

Amendment ____
To The Richmond Hill
Official Plan

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Richmond Hill Official Plan

Official Plan Amendment ___

The attached schedule and explanatory text constitute Amendment Number ___ to the Richmond Hill Official Plan.

This amendment was prepared and recommended by the Richmond Hill Council and was adopted by the Council of the Corporation of the City of Richmond Hill by By-law Number ___ in accordance with Sections 17 and 22 of the *Planning Act* on the ___ day of _____, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City Of Richmond Hill

By-law _____

A By-law to Adopt Amendment ___ to the
Richmond Hill Official Plan

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

1. That Amendment ___ to the Richmond Hill Official Plan, consisting of the attached Part Two and Schedule 1 is hereby adopted.
2. That the Clerk is hereby authorized and directed to provide to the Regional Municipality of York for information the aforementioned Amendment ___ to the Richmond Hill Official Plan.
3. This by-law shall come into force and take effect on the day of the final passing thereof.

Passed this _____ day of _____, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

Part One - The Preamble is not a part of the Amendment.

Part Two - The Amendment, consisting of text and maps, constitutes Amendment ___ to the Richmond Hill Official Plan.

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Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to amend Chapter 6 of the Official Plan of the City of Richmond Hill in order to provide site specific polices related to 10684 and 10692 Yonge Street and to amend Schedule A11 to add the Exception Area __ to the Schedule. The proposed development combines the sites into a single development parcel. This amendment will allow the development of one (1) 25 storey mixed-use residential/commercial building on the subject lands with an overall maximum density of 3.5 FSI.

1.2 Location

The lands affected by this Amendment are located on the west side of Yonge Street, south of Elgin Mills Road, and are legally described as Part of Lots 53 and 54, Registered Plan 1931 (Municipal Addresses: 10684 and 10692 Yonge Street) (the “Subject Lands”). The area of the Subject Lands is 0.55 hectares (1.35 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, while protecting public health and safety. 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 the protection of public health and safety in providing for high density residential 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 within a settlement area by providing for a range and mix of housing options in a compact and transit supportive built form while ensuring the protection of public health and safety.

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 ROP also contains policies relating to fostering high-quality design, a mix and range of housing types, the protection of natural heritage features and safety in relation to natural hazards.

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP. The Urban Area policies permit a full range and mix of urban uses which are intended to accommodate a significant portion of planned growth within the Region. The proposal reinforces and supports the planned urban structure identified in the ROP by providing a development that contributes to the creation of a complete community. The subject lands are also located within the protected Major Transit Station Area (MTSA) 46 – Elgin Mills Bus Rapid Transit Station, which has a minimum density target of 160 people and jobs per hectare. The proposal demonstrates consistency with the objectives of the ROP in providing for compact residential development in a strategic growth area on a transit corridor while protecting public health and safety.

4. The subject lands are designated **Regional Mixed Use Corridor** in accordance with Schedule A2 (Land Use) of the City’s Official Plan (“Plan” 2010). The proposed high density residential development is permitted and encouraged within the **Regional Mixed-Use Corridor** designation as transit-oriented and pedestrian supportive and has demonstrated adherence to the high-rise building urban design policies in the Plan with respect to providing for adequate tower separation, slender tower floorplates, and an appropriate transition to the adjacent low-rise Neighbourhood to the west. Further, it has been demonstrated that there are limited risks associated with flooding as a result of development of the subject lands which are located on the periphery of the Flood Vulnerable Area identified in the Official Plan. The proposal demonstrates consistency with the objectives of the City’s Official Plan.

Part Two - The Amendment

2.1 Introduction

All of this part of the document entitled Part Two – The Amendment, consisting of the following text outlined in Section 2.2 constitute Amendment ___ to the Richmond Hill Official Plan.

2.2 Details of the Amendment

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

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

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

“X.XX

Notwithstanding any other provision of this Plan to the contrary, for the lands legally described as Part of Lots 53 and 54, Registered Plan 1931 (Municipal Addresses: 10684 and 10692 Yonge Street) and shown as Exception Area Number ___ on Schedule A11 (Exceptions) to this Plan, the following shall apply:

- a. the maximum building height permitted on the subject lands shall be 25 storeys;
- b. the maximum site density shall be 3.5 Floor Space Index (FSI) based on a site area of 5,451.97 square metres;
- c. the maximum floorplate size of any portion of a building above the podium shall be 760 square metres;
- d. A reduction may be permitted to the minimum protection zone (buffer) to 0 metres (0 feet) from the outer limits of hazardous lands and hazardous sites to the satisfaction of the City and the Conservation Authority to facilitate development or site alteration. However, no such reduction shall be permitted unless it is demonstrated through a Geotechnical Study, Natural Heritage Evaluation and/or Floodplain Assessment, prepared to the satisfaction of the City and the Conservation Authority, that the development or site alteration will not pose a risk to human health and safety or property, will not adversely impact upon adjacent properties or infrastructure, and will not have a negative impact on

