mid-rise</i> to <i>high-rise</i> street related buildings. The Village District will be a <i>low-rise</i>, smaller-format, niche market main street shopping area. A <i>linked system of courtyards</i> will be created to the rear of buildings fronting onto Yonge Street, establishing a unique people-oriented destination. <i>Cultural heritage resources</i> will be preserved and adaptive re-use solutions encouraged to compliment the Village character. The Civic District is the civic heart of the City and provides opportunities for</p>	<p><u>4.3.1.1 LAND USE</u></p> <p><u>It is the policy of Council that:</u></p> <ol style="list-style-type: none"> 1. The Village character of the area is to be protected and enhanced by fostering the protection of <u>conserving</u> <i>cultural heritage resources</i>, significant views <u>to church spires and other architectural features of the Village</u>, and mature trees. Mixed-use intensification will support the economic vitality of the area as a destination within the City and the larger Region. The character of the Downtown Village Local Centre will be enhanced by appropriately transitioned <i>development</i> to the adjacent neighbourhoods, <u>which will incorporate human scale urban design, encouraging encourage</u> the establishment of new parks, courtyards and mews, and <u>by enhancing enhance</u> pedestrian connections within the area. As a whole, the Downtown Village will continue to be a compact, pedestrian oriented mixed-use centre. <p>The Downtown Local Centre has three distinct districts: the Uptown District, the Village District, and the Civic District as shown on Schedule A9 (Downtown Local Centre Districts). The Uptown District will be a mixed-use residential area with mid-rise to high-rise street related buildings. The Village District will be a low-rise, smaller-</p>	<p>The preamble is proposed to be made into a policy of the Official Plan with the section heading above this paragraph.</p> <p>The balance of the preamble is proposed to be deleted given that this Centre focuses on the Village area and not the flanking areas as per the original Downtown Local Centre concept. References to the Uptown and Civic Districts are proposed to be deleted.</p>

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<p>new development to complement the City’s Central Library. <i>Mid-rise</i> to <i>high-rise</i> street-related buildings will be directed to this area to protect the character and significant views to the church spires in the Village District. Together, the character of each district contributes to the Downtown’s unique identity as the heart of Richmond Hill.</p>	<p>format, niche market main street shopping area. A linked system of courtyards will be created to the rear of buildings fronting onto Yonge Street, establishing a unique people-oriented destination. Cultural heritage resources will be preserved and adaptive re-use solutions encouraged to compliment the Village character. The Civic District is the civic heart of the City and provides opportunities for new development to complement the City’s Central Library. Mid-rise to high-rise street-related buildings will be directed to this area to protect the character and significant views to the church spires in the Village District. Together, the character of each district contributes to the Downtown’s unique identity as the heart of Richmond Hill.</p>	
<p>4.3.1.1 LAND USE It is the policy of Council that: 1. The City shall prepare a Secondary Plan for the Downtown Local Centre in accordance with the policies of Section 5.1 of this Plan and the land use and design guidelines which have been approved by Council as set out in the Downtown Design and Land Use Strategy Recommendations Report, May 2009.</p>	<p>[Delete]</p>	<p>This OPA constitutes the Secondary Planning for this area and as such this policy is no longer required.</p>

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<p>2. Until such time as Council adopts a Secondary Plan for the Downtown Local Centre, the policies of this section and the land use and design guidelines which have been approved by Council as set out in the Downtown Design and Land Use Strategy Recommendations Report, May 2009 shall be utilized in the review and evaluation of <i>development</i> applications.</p>	<p>[Delete]</p>	<p>This OPA constitutes the Secondary Planning for this area and as such this policy is no longer required.</p>
<p>3. The predominant use of land in the Downtown Local Centre designation shown on Schedule A2 (Land Use) shall be for mixed-use, transit-oriented development. The land uses shall be directed within the Downtown Local Centre designation to correspond with the three districts shown on Schedule A9 (Downtown Local Centre Districts).</p>	<p>3. 2. The predominant use of land in the <u>Downtown Village</u> Local Centre designation shown on Schedule A2 (Land Use) shall be for mixed-use, transit-oriented development. The land uses shall be directed within the Downtown Local Centre designation to correspond with the three districts shown on Schedule A9 (Downtown Local Centre Districts).</p>	<p>Schedule A9 is proposed to be deleted since the Village Local Centre boundary is proposed to be reduced to mainly the Village District including a small portion of the Uptown District and references to the three Districts are to be deleted.</p>
<p>4. The following land uses shall be permitted within the Downtown Local Centre:</p> <ul style="list-style-type: none"> a. Community uses in accordance with Section 4.1 of this Plan; b. Parks and urban open spaces in accordance with Section 3.4.4 of this Plan; and c. <i>Live-work units</i> in accordance with policies 3.3.3.2.9 and 3.3.3.2.10 of this Plan. 	<p>34. The following land uses shall be permitted within the <u>Downtown Village</u> Local Centre:</p> <ul style="list-style-type: none"> <u>a. High density residential;</u> <u>b. Office;</u> <u>c. Commercial;</u> <u>d. Retail.</u> <p>ea. Community uses in accordance with Section 4.1 of this Plan;</p>	<p>Most of the permitted uses from current policy 4.3.1.1(5) have been moved into this list to expand the permissions across the Centre thereby enabling more opportunities for a mix of land use within the entire Local Centre.</p> <p>The defined term “<i>high density residential</i>” is proposed to replace the term “residential</p>

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	<p>f. Parks and urban open spaces in accordance with Section 3.4.4 of this Plan; and</p> <p>g. <i>Live-work units</i> in accordance with policies 3.3.3.2(9) and 3.3.3.2-(10) of this Plan.</p>	<p>apartments” as a permitted land use. The OP definition for <i>high density residential</i> means a multi-unit apartment form of dwelling. As noted below, the Village Local Centre is proposed to predominantly be comprised of mid-rise buildings of up to 9 storeys. North of Wright and Dunlop Street is proposed to permit high-rise buildings of up to 15 storeys to recognize the existing OP permissions for the Uptown District.</p> <p>The change in item (g) is proposed to assist with locating the policy that is being referred.</p>
<p>5. The following land uses shall be permitted for lands fronting on Yonge Street in the Downtown Local Centre:</p> <ul style="list-style-type: none"> a. Residential apartments; b. <i>Office</i>; c. <i>Commercial</i>; d. <i>Retail</i>; and 	<p>[Delete]</p>	<p>Permitted uses (a) to (d) have been moved up into modified policy 4.3.1.1(3) since they are proposed to apply throughout the Local Centre and to provide for more opportunities to have a mix of land use in this Centre.</p>

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<p>e. <i>Major office</i> which shall only be permitted in the Uptown and Civic Districts.</p>		
	<p><u>4. In addition to the permitted uses listed in policy 4.3.1.1 (3) of this Plan, the following additional land uses shall be permitted for lands without direct frontage on Yonge Street or Major Mackenzie Drive in the Village Local Centre:</u></p> <p><u>a. low density residential; and</u></p> <p><u>b. medium density residential.</u></p>	<p>This is a carry forward of current policy (7)(a). Permissions for <i>low density</i> (i.e. single-detached or semi-detached) and <i>medium density</i> (i.e. townhouses and triplex, fourplex, or walk-up apartment) development for lands that do not have direct frontage on Yonge Street or Major Mackenzie Drive is provided, as these uses are compatible with the surrounding area; whereas Yonge Street and Major Mackenzie Drive frontages are particularly reserved for commercial/mixed-use/high-density development.</p>
	<p><u>Mix of Use</u> <u>A mix of land use shall be provided in the Village Local Centre to achieve a long-term target ratio of 7 residents to 3 jobs through the implementation of the following policies.</u></p>	<p>Preamble added to address ROP direction that local official plans identify a target ratio of residents to jobs.</p>
<p>6. <i>Development</i> fronting on Yonge Street shall include <i>retail, commercial</i>, or community uses at grade for the portion of a building with direct</p>	<p><u>5.-6. Development</u> fronting on Yonge Street <u>or Major Mackenzie Drive</u> shall include <i>retail, commercial</i>, or community uses at grade for the</p>	<p>In addition to the Yonge Street frontage, non-residential uses at-grade are also proposed to</p>

