

**Official Plan Amendment No. 45
to the
City of Richmond Hill Planning Area**

(i)

OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA

OFFICIAL PLAN AMENDMENT NO. 45

The attached schedule and explanatory text constitute Amendment No. 45 to the Official Plan of the Richmond Hill Planning Area.

This amendment was approved by the Ontario Land Tribunal on the ____ day of ____, 2023.

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PART ONE – THE PREAMBLE is not part of the Amendment

PART TWO – THE OFFICIAL PLAN AMENDMENT, consisting of text and schedules, constitutes Amendment No.45 to the Official Plan for the Richmond Hill Planning Area.

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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 a high-density residential development on the lands east of Leslie Street and north of John Birchall Road. This Amendment will amend the policies of the Medium/High Density Residential designation within Chapter 9 North Leslie Secondary Plan of the City of Richmond Hill Official Plan to increase the maximum building height and maximum density, as well as to add to the permitted uses to facilitate the proposed development. The proposed development is a high-rise residential building with live work units at grade with a 3 to 6-storey podium and two towers of 16-storeys in height. The proposed development has a total of approximately 450 residential units.

1.2 Location

The lands affected by this Amendment are legally known as Block 51, Plan 65M-4668 in the City of Richmond Hill ("Subject Lands"). The Subject Lands measure 0.94 hectares (2.33 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 Places to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- The proposed development is in conformity with the Region of York Official Plan (2010);
- The proposed development reinforces and supports the planned urban structure ("Urban Area" along a Regional Transit Priority Network) identified in the Region of York Official Plan (2010);
- The proposed density of the residential development will contribute to the projected population growth needs of the Region and the City;
- The Subject Lands are in proximity to existing retail, personal services, parks and community services and facilities;
- The proposed high-density residential development is a pedestrian and transit-oriented development that contribute to the viability of a future transit service along Leslie Street which is identified as a Regional Transit Priority Network;
- The proposed development contributes to the creation of a complete community by diversifying the existing housing options in the North Leslie Secondary Plan area to meet the needs of existing and future residents;
- The proposed residential development is located adjacent to existing and planned transit routes and has easy connections to walking trails and cycling routes;
- The proposed development provides infill development on an underutilized parcel where municipal services exist, minimizing land consumption and servicing costs; and,
- The proposed development implements the City's urban structure by providing a high density residential development at a mixed use intersection to achieve a complete community.

PART TWO – THE OFFICIAL PLAN 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 45 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 **Section 9.6.2.3 Medium/High Density Residential** of the North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be amended by adding the following as subsection (n):

Notwithstanding the requirements of Sections 9.6.2.3 of this Secondary Plan, for the lands legally described as Block 51, Plan 65M-4668 (Leslie Elgin Developments Inc.), the following shall apply:

- A high-density residential apartment building with a maximum building height of 16 storeys is permitted with live-work units at grade;
- The maximum density shall be 3.80 F.A.R based on a site area of 9,396 square metres; and,
- The floorplate size of any portion of an apartment building from the 9th storey to the 14th storey, inclusive, will be approximately 1,000 square metres.

Schedule "1" to Official Plan Amendment No.45