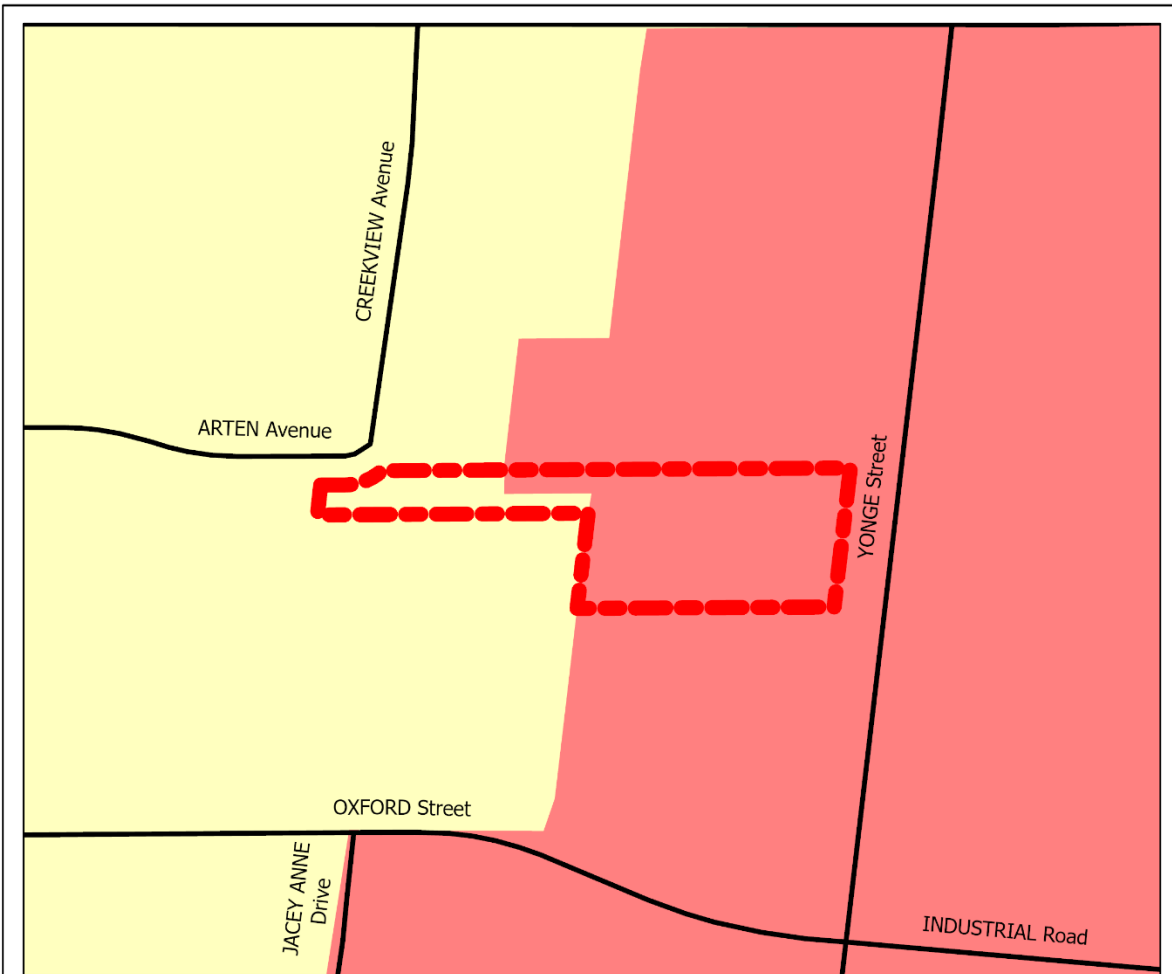
adjacent key natural heritage features or key hydrological features and/or their functions; and,

- e. development may be permitted to proceed in advance of the implementation of the approved flood remediation program in accordance with the final approved Yonge-Elgin Flood Remediation Class Environmental Assessment once a Flood Risk Assessment Study has been completed and submitted to the satisfaction of the City of Richmond Hill and the Conservation Authority demonstrating that the proposed development either maintains or decreases the level of flood risk associated with the area as well as provides specific actions and strategies for flood remediation, flood proofing, flood warning, emergency response measures, and the protection of any key natural heritage or hydrological features and their functions and the use of low impact development techniques and sustainable design solutions instead of traditional engineering solutions.”

2.3 Implementation and Interpretation

The implementation of this Amendment shall be in accordance with the provisions of the *Planning Act*, R.S.O. 1990, and the respective policies of the City of Richmond Hill Official Plan.




The provision of the Official Plan as amended from time to time, regarding the interpretation of the Official Plan of the City of Richmond Hill, apply in regard to this Official Plan Amendment. In the event of conflict with the Official Plan or any amendment thereto, the provisions of Amendment __ shall prevail unless otherwise specified.