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<p>frontage on Yonge Street in order to foster an animated, pedestrian-oriented main street character.</p>	<p>portion of a building with direct frontage on Yonge Street <u>or Major Mackenzie Drive</u> in order to foster an animated, pedestrian-oriented main street character.</p>	<p>be required along the Major Mackenzie frontage to support the future BRT route. Requiring more areas to provide non-residential streets will help support the mixed-use character, meet employment targets and support an active streetscape.</p>
	<p><u>6. Development on lands with existing retail, commercial, or office uses shall retain or exceed the existing amount of gross leasable floor area devoted to non-residential uses.</u></p>	<p>This proposed policy is intended to protect and recognize the existing non-residential uses, especially for properties off of Yonge Street and Major Mackenzie within the Local Centre so that the amount of non-residential uses will continue to increase in the future and will support the desired mixed-use character for this area.</p>
	<p><u>7. Development is encouraged to provide office uses in floors at and/or above grade to support employment opportunities in the Local Centre.</u></p>	<p>This proposed policy is intended to increase office use and support employment opportunities in the area in addition to the at-grade non-residential requirements to create a better balance between residents and jobs in the area. Office use is</p>

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		proposed to be encouraged both at grade and above grade.
	<u>8. Retail, commercial or community uses are encouraged to front onto existing or planned public parks or urban plazas.</u>	This proposed policy is added to encourage non-residential uses to front onto open spaces to animate them. It is acknowledged that this animation is highly desirable within the Local Centre, however, some flexibility in the application of this policy is warranted.
<p>7. The following land uses shall be permitted for lands without direct frontage on Yonge Street in the Downtown Local Centre:</p> <p>a. in the Village District, shall include <i>low density residential</i> and <i>medium density residential</i>. Small scale <i>office, commercial</i> and <i>retail</i> uses that complement the residential character of the area shall only be permitted on the lands shown on Schedule A9 (Downtown Local Centre Districts) to this Plan as “small-scale office, commercial and retail use sites”.</p> <p>b. in the Uptown District, shall include <i>low density residential</i> and <i>medium density residential</i>. Small scale <i>office, commercial</i> and <i>retail</i> uses that complement the residential character of the area shall only be permitted on the lands shown on Schedule A9 (Downtown Local Centre Districts)</p>	[Delete]	<p>The deletion of this policy recognizes that the focus of this Local Centre is on the Village area of the City.</p> <p>New policy 4 continues to recognize the existing low density residential uses and medium density residential uses.</p> <p>Furthermore, Schedule A9 is proposed to be removed as non-residential permissions are proposed to be expanded to apply throughout in the Local Centre, not just along the Yonge frontage, see above policies. The proposed new</p>

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<p>to this Plan as “small-scale office, commercial and retail use sites”.</p> <p>c. in the Civic District, shall include <i>low density residential</i> and <i>medium density residential</i>. Small scale <i>office, commercial</i> and <i>retail</i> uses that complement the residential character of the area shall only be permitted on lands adjacent to Major Mackenzie Drive.</p>		<p>policy 6 above is intended to retain or exceed the amount of GFA associated with the existing non-residential uses previously identified on Schedule A9.</p>
<p>8. For lands that are through-lots and have frontage on Yonge Street and on a public street to the rear, <i>development</i> shall generally maintain the intent of policies 4.3.1.1.5 to 4.3.1.1.7 of this Plan. <i>Commercial</i> and <i>retail</i> uses shall only be directed to the Yonge Street frontage.</p>	[Delete]	<p>As the land use permissions are proposed to be expanded, this policy would no longer be needed.</p>
<p>9. Notwithstanding policy 4.3.1.1.7 (b) above, <i>high density residential</i> uses may be permitted in the Uptown District on the lands shown on Schedule A9 (Downtown Local Centre Districts) to this Plan as “Exception Area” provided that the proposed <i>development</i> is consistent with all other relevant policies of this Plan.</p>	<u>[Delete]</u>	<p>This policy is no longer needed as <i>high density residential</i> is proposed to be permitted beyond what is shown on Schedule A9. The higher intensification permissions identified in Schedule A9 would still be recognized through higher height and density permissions in this area provided on Schedule E1 provided in this OPA.</p>
<p>10. To help maintain the character of smaller-format, niche-market shops in the Downtown Local Centre, the following policies shall apply:</p>	[Delete]	<p>The policy is proposed to be deleted as the requirement of a commercial needs study and</p>

