

**Amendment 18.8  
To The Richmond Hill  
Official Plan**

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(i)

**Richmond Hill Official Plan**

**Official Plan Amendment 18.8**

The attached schedule and explanatory text constitute Amendment No. 18.8 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 No. 108-23 in accordance with Sections 17 and 26 of the *Planning Act* on the 22<sup>nd</sup> day of November, 2023.

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**David West**  
**Mayor**

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**Stephen M.A. Huycke**  
**City Clerk**

(ii)

## The Corporation of The City Of Richmond Hill

### By-Law 108-23

A By-law to Adopt Amendment 18.8 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 18.8 to the Richmond Hill Official Plan, consisting of the attached Part Two is hereby adopted and consolidated with the Richmond Hill Official Plan.
2. That the Clerk is hereby authorized and directed to make application to The Regional Municipality of York for approval of the aforementioned Amendment 18.8 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 22<sup>nd</sup> day of November, 2023.**

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

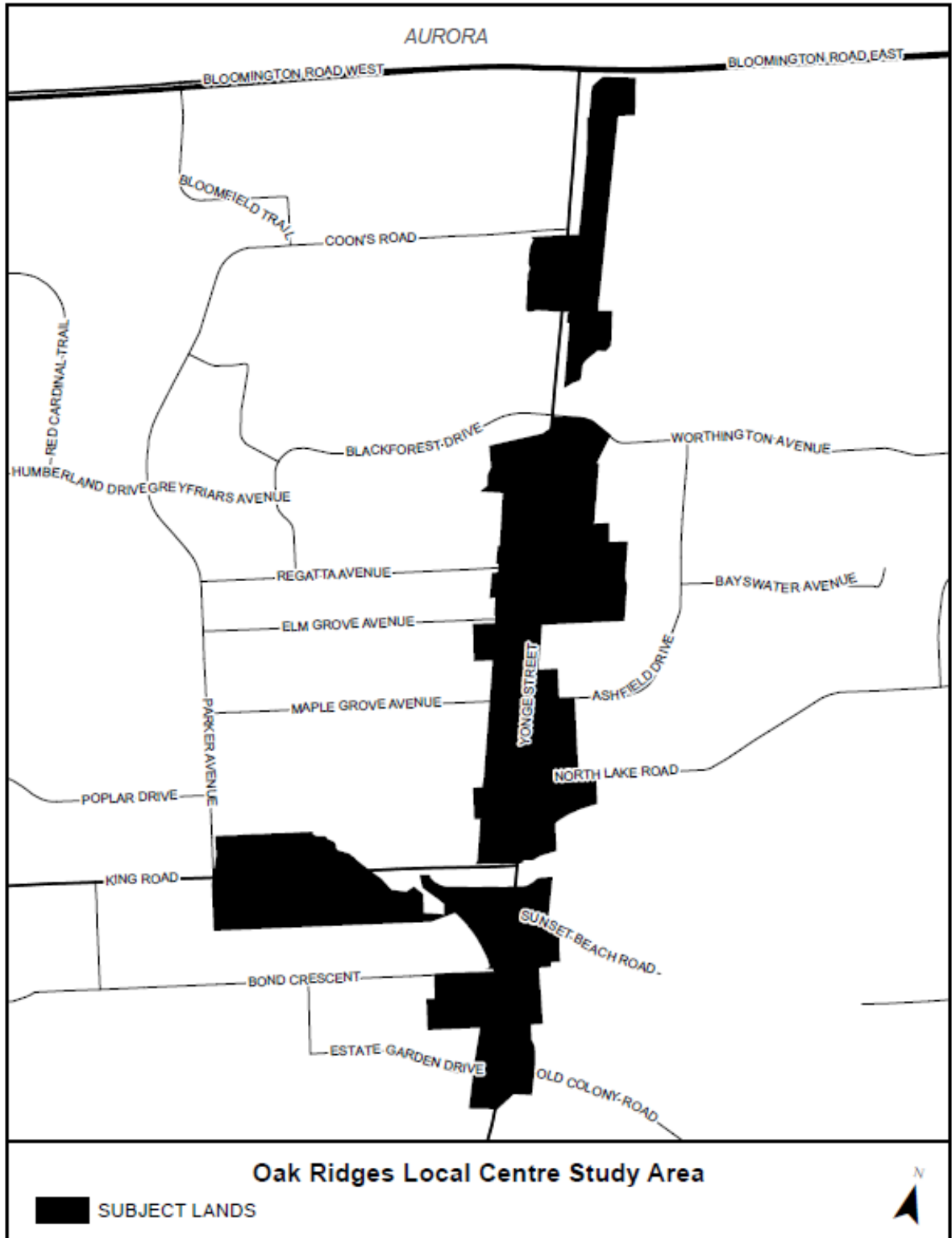
# **1 Part One – The Preamble**

## **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 Oak Ridges Local Centre as part of the City Plan Official Plan Update process. This OPA aims to address matters such as 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 Regional Official Plan (2022). 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. The OPA also intends to support economic development and job creation in the City.