AMENDMENT No. __ TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SCHEDULE 1
LAND USE PLAN

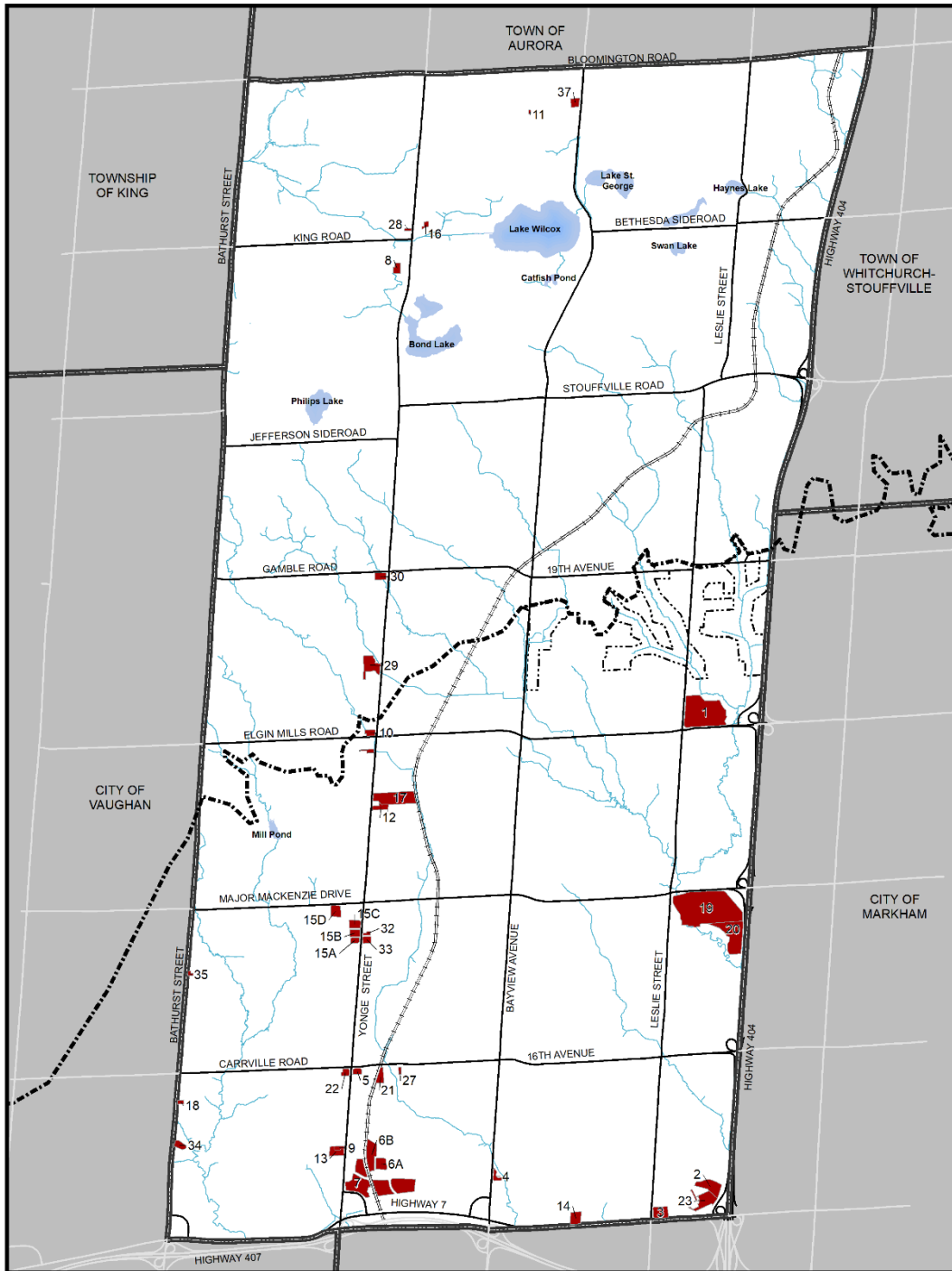
NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. __ TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

Legend

-  Area affected by this amendment
-  Natural Core
-  Regional Mixed Use Corridor
-  Neighbourhood



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SCHEDULE A11
Exceptions
RICHMOND HILL
OFFICIAL PLAN

Legend

- Exception
- Greenbelt Plan Area
- Oak Ridges Moraine Conservation Plan Area

- Waterbodies
- Watercourses
- C.N.R.

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Scale 1:45,000
 1 0.5 0 1
 Kilometres

NOTE: The information provided in this Schedule constitutes an operative part of the Richmond Hill Official Plan. While every effort is made to ensure its accuracy, currency and completeness, it is not a guarantee of accuracy. The user assumes all responsibility for its accuracy, currency and completeness. The user agrees to indemnify and hold the Corporation of Richmond Hill harmless from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, arising from the use of the information contained in this Schedule in accordance with the Official Plan. The Corporation of Richmond Hill Planning and Regulatory Services Department is not responsible for the accuracy, currency and completeness of the information contained in this Schedule in accordance with the Official Plan.



Richmond Hill
 PLANNING & REGULATORY SERVICES
 DEPARTMENT