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<p>a. <i>Retail development</i> shall be limited to a maximum gross floor area of 2,500 square metres; and</p> <p>b. <i>Retail development</i> with a gross floor area greater than 2,500 square metres shall only be permitted on lands fronting on Yonge Street, subject to a Zoning By-law amendment where it can be demonstrated that:</p> <p>i. There is a need for the proposed use as demonstrated through a Commercial Needs Study conducted by a qualified professional;</p> <p>ii. The proposed <i>development</i> enhances the character of the area; and</p> <p>iii. The proposed <i>development</i> is not in an enclosed mall.</p>		<p>the retail cap appears to be contrary to the Vision for this area to have a mix of uses, and support job creation. However, major retail (10,000sqm+) continues to not be a permitted use, as these larger facilities are not likely to contribute to the ‘niche market’ or village character contemplated in the Vision.</p>
<p>11. The maximum density of a development block within the Village District shall be 2.0 FSI and the maximum density of a development block within the Uptown District and the Civic District shall be 2.5 FSI. The boundaries of development blocks shall be identified in the Secondary Plan for the Downtown Local Centre.</p>	<p><u>Height and Density</u></p> <p><u>The Village provides an eclectic mix of built form, comprised of iconic institutional buildings, heritage properties and new cultural facilities, among an assortment of businesses and residential buildings. Accordingly, height and density of new development must be appropriate in relation to the surrounding context and in accordance with the following:</u></p>	<p>The intent of the following policies is to support the Key Direction of allowing for built-form transition from the Village Local Centre to flanking areas, while permitting heights and densities that are context appropriate, and support the revitalization of the Village as well as existing BRT transit service.</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
	<p>9. 14. The maximum <u>site</u> density of a development block within the Village Local Centre District shall be 2.0 FSI and the maximum density of a development block within the Uptown District and the Civic District shall be 2.5 FSI. The boundaries of development blocks shall be identified in the Secondary Plan for the Downtown Local Centre. <u>is shown on Schedule E1 (Density Allocation).</u></p>	<p>In general, higher density allocations are located along the Yonge Street frontage and are in locations close to the BRT station (Yonge/Crosby). Generally, lower density allocations are located off of Yonge Street where the Local Centre is closest to the Neighbourhood designation for transition purposes.</p>
	<p>10. <u>To ensure that new <i>development</i> within the Village Local Centre is contributing to the minimum density target assigned to the applicable PMTSA area as shown on Schedule A3, new <i>development</i> shall provide a minimum gross floor area equivalent to the application of the following:</u></p> <ul style="list-style-type: none"> a. <u>A minimum density of 1.5 FSI for <i>development</i> located within Development Blocks abutting Yonge Street and Major Mackenzie Drive to which a maximum density of 3 FSI or higher is assigned on Schedule E1.</u> b. <u>A minimum density of 0.5 FSI for <i>development</i> in all other areas not identified in item (a).</u> 	<p>To implement the Regional PMTSA directions, this proposed policy directs that development must meet or exceed the minimum density prescribed to a site.</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
	<p><u>11. The following are excluded from policy 4.3.1.1(10):</u></p> <ul style="list-style-type: none"> <u>a. community uses listed in Section 4.1 of this Plan,</u> <u>b. parks and open space uses, and</u> <u>c. infrastructure.</u> 	<p>The uses listed in policy (11) are not required to achieve the minimum target, given the need for these uses to support growth and development in the Local Centre.</p>
	<p>[New sidebar text]</p> <p><u>When determining maximum permissible total gross floor area for the site, the calculation is based on multiplying the developable portion of the site area (inclusive of any lands that may be dedicated to a public authority for public infrastructure, such as a right-of-way or park) by the maximum <i>Floor Space Index (FSI)</i> allocated to the site or portion of the site.</u></p> <p><u>For clarity, the developable portion of the site excludes lands that are deemed not developable by operation of policies of this Official Plan, related to matters such as <i>hazards</i> and natural heritage.</u></p>	<p>While not part of the OPA, a new sidebar is proposed to be added to this sub-section, to assist with the application of Floor Space Index to determine a maximum gross floor area for a development site. The proposed wording reflects common practice.</p>
<p>12. Applications for <i>development</i> may be required to submit a concept plan in accordance with the requirements of Section 5.2 of this Plan which demonstrates how the <i>development</i> meets the land use and design policies of this Plan for areas identified as a development block by the City.</p>	<p>[Delete]</p>	<p>Schedule E1 provides where certain FSI permissions apply at the site level, as such this policy is no longer needed.</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
<p>13. Building heights shall provide a transition from taller buildings in the Uptown District and the Civic District to lower buildings in the Village District.</p>	<p>[Delete]</p>	<p>A portion of lands within the Uptown District are proposed to remain within the Local Centre with the rest being redesignated to RMUC and the entire Civic District is proposed to be redesignated to RMUC. Transitions from the RMUC designation and the Local Centre are reflected through density allocations and design policies to address context sensitivity.</p>
<p>14. The highest and most dense forms of <i>development</i> within the Downtown Local Centre shall be located at the north end of the Uptown District and at the south end of the Civic District with heights ranging from 9 storeys to a maximum of 15 storeys and in accordance with the relevant angular view plane policies of this Plan.</p>	<p>[Delete]</p>	<p>This policy is deleted since the OPA proposes to remove references to Uptown and Civic Districts.</p>
<p>15. Building heights in the south end of the Uptown District and the north end of the Civic District shall be progressively lower towards the Village District ranging between 6 storeys to a maximum of 8 storeys.</p>	<p>[Delete]</p>	<p>A portion of lands within the Uptown District is proposed to remain within the Local Centre with the rest being redesignated to RMUC and the entire Civic District is proposed to be redesignated to RMUC.</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
<p>16. The Village District shall contain building heights ranging from 2 storeys to a maximum of 5 storeys.</p>	<p>16. The Village District shall contain building heights ranging from 2 storeys to a maximum of 5 storeys.</p> <p><u>12. The following height permissions shall apply to development:</u></p> <ul style="list-style-type: none"> a) <u>A minimum building height of 2 storeys;</u> b) <u>A maximum street wall height of 3 storeys, after which a step back for the remaining floors is required;</u> c) <u>A maximum mid-rise building height of 9 storeys;</u> d) <u>For properties located north of Wright Street and Dunlop Street, a maximum high-rise building height of 15 storeys, along with a maximum base-building height of 6 storeys.</u> 	<p>This policy modification will allow for increased heights in the Village than currently permitted, while also considering the angular plane and density limits to determine the maximum heights in order for development to remain contextually sensitive in this area.</p> <p>The 2 storey height minimum is proposed to remain to restrict development of any new 1 storey development (e.g. strip malls, 1 storey commercial) which would not meet the “Village in the City” vision. A 3 storey street wall is appropriate in the context of the existing built form in the area where many buildings step back after 3 storeys and also follows the general base building height of the historic churches. The 3 storey street wall height implements the direction in the Key Directions report that emphasizes considering “human scale.” 9 storeys is used as the</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
		<p>maximum height of mid-rise buildings, notwithstanding the current definition of mid-rise in the Official Plan, to allow for better transition and consistency from similar built form of more recent development in the area while maintaining the historic village character. North of Wright/Dunlop a maximum of 15 storeys is permitted to provide a reasonable transition from the 9 storey limit south of it and transition to the adjacent RMUC lands. The base building height and maximum height for these high-rise buildings is consistent with the current OP policy for development in the Uptown District.</p>
	<p><u>13. The maximum height of a building shall only be permitted provided that the allocated density of development as prescribed in Schedule E1 is not exceeded, and the application of the angular plane, among other placemaking policies of this Plan, is not impacted.</u></p>	<p>This policy is provided to emphasize that, in addition to height maximums, built form, density, and angular plane will also be used to determine the maximum height of a building on a site.</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
	<p><u>Yonge Street Angular Plane</u></p> <p>14. <i>Development</i> fronting on Yonge Street shall maintain a maximum 45 degree angular view plane projected from the adjacent property line on the opposite side of Yonge Street to maintain the significant views to the church spires.</p>	<p>The subheading and policy number are new, otherwise this policy is already in effect in the Official Plan, currently as policy 4.3.1.2 (10). It is moved here because it is not a matter of transition to neighbourhood but rather a matter to protect views of church spires and set buildings back from Yonge Street.</p>
<p>17. In the Village District the base building height shall be a maximum of 3 storeys. In the Uptown District and the Civic District, the base building height shall be a maximum of 6 storeys.</p>	<p>[Delete]</p>	<p>A portion of the Uptown District is being redesignated as RMUC. The Civic District is being removed from the Local Centre.</p>
<p>4.3.1.2 DESIGN</p>	<p>4.3.1.2 DESIGN</p>	
<p>It is the policy of Council that: Leadership in Design 1. The City may work with landowners, public agencies, or non-profit agencies to undertake a demonstration project to act as a catalyst for the creation of or extension of a <i>linked system of courtyards</i>. 2. The City may establish a coordinated palette of unique paving, lighting, planting, and signage for the public realm including a <i>linked system of courtyards</i>.</p>	<p>It is the policy of Council that: Leadership in Design 1. The City may work with landowners, public agencies, or non-profit agencies to undertake a demonstration project to act as a catalyst for the creation of or extension of a linked system of courtyards. 1. 2. The City may establish a coordinated palette of unique paving, lighting, planting, <u>banners, street signs, street furniture,</u> and <u>wayfinding</u> signage for the public realm <u>within</u></p>	<p>References to the linked system of courtyards is proposed to be replaced with the following policies under the heading “public realm”.</p> <p>To act as a visual indicator for the Local Centre being a unique place in the City, it is still desirable to encourage the establishment of these design features in this area. The policy is proposed to be modified to</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
	<p><i>the Village Local Centre including a linked system of courtyards.</i></p>	<p>identify additional unique street features that add to the Village character of the Local Centre (street lamps, Village street signs, planters, banners, etc.) some of which has been established.</p>
<p>Building a Strong, Vibrant Identity and Character 3. The character, identity and heritage attributes of the three distinct districts shown on Schedule A9 (Downtown Local Centre Districts) shall be reinforced through appropriate height, massing, and architectural detailing.</p>	<p>Building a Strong, Vibrant Identity and Character 2. 3. The character, identity and heritage attributes of the three distinct districts shown on Schedule A9 (Downtown Village Local Centre Districts) shall be reinforced through appropriate height, massing, and architectural detailing. <u>This shall be illustrated within an Urban Design Brief, which may be required as part of a complete application for development in accordance with policy 5.27.</u></p>	<p>Reference to districts is removed because a portion of lands within the Uptown District are proposed to remain within the Local Centre with the rest being redesignated to RMUC; and the entire Civic District is proposed to be redesignated to RMUC. The intent of the policy is proposed to remain with the addition of referencing an Urban Design Brief which may be required to demonstrate how proposed development reinforces the Village character, etc. This is to support the direction from the Key Directions Report to continue to celebrate the historic character and redevelopment of sites that are complementary and</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
		contextually sensitive to the area overall.
<p>4. Proponents of <i>development</i> for lands fronting on Yonge Street shall prepare a concept plan demonstrating that the proposed development achieves the following in addition to the requirements of Section 5.2 of this Plan:</p> <p>a. The creation of or extension of a <i>linked system of courtyards</i> providing a series of informal dual-use spaces for pedestrians and cars;</p> <p>b. The creation of or extension of a <i>linked system of courtyards</i> within the existing or planned parking areas located in the rear and side yard of the <i>development</i> site;</p> <p>c. The creation of or extension of a <i>linked system of courtyards</i> that has a coordinated palette of unique paving, lighting, planting, and signage; and</p> <p>d. A secondary entrance located in the rear or side yard of the proposed <i>development</i> site that provides public access to a linked system of courtyards.</p>	[Delete]	<p>Section 5.2 of the OP directs for the provision of Concept Plans, and as such the requirement need not be included in this section of the OP. Schedule E2 identifies necessary public streets and pedestrian connections while proposed policy 4.3.1.3(3) speaks to the provision of mid-block and rear pedestrian connections that are publically accessible. This results in a more organic development of inter-connections among sites that are arranged as development in the Village is approved and built.</p>
<p>Walkable Streets and People Places</p> <p>5. Buildings fronting onto Yonge Street shall be oriented to and accessed from the public street generally creating a continuous street wall.</p>	<p>Walkable Streets and People Places</p> <p><u>3.5.</u> Buildings fronting onto Yonge Street shall be oriented to and accessed from the public street generally creating a continuous street wall.</p>	<p>No change besides renumbering.</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
<p>6. Vehicular access to Yonge Street shall be limited and generally provided from side or rear streets or the <i>linked system of courtyards</i>.</p>	<p>[Delete]</p>	<p>This policy regarding limited vehicular access to Yonge Street is addressed on a citywide basis in Chapter 3, see policy 3.5.6 (3)(e).</p>
<p>7. Buildings may be designed to create breaks in the street wall along Yonge Street to provide pedestrian mews, courtyards, urban squares, parks, or other appropriate pedestrian amenities to the satisfaction of the City.</p>	<p>4.-7. Buildings may be designed to create breaks in the street wall along Yonge Street to provide pedestrian mews, courtyards, urban <u>plazas squares</u>, parks, or other appropriate pedestrian <u>and cycling</u> amenities to the satisfaction of the City.</p>	<p>This policy is intended to remain to support the protection of the character of the area and to include cycling amenities in these publicly accessible spaces. It is also updated to address the city’s park typologies as updated via OPA 18.3.</p>
	<p><u>5. Development fronting onto publicly accessible spaces shall be designed to foster safe, comfortable and attractive pedestrian amenities.</u></p>	<p>This policy is intended to provide additional design details regarding public spaces mentioned in proposed policy 4.3.1.2 (4).</p>
<p>8. In the Village District, <i>development</i> shall be designed so as to provide building façade treatments that are consistent with the historic treatment of façades along Yonge Street.</p>	<p>6. 8. In the Village District, Development <u>along Yonge Street</u> shall be designed so as to provide building façade treatments that are <u>consistent compatible</u> with the historic <u>treatment built form character</u> of façades along Yonge this main Sstreet.</p>	<p>This policy is intended to remain to support protection of heritage buildings and to create context sensitive development and is proposed to be modified for clarity.</p>
<p>9. Wherever possible, heritage buildings shall be incorporated into the design of new <i>development</i>.</p>	<p>7. 9. Wherever possible, heritage buildings shall be incorporated into the design of new <i>development</i>.</p>	<p>No change besides renumbering.</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
		This policy is intended to remain to support the protection of heritage buildings and to create context sensitive development.
<p>Transition to Neighbourhoods 10. <i>Development</i> within the Downtown Local Centre shall be subject to the following angular plane policies: a. <i>Development</i> fronting on Yonge Street shall maintain a maximum 45 degree angular view plane projected from the adjacent property line on the opposite side of Yonge Street to maintain the significant views to the church spires;</p>	<p>Transition to Neighbourhoods 810. <i>Development</i> within the Downtown Village Local Centre shall be subject to the following angular plane policies: [Policy 10 (a), no change, renumbered to policy 4.3.1.1 (12)]</p>	<p>The original policy (10) (a) is renumbered to policy 4.3.1.1 (12) because this policy is not about transition to Neighbourhood but rather providing sufficient building setback from the street.</p> <p>Note: OPA 18.3 amended Policy 3.4.1 (23) to require a view study regarding the church steeples so another view study policy is not needed in Chapter 4.</p>
<p>b. <i>Development</i> fronting on Church Street in the Village District shall maintain a 30° angular plane projected from the edge of the adjacent property line on the opposite side of Church Street; and</p>	<p>a. b. <i>Development</i> fronting on Church Street in the Village District shall maintain a 30° angular plane projected from the edge of the adjacent property line on the opposite side of Church Street; and</p>	<p>No change besides removing reference to the Village District.</p>
<p>c. A maximum 45 degree angular view plane projected from the adjacent <i>low density residential</i> or <i>medium density residential</i> property line shall be maintained for all other development on the edges of the Downtown Local Centre.</p>	<p>[Delete]</p>	<p>The angular view plane policy is addressed through OP Policy 3.4.1 (55 a) and need not be repeated in Chapter 4.</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
	<p><u>b. New non-residential <i>development</i> abutting the Neighbourhood designation shall ensure that:</u></p> <ul style="list-style-type: none"> <u>i. Built form is compatible;</u> <u>ii. Potential negative impacts from the proposed development related to privacy, noise and/or lighting are mitigated; and</u> <u>iii. Appropriate landscape buffers are provided.</u> 	<p>This proposed policy is intended to address land use compatibility considerations where non-residential uses are abutting the Neighbourhood.</p>
	<p><u>4.3.1.3 PUBLIC REALM</u></p>	
	<p><u>The Village Local Centre will feature a high standard of public realm, expressed in a wide range of publicly accessible spaces, including sidewalks, streets, parks, and paths. The Local Centre will be served by a more connected and multi-modal transportation system. Creating smaller development blocks with the introduction of new streets will improve circulation and access to amenities and destinations. In addition, the introduction of new connections in the Local Centre will offer new active and passive recreational opportunities. Over time, this Local Centre will facilitate the development of a network of publicly accessible spaces for the pedestrian and cyclist.</u></p>	<p>A new preamble is proposed to be added to provide additional details on the vision for the public realm.</p> <p>The Key Directions report recommends that the Official Plan clearly identify public realm needs, especially within centres. The combination of proposed policy and schedules is intended to fulfil that recommendation.</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
	<p><u>It is the policy of Council that:</u> <u>Public Streets and Active Transportation Connections</u> <u>1. Proponents of <i>development</i> shall implement the street network and active transportation network as conceptually shown on Schedule E2 (Public Realm), to support a fine-grained street network along with more connections for cyclists and pedestrians.</u></p>	<p>New streets are proposed in the Local Centre and the proposed schedule identifies the location. These streets are intended to support a fine grained network through creating more connections and a pedestrian-friendly environment and to address the need to limit vehicular access points off of Yonge Street.</p> <p>Proposed cycling facilities are intended to support active transportation by creating more connections. This policy is intended to support the Key Direction of “explore opportunities for widening sidewalks, creating new cycling facilities and pedestrian paths”.</p>
	<p><u>2. Sidewalks shall be provided on both sides of new public streets.</u></p>	<p>Policy (2) is proposed to ensure that new public streets will have sidewalks on both sides; as policies 3.5.6(4) and (5) do not make this mandatory.</p>
	<p><u>3. Pedestrian and cycling connections are encouraged to be created mid-block and at the rear of buildings fronting onto Yonge</u></p>	<p>Schedule E2 identifies public streets and pedestrian and cycling connections while this proposed policy speaks to the</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
	<p><u>Street, establishing a unique people-oriented destination.</u></p>	<p>provision of mid-block and rear connections that are publically accessible for pedestrian and/or cycling use. This results in a more organic development of inter-connections among sites that are arranged as development in the Village is approved and built. This policy is intended to support the Key Direction of “explore opportunities for widening sidewalks, creating new cycling facilities and pedestrian paths”.</p>
	<p>4. <u>Publicly accessible interconnections through and to adjacent sites to promote a fine-grained network of streets are encouraged.</u></p> <p>5. <u>The need for interconnection between properties shall be determined by the City and/or Region, including public easements to allow cross-property access.</u></p>	<p>The proposed policies are intended to promote a fine-grained street network and to allow for interconnections within sites and to adjacent sites. These policies are intended to support accessibility and permeability throughout the Local Centre.</p>
	<p>[New sidebar text]</p> <p><u>Requested interconnections among development sites are intended to supplement the fine-grained street network, improve multi-modal circulation, and minimize vehicular accesses onto arterial roads. Such</u></p>	<p>While not part of the OPA, the new sidebar is proposed to be added to this sub-section, to provide additional information regarding the function and form of interconnections that may be provided on development sites.</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
	<p><u>interconnections may be required to include the following:</u></p> <ul style="list-style-type: none"> • <u>sidewalks on both sides;</u> • <u>bicycle facilities;</u> • <u>vehicle travel lanes and turn radii that can support service vehicles;</u> • <u>parking and curbside pick-up/drop-off lanes as appropriate; and/or</u> • <u>application of the City’s minimum standards for design, construction, and maintenance.</u> 	
	<p><u>Parking</u></p> <p><u>6. Development on an existing City-owned parking lot shall retain or exceed the existing amount of publicly-accessible parking spaces on site.</u></p> <p><u>7. Where permitted by the zoning by-law, new development may provide additional publicly-accessible parking spaces to satisfy offsite parking needs of existing nearby businesses and community facilities.</u></p>	<p>Policy (6) is intended to address parking deficiencies for existing uses and to protect the existing amount of publicly accessible parking supply in the Village to support the economic vitality of the Village. If re-development occurs on City-owned lots, this will help to retain and exceed the amount of public parking spaces available to address historic parking deficiencies.</p> <p>The zoning by-law is referenced as it generally provides maximums based on units or type of non-residential</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
		<p>GFA. This policy allows for the maximum to be exceeded in favour of public parking. Applicants may need to obtain a minor variance to the parking provision or the by-law would have to include a public parking provision. Business and community facilities are referenced because the public parking should not be providing for residential development. Existing businesses are referenced so that the demand for public parking does not increase. New <i>development</i> should provide the parking that is required of them on site.</p>
	<p><u>Open Space</u> <u>8. New <i>development</i> is encouraged to provide urban plazas to enhance the park system within the Village and increase the vibrancy of this Local Centre.</u></p>	<p>This policy is proposed to encourage the creation of publicly accessible and privately owned open space in addition to the existing public parks identified on Schedule E2.</p>
4.6 REGIONAL MIXED USE CORRIDOR		
4.6.1 LAND USE	4.6.1 LAND USE	
4.6.1(5) The maximum site density on lands within the portion of the Regional Mixed-Use Corridor designation located on Highway 7 and on Yonge	4.6.1(5) The maximum site density on lands within the portion of the Regional Mixed-Use Corridor designation located on Highway 7 and	Proposed modification to remove reference to “Downtown Local Centre”, and