## **1.2 Location**

The Amendment applies to the Oak Ridges Local Centre in the Richmond Hill Official Plan and portions of the Neighbourhood situated north of Blackforest Drive/Worthington Avenue along Yonge Street and south of Bloomington Road, 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:

- Policies of the *Provincial Policy Statement (2020)*, which encourage compact, mixed-use development to support liveable and resilient communities while considering housing needs (1.3.1(d));
  - In accordance with the PPS, OPA 18.8 directs higher density development within the Local Centre in the form of low- and mid-rise development and it requires development to provide non-residential space for properties that front Yonge Street and the existing amount of non-residential GFA be retained. The non-residential uses may be in the form of retail, commercial, office, and community uses.
  - Through the policies in this amendment, this Local Centre is anticipated to accommodate up to 290 residents and jobs per hectare overall. This translates into approximately 13,000 residents and 4,700 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 *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)*, which support the achievement of complete communities by achieving a minimum density target of 160 residents and jobs per hectare in areas served by bus rapid transit (BRT);
  - In accordance with the Growth Plan 2020, OPA 18.8 plans for a complete community within the Oak Ridges 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. Although the Local Centre is not within a Protected Major Transit Station Area, it is located along a future BRT route, and as such proposes a more compact urban form of development than the surrounding lower density neighbourhood.
- Policies of the *Oak Ridges Moraine Conservation Plan (ORMCP) (2017)*, which focus and contain urban growth within the settlement areas through a mix of uses, transit-supportive densities, and minimizing impacts to ecological functions and hydrological features of the area;
  - In accordance with the ORMCP, OPA 18.8 directs higher density development within the Local Centre and requires a mix of uses with higher densities aligning with future BRT stations to support transit. Density allocations take into consideration environmental constraints in this area including the presence of the Moraine, key natural heritage features, key hydrologic features and functions, and hazard lands.

- Policies of the York Region Official Plan (2022), which identify the Oak Ridges Local Centre and portions of lands presently designated Neighbourhood along Yonge Street north of Blackforest Drive/Worthington Avenue as being located along a Regional Corridor. The ROP directs that these areas function as urban main streets that have a compact, mixed use, well designed, pedestrian friendly and transit supportive built form and allow for active transportation. Furthermore, the Regional Official Plan directs that the scale and form of development address the local context, features and functions of the Oak Ridges Moraine.
  - In accordance with the York Region Official Plan 2022, OPA 18.8 permits non-residential uses throughout the Local Centre and requires development to provide non-residential space for properties that front Yonge Street and that the existing amount of non-residential GFA be retained. The Local Centre will also permit low- and mid-rise development to meet the minimum density target, while addressing the local context, features and functions of the Oak Ridges Moraine.
- Conformity with the 2022 York Region Official Plan shall be achieved through a combination of: (1) existing City-wide Official Plan policies; (2) area-specific policies contained in this Official Plan Amendment; and (3) future amendments to the Official Plan to satisfy requirements of the 2022 York Region Official Plan.
- Directions provided in the Council endorsed [Key Directions Report](#) related to this area and theme include:
  - Build on the 2010 Official Plan policies for the Oak Ridges.
  - Expand the existing ORLC boundary to support objectives for the Regional Corridor and for building complete communities.
  - Support the mobility hierarchy through modern main street design and compact built-form.
  - Create a gateway at Yonge Street and Bloomington Road.
  - Continue to plan with an 'environment first' approach to planning for the Local Centre.
  - Support broader neighbourhoods by providing local goods and services, as well as community amenities.
  - Support tourists/visitors who visit the area to appreciate lakes and forests, through the provision of goods and services related to outdoor recreation.
  - Enhance connections to nearby lakes and forests.
- 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

Schedule 1 of this amendment is provided to identify how the existing Schedule A2: Land Use presently in the Official Plan is proposed to be modified. In addition, Schedule 2 of this amendment is provided to identify how the existing Schedule A1: City Structure presently in the Official Plan is proposed to be modified. Schedules F1 and F2 attached to, and which form part of this amendment, are proposed to be added to Chapter 7 of the Official Plan.

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.

## **2 Part Two - The Amendment**

### **2.1 Introduction**

All of this part of the document entitled **Part Two – The Amendment**, consisting of the following text in Section 2.2 and the attached Schedule 1, Schedule 2, Schedule F1, and Schedule F2 constitutes Amendment 18.8 to the Richmond Hill Official Plan.

### **2.2 Details of the Amendment**

The Richmond Hill Official Plan is amended as follows:

2.2.1. That Section 4.3.2 **Oak Ridges Local Centre** of the Richmond Hill Official Plan be amended as follows:

2.2.1.1. That the preamble text under Section 4.3.2 be deleted and replaced with the following text:

“The Oak Ridges Local Centre is focused around the existing commercial corridor in the community of Oak Ridges generally located on Yonge Street between Bloomington Road 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).

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.

Vision

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 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 a *low-rise* to *mid-rise*, pedestrian-oriented, human-scaled, mixed-use centre servicing the Oak Ridges community. New *development* shall complement the Oak Ridges character and create an inclusive, people-

oriented complete community that also supports aging in place. 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.”

2.2.2. That Section 4.3.2.1 **Land Use** of the Richmond Hill Official Plan be amended as follows:

2.2.2.1. By deleting policy 4.3.2.1 (1) in its entirety.

2.2.2.2. That policy 4.3.2.1 (2) be renumbered to policy 4.3.2.1 (1).

2.2.2.3. That policy 4.3.2.1 (3) be renumbered to policy 4.3.2.1 (2) and that a new sub-policy 4.3.2.1 (2)(b) be added with words “*High-density residential*,” and that sub-policies (b) through (h) be renumbered to (c) through (i) so it appears as follows:

“2. The following land uses shall be permitted in the Oak Ridges Local Centre:

a. *Medium density residential*;

b. *High-density residential*;

c. *Office*;

d. *Commercial*;

e. *Retail*;

f. *Automotive service commercial* in