

Changes Proposed to the May Draft of OPA 18.8 (Oak Ridges Local Centre)

*Note: this table is for reference only. See Appendix A to the Staff Report SRPBS.23.030 for the full official plan amendment.

Original Text (2010 OP)	Draft proposal (May 2023)	Current Proposed (September 2023)
<p>4.3.2 Oak Ridges Local Centre</p> <p>The Oak Ridges Local Centre is focused around the existing commercial corridor in Oak Ridges generally located on Yonge Street between Blackforest Drive and Old Colony Road and on King Road east of Parker Avenue. Within the larger Region, the area continues to function as a centre for environmental, recreational and tourism activities on the Oak Ridges Moraine (ORM). Oak Ridges is envisioned as a <i>low-rise</i>, pedestrian-oriented, human-scaled, mixed-use centre servicing the Oak Ridges community. It is the intent of this Plan that the identity of Oak Ridges be enhanced, taking an environment-first approach through innovative landscape, built form, and environmental design.</p>	<p>4.3.2 Oak Ridges Local Centre</p> <p>The Oak Ridges Local Centre is focused around the existing commercial corridor in <u>the community of</u> Oak Ridges generally located on Yonge Street between Blackforest Drive<u>Bloomington Road</u> and Old Colony Road and on King Road east of Parker Avenue. Within the larger Region, the area continues to function as a centre for environmental, recreational and tourism activities on the Oak Ridges Moraine (ORM).</p> <p><u>The York Region Official Plan identifies this northern stretch of Yonge Street to be a Regional Corridor. In order to support the Regional Corridor and the future bus rapid transit investment along Yonge Street, development should be compact, with a mix of uses, pedestrian friendly and transit-oriented. At build-out this Local Centre will support a minimum density target of 160 residents and jobs per hectare in accordance with the target identified for the Regional Corridor.</u></p> <p><u>Vision</u> <u>The Oak Ridges Local Centre is envisioned to be an active community with a ‘modern town’ feel located on the Oak Ridges Moraine that is green, connected to nature, clean and safe with a walkable and sustainable main street. Creating a compact</u></p>	<p>4.3.2 Oak Ridges Local Centre</p> <p>The Oak Ridges Local Centre is focused around the existing commercial corridor in <u>the community of</u> Oak Ridges generally located on Yonge Street between Blackforest Drive<u>Bloomington Road</u> and Old Colony Road and on King Road east of Parker Avenue. Within the larger Region, the area continues to function as a centre for environmental, recreational and tourism activities on the Oak Ridges Moraine (ORM).</p> <p><u>The York Region Official Plan identifies this northern stretch of Yonge Street to be a Regional Corridor. In order to support the Regional Corridor and the future bus rapid transit investment along Yonge Street, development should be compact, with a mix of uses, pedestrian friendly and transit-oriented. At build-out this Local Centre will support a minimum density target of 160 residents and jobs per hectare in accordance with the target identified for the Regional Corridor.</u></p> <p><u>Vision</u> <u>The Oak Ridges Local Centre is envisioned to be an active community with a ‘modern town’ feel located on the Oak Ridges Moraine that is green, connected to nature, clean and safe with a walkable and sustainable main street. Creating a compact</u></p>

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	<p><u>and “modern main street” built-form will help generate more residents and businesses, which in turn will help support the mobility hierarchy and transit service level of the Yonge BRT line. This area will accommodate Oak Ridges is envisioned as a low-rise to mid-rise, pedestrian-oriented, human-scaled, mixed-use centre servicing the Oak Ridges community. <i>New development shall complement the Oak Ridges character and create an inclusive, people-oriented complete community that also supports aging in place.</i> It is the intent of this Plan that the identity of Oak Ridges be enhanced, taking an environment-first approach through innovative landscape, built form, and environmental design.</u></p>	<p><u>and “modern main street” built-form will help generate more residents and businesses, which in turn will help support the mobility hierarchy and transit service level of the Yonge BRT line. This area will predominantly accommodate Oak Ridges is envisioned as a low-rise to mid-rise, pedestrian-oriented, human-scaled, mixed-use centre servicing the Oak Ridges community. <i>New development shall complement the Oak Ridges character and create an inclusive, people-oriented complete community that also supports aging in place.</i> It is the intent of this Plan that the identity of Oak Ridges be enhanced, taking an environment-first approach through innovative landscape, built form, and environmental design.</u></p>
n/a	<p>New sidebar text <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>New sidebar text <u>When determining maximum permissible total gross floor area for the site, the calculation is based on multiplying the developable area 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 area 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 lands</i> and natural heritage.</u></p>