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
<p>Street south of the Downtown Local Centre designation shall be 2.5 FSI</p>	<p>on Yonge Street south of the Downtown Local Centre designation <u>Levendale Road</u> shall be 2.5 FSI.</p>	<p>replace it with “Levendale Road”.</p> <p>This modification would direct that the lands in the former Uptown District of the DLC being added to the RMUC through OPA 18.6 have corresponding density permissions for up to 2.5 FSI. This change would maintain the current maximum density permission that is allocated to lands within the Uptown District, meaning that the OPA is not changing density permissions at this time. Density permissions for these lands may be revisited via the MTSA and Corridors OPA which will be addressed as a Batch 3 OPA within the OP Update process.</p>
<p>4.6.2 DESIGN</p>	<p>4.6.2 DESIGN</p>	
	<p><u>4.6.2(4) Lands located at the southwest corner of Major Mackenzie Drive West and Yonge Street shall provide a civic presence and gathering function. In connection with adjacent public lands and facilities, a portion of this area will form a new Destination Park, providing passive public open space to host city events.</u></p>	<p>Modification to add a new policy to Section 4.6.2.</p> <p>The proposed policy language is intended to address Key Direction 3.3b (“Provide a Civic Presence Relative to the City’s</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
	<p><u>and connect with the wave pool and central library.</u></p> <p><u>4.6.2 (5) New parkland to accommodate growth shall be provided through the expansion of Kozak Parkette.</u></p>	<p><i>municipal administrative building with an open space facility”).</i></p> <p>Policy 4.6.2(4) is supported by Section 5.2 of the City’s 2022 Parks Plan sets out an expectation that there be a Civic Gathering Space at the southwest corner of Major Mackenzie Drive West and Yonge Street, that when connected with the Wave Pool, Mount Pleasant Community Park and Central Library, combine to create a Destination Park acting as a key civic gathering space. The added parkland needed to establish a Destination Park at this location is anticipated to occur on a portion of the Central Library Lands, and account for an estimated land requirement of 1.2 hectares.</p> <p>Similarly, policy (5) is supported by the Parks Plan which identifies an expansion to the Kozak Parkette in its figure 6.1.</p>

Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale
5. IMPLEMENTATION		
5.1 SECONDARY PLANS		
<p>3. Secondary Plans shall be prepared for the following areas of the City as shown on Schedule A10 (Secondary Plan Areas) of this Plan:</p> <ul style="list-style-type: none"> a. Richmond Hill Centre; b. Downtown Local Centre; c. Oak Ridges Local Centre; d. Yonge Street and 16th Avenue Key Development Area; and e. Yonge Street and Bernard Avenue Key Development Area. 	<p>3. Secondary Plans shall be prepared for the following areas of the City as shown on Schedule A10 (Secondary Plan Areas) of this Plan:</p> <ul style="list-style-type: none"> a. Richmond Hill Centre; b. Downtown Local Centre; c. Oak Ridges Local Centre; d. Yonge Street and 16th Avenue Key Development Area; and e. Yonge Street and Bernard Avenue Key Development Area. 	<p>This OPA constitutes the secondary planning for the Downtown Local Centre (now Village Local Centre as proposed by OPA 18.6); as such, it can be removed from this list. The remaining policy numbers will be renumbered to reflect this deletion.</p>
<p>8. In addition to the Secondary Plan requirements outlined in Section 5.1.5 and 5.1.7 of this Plan, the Downtown Local Centre Secondary Plan shall include policies respecting the following:</p> <ul style="list-style-type: none"> a. Policies that are in accordance with the Downtown Design and Land Use Strategy, Final Recommendations Report, May 2009 which has been approved by Council; and b. Options for the creation of a linked system of courtyards through a block planning exercise generally within the existing and planned 	<p>[Delete]</p>	<p>This OPA constitutes the secondary planning for the Downtown Local Centre (now Village Local Centre as proposed by OPA 18.6); as such, policy 5.1 (8) can be deleted.</p>

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parking areas located at the rear of buildings fronting onto Yonge Street.		
6. EXCEPTIONS		
<p>17. Notwithstanding any other provision of this Plan to the contrary, for the lands municipally known as 10481 Yonge Street as shown as Exception Area “17” on Schedule A11 (Exceptions) to this Plan, the following shall apply:</p> <ul style="list-style-type: none"> a. Medium density residential uses excluding multi-unit apartments shall be permitted on the lands designated Neighbourhood and shall have a maximum height of 3 storeys; b. The lands designated Downtown Local Centre have frontage onto Yonge Street and hence the policies of Section 4.3.1.1.5 shall apply and hence medium density residential uses are not permitted; and c. No new development shall occur on lands in the Flood Vulnerable Area as shown on Schedule A2 (Land Use) and Schedule A7 (Flood Plain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) until the requirements of Section 3.2.2.5 of this Plan have been met. 	<p>17. Notwithstanding any other provision of this Plan to the contrary, for the lands municipally known as 10481 Yonge Street as shown as Exception Area “17” on Schedule A11 (Exceptions) to this Plan, the following shall apply:</p> <ul style="list-style-type: none"> a. <i>Medium density residential</i> uses excluding multi-unit apartments shall be permitted on the lands designated Neighbourhood and shall have a maximum height of 3 storeys; b. The lands designated Downtown Local Centre have frontage onto Yonge Street and hence the policies of Section 4.3.1.1.5 shall apply and hence <i>Medium density residential</i> uses are not permitted <u>on lands with frontage on Yonge Street</u>; and c. No new development shall occur on lands in the Flood Vulnerable Area as shown on Schedule A2 (Land Use) and Schedule A7 (Flood Plain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) until the requirements of Section 3.2.2.5 of this Plan have been met. 	<p>This is a technical change to the exception policy given that the subject lands are proposed to be designated Regional Mixed Use Corridor by this amendment. The proposed change maintains the intent of the original policy.</p>
7. INTERPRETATION		

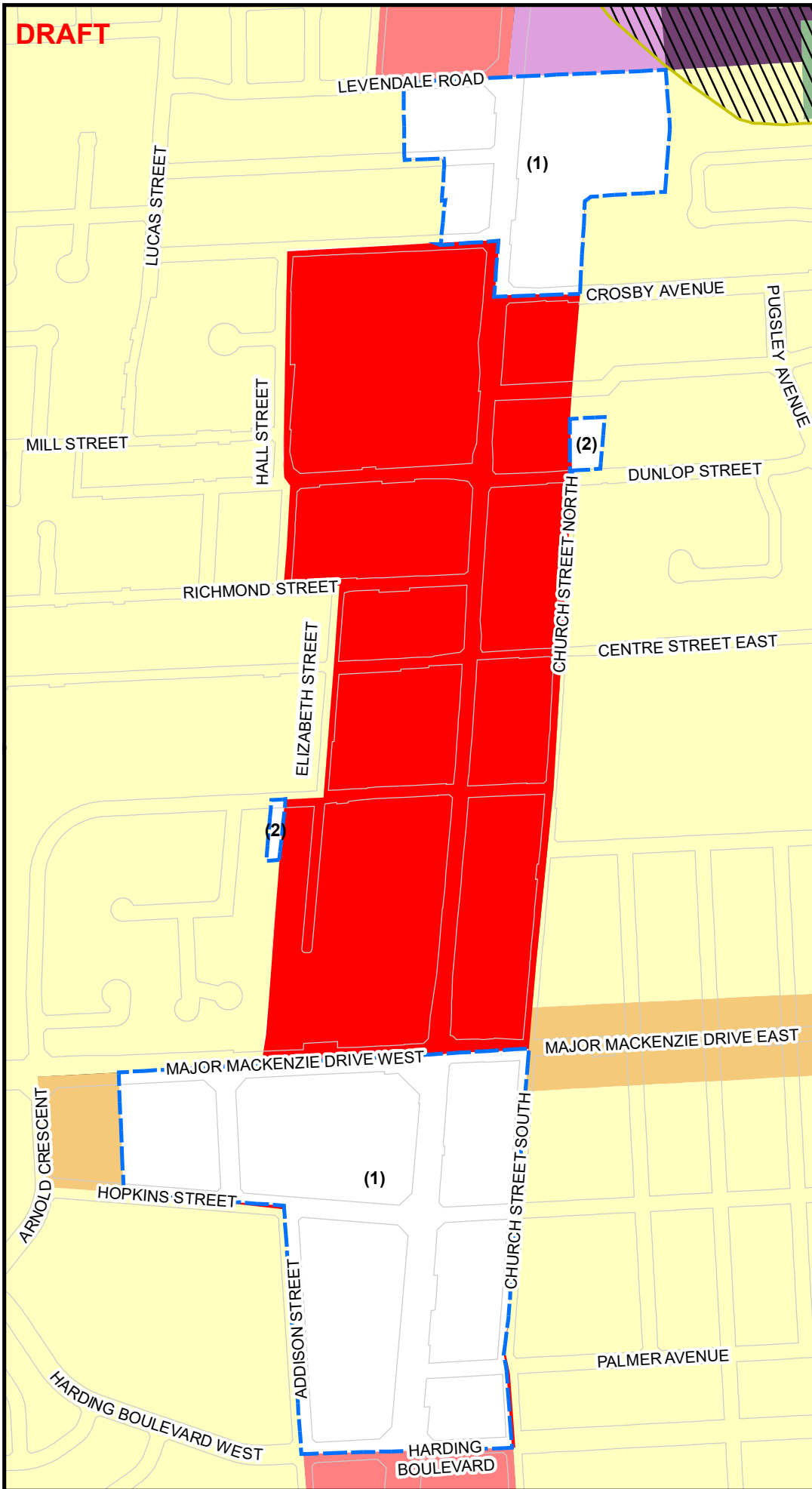
Official Plan (2023 Consolidation)	OPA 18.6 Proposed Changes	Rationale						
<p>7.5 LIST OF SCHEDULES</p>	<p>[Delete: “A9 Downtown Local Centre Districts” from the Table of Schedules.]</p> <p>[Add the following to the Table of Schedules listed in Section 7.5:]</p> <table border="1" data-bbox="842 464 1520 714"> <thead> <tr> <th data-bbox="842 464 1014 505">Schedule</th> <th data-bbox="1014 464 1520 505">Schedule Name</th> </tr> </thead> <tbody> <tr> <td data-bbox="842 505 1014 610"><u>E1</u></td> <td data-bbox="1014 505 1520 610"><u>Village Local Centre Density Allocation</u></td> </tr> <tr> <td data-bbox="842 610 1014 714"><u>E2</u></td> <td data-bbox="1014 610 1520 714"><u>Village Local Centre Public Realm</u></td> </tr> </tbody> </table>	Schedule	Schedule Name	<u>E1</u>	<u>Village Local Centre Density Allocation</u>	<u>E2</u>	<u>Village Local Centre Public Realm</u>	<p>This modification deletes Schedule A9 from the list of Schedules based on the above noted changes to the Official Plan.</p> <p>This modification adds a new series of schedules (Schedule Series “E”) to the table. Schedules E1 and E2 are specific to the Village Local Centre.</p>
Schedule	Schedule Name							
<u>E1</u>	<u>Village Local Centre Density Allocation</u>							
<u>E2</u>	<u>Village Local Centre Public Realm</u>							