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<p>4.3.2.1 Land Use</p> <p>8. <i>Development</i> shall have a maximum building height of 4 storeys, with the tallest massing of buildings oriented to the Yonge Street or King Road frontage.</p>	<p>4.3.2.1 Land Use</p> <p>7. 8. <i>Development</i> shall have a maximum building height of 4 storeys, with the tallest massing of buildings oriented to the Yonge Street or King Road frontage. The following height policies shall apply to <i>development</i>:</p> <ul style="list-style-type: none"> a. a minimum height of 2 storeys; b. a maximum street wall height of 4 storeys, after which a step back for the remaining storeys is required; and c. a maximum total mid-rise building height of 6 storeys; with the exception of development fronting Yonge Street north of King Road and south of Blackforest Drive and Worthington Avenue, where mid-rise buildings can be up to 8 storeys. 	<p>4.3.2.1 Land Use</p> <p>7. 8. <i>Development</i> shall have a maximum building height of 4 storeys, with the tallest massing of buildings oriented to the Yonge Street or King Road frontage. The following height policies shall apply to <i>development</i>:</p> <ul style="list-style-type: none"> a. a minimum height of 2 storeys; b. a maximum <u>street wall base building</u> height of 4 storeys, after which a step back for the remaining storeys is required; and c. a maximum <u>total mid-rise</u> building height of 6 storeys; with the exception of development fronting Yonge Street north of King Road and south of Blackforest Drive and Worthington Avenue, where <u>mid-rise</u> buildings can be up to 8 storeys.
<p>n/a</p>	<p>8. The maximum height of a building is also dependent on not exceeding the allocated density of <i>development</i> as prescribed in Schedule F1, and the application of the 45 degree angular plane as per Policy 3.4.1(55) of this Plan among other placemaking policies of this Plan.</p>	<p>8. The maximum height of a building is also dependent on not exceeding the allocated density of <i>development</i> as prescribed in Schedule F1, and the application of the 45 degree angular plane as per Policy 3.4.1(55) of this Plan among other placemaking policies of this Plan.</p>
<p>n/a</p>	<p>4.3.2.2 Design</p> <p>2. <i>Development</i> shall provide opportunities for the establishment of a gateway focal point through a combination of architectural design, signage, landscaping, and/or public art, at the intersection of Yonge Street and Bloomington Road, that celebrates the identity and character of the</p>	<p>4.3.2.2 Design</p> <p>2. <i>Development</i> shall provide opportunities for the establishment of a gateway focal point through a combination of architectural design, signage, landscaping, and/or public art, at the intersection of Yonge Street and Bloomington Road, that celebrates the identity and character of the</p>

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	<p><u>community of Oak Ridges as one that values its local environment, and also functions as an entrance to the City.</u></p>	<p><u>community of Oak Ridges as one that values its local environment, design excellence, and sustainability and also functions as an entrance to the City.</u></p>
<p>n/a</p>	<p>4.3.2.3 Public Realm</p> <p><u>Open Space</u></p> <p><u>6. Proposed parks are identified within and near the Local Centre on Schedule F2, and generally described as follows:</u></p> <p><u>a. a Neighbourhood Park at the north-east corner of Glenn Street and Wellspring Avenue. This park is planned to accommodate active park facilities to serve future residents.</u></p> <p><u>b. a Linear Park along Bostwick Crescent. This park is planned to function as a comfortable pedestrian and cycling connection between Bond Crescent and King Road and as a physical separation between a portion of the Neighbourhood and Local Centre designations.</u></p> <p><u>c. a Neighbourhood Park and Community Park southeast of Yonge Street and Bloomington outside of the Local Centre boundary are planned to accommodate active park facilities to serve future residents.</u></p> <p><u>d. a Neighbourhood Park on the west side of Yonge Street between Elm Grove Avenue and</u></p>	<p>4.3.2.3 Public Realm</p> <p><u>Open Space</u></p> <p><u>6. Locations of pProposed parks are conceptually identified within and near the Local Centre on Schedule F2, and generally described as follows:</u></p> <p><u>a. a Neighbourhood Park at the north-east corner of Glenn Street and Wellspring Avenue. This park is planned to accommodate active park facilities to serve future residents.</u></p> <p><u>b. a Linear Park along Bostwick Crescent. This park is planned to function as a comfortable pedestrian and cycling connection between Bond Crescent and King Road and as a physical separation between a portion of the Neighbourhood and Local Centre designations.</u></p> <p><u>c. a Neighbourhood Park and Community Park southeast of Yonge Street and Bloomington outside of the Local Centre boundary are planned to accommodate active park facilities to serve future residents.</u></p> <p><u>d. a Neighbourhood Park on the west side of Yonge Street between Elm Grove Avenue and</u></p>

OPA 18.8 – Oak Ridges Local Centre

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	<p><u>Maple Grove Avenue outside of the Local Centre boundary is planned to accommodate active park facilities to serve future residents.</u></p>	<p><u>Maple Grove Avenue outside of the Local Centre boundary is planned to accommodate active park facilities to serve future residents.</u> <u>e. Minor adjustments to the location of parks shown on Schedule F2 of this Plan shall not require an amendment to this Plan, provided that the intent of this Plan is maintained.</u></p>
Schedule A1 (City Structure)	n/a	<p>Schedule A1 (City Structure) is amended to expand the Local Centre colour up to Bloomington as shown on Schedule 2 to this amendment.</p>
n/a	<p>Schedules</p> <p>The following Schedules are added to Chapter 7 the Official Plan:</p> <ul style="list-style-type: none"> a. Schedule F1 Oak Ridges Local Centre Density Allocation b. Schedule F2 Oak Ridges Local Centre Public Realm 	<p>Schedules</p> <p>The following Schedules are added to Chapter 7 <u>of</u> the Official Plan:</p> <ul style="list-style-type: none"> a. Schedule F1 Oak Ridges Local Centre Density Allocation b. Schedule F2 Oak Ridges Local Centre Public Realm