New and Proposed changes to Official Plan Schedules:

Schedule	OPA 18.6 Proposed Changes	Rationale
<p>Schedule A2 (Land Use)</p>	<p>Schedule A2 (Land Use) is amended as shown on Schedule 1 to this amendment to:</p> <ul style="list-style-type: none"> a) Redesignate the areas shown as “(1)” from “Downtown Local Centre” to “Regional Mixed Use Corridor” b) Redesignate the areas shown as “(2)” from “Neighbourhood” to “Local Centre”; c) Change the Legend item colour for “Downtown Local Centre” to the same red that is used for the “Oak Ridges Local Centre” d) Replace the Legend item entitled “Downtown Local Centre” with “Local Centre” 	<p>Proposed modifications to Schedule A2 to implement lands being removed from the former Uptown and Civic Districts of the “Downtown Local Centre” and redesignating them as part of the “Regional Mixed Use Corridor”.</p> <p><u>Portion of Uptown District to remain Local Centre</u> A portion of the Uptown District is proposed to remain within the Local Centre boundary between Wright/Dunlop and Benson/Crosby. This is based on the area’s existing conditions and unique street features and generally aligning with the Village Business Improvement Area (BIA) boundary.</p> <p>In addition, based on more detailed analysis and consultation, minor boundary adjustments are proposed to include one small landholding on the west side of Yonge Street, and one on the east side of Yonge Street which are presently designated “Neighbourhood” to be included in the “Local Centre” designation.</p> <p>Changes to the legend are proposed to recognize “Local Centre” as a designation. Schedule A1 identifies the specific Centre name and its general location.</p>

Schedule	OPA 18.6 Proposed Changes	Rationale
Schedule A3 (Settlement Area)	Schedule A3 (Settlement Area) is amended as shown on Schedule 2 to this amendment to identify the Protected Major Transit Station Area boundaries as determined by York Region for the following areas: PMTSA #45 (Crosby BRT Station) with a minimum density target of 160 residents and jobs per hectare; and PMTSA #48 (Major Mackenzie BRT Station) with a minimum density target of 160 residents and jobs per hectare.	Modification adds the Protected Major Transit Station Areas and related Regional density targets of PMTSA’s #45 and #48 to Schedule A3 (Settlement Area).
Schedule A8	Schedule A8 (Street Classification) is amended to identify new “Planned Local Street” shown on Schedule E2 to this OPA.	This will enable the next OP consolidation to update Schedule A8 in accordance with the street network as shown on Schedule E2.
Schedule A9	Schedule A9 (Downtown Local Centre Districts) is deleted.	Schedule A9 is proposed to be deleted because the policies proposed in this OPA no longer rely upon it to determine where non-residential uses can be permitted within this Local Centre.
Schedule A10 (Secondary Plan Areas)	Schedule A10 (Secondary Plan Areas) is amended by deleting “Downtown Local Centre” from the Schedule.	This Local Centre is no longer proposed to be a separate Part II Secondary Plan area; it is included as part of the Chapter 4, Part I Official Plan policies.
NEW	The following new Schedules are added to Chapter 7 the Official Plan: a) Schedule E1 Village Local Centre Density Allocation b) Schedule E2 Village Local Centre Public Realm	New Schedules for the Village Local Centre are added.

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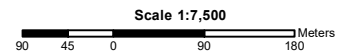


Legend

- Lands to be Redesignated
- Lands Redesignated From:
 - (1)** "Downtown Local Centre" to "Regional Mixed Use Corridor"
 - (2)** "Neighbourhood" to "Local Centre"
- Land Use Designations**
 - Natural Core
 - Employment Area
 - Employment Corridor
 - Regional Mixed Use Corridor
 - Local Mixed Use Corridor
 - Neighbourhood
 - ~~Downtown Local Centre~~ Local Centre
 - Flood Vulnerable Area
 - Greenway

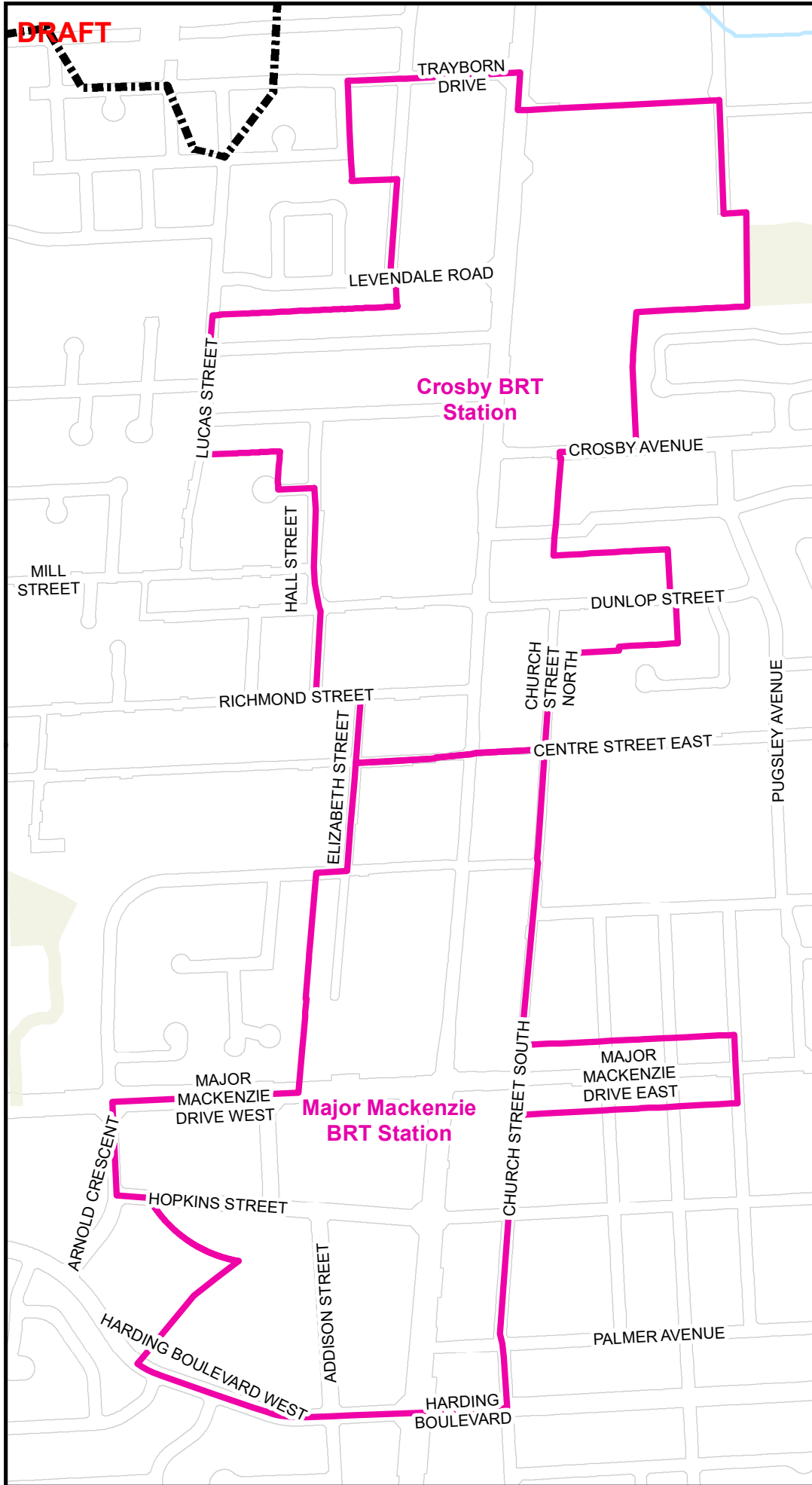


PLANNING & INFRASTRUCTURE DEPARTMENT



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**RICHMOND HILL
OFFICIAL PLAN
SCHEDULE 1
TO OPA 18.6**



Legend

Area to be added to Schedule A3

Protected MTSA

160 R+J/Ha

Other

■ ■ ■ Oak Ridges Moraine Conservation Plan Area

Watercourses

Greenway



PLANNING & INFRASTRUCTURE DEPARTMENT

Scale 1:9,000



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**RICHMOND HILL
OFFICIAL PLAN
SCHEDULE 2
TO OPA 18.6**

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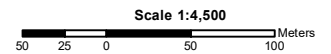


Legend

- Village Local Centre Boundary
- Boundary of density category area with maximum FSI



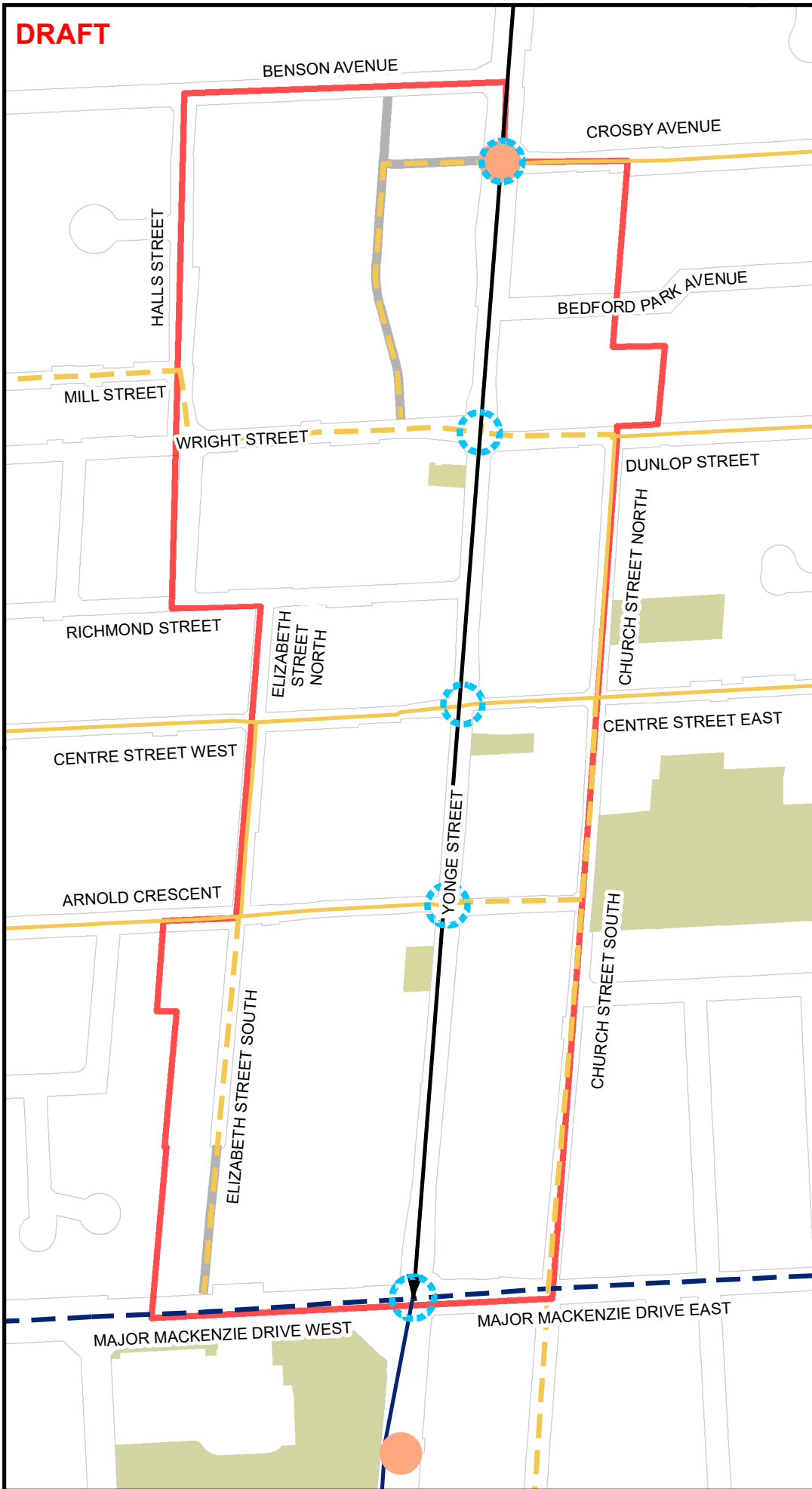
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**RICHMOND HILL
 OFFICIAL PLAN
 Village Local Centre
 Density Allocation
 SCHEDULE E1**

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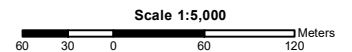


Legend

- Village Local Centre Boundary
- Street Network**
- Existing Signalized Intersection
- Planned Local Street - alignment to be confirmed
- Recreational Trails/ Bicycle Facilities**
- Planned Conventional Bicycle Lanes
- Planned Regional Bicycle Facilities
- Planned Future Bicycle Connection
- Existing Conventional Bicycle Lanes
- Existing Regional Bicycle Facilities
- Parks and Urban Open Space**
- Existing Parks and Urban Open Space
- Public Infrastructure**
- Existing Bus Rapidway Transit Station



PLANNING & INFRASTRUCTURE DEPARTMENT



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**RICHMOND HILL
OFFICIAL PLAN
Village Local Centre
Public Realm
SCHEDULE E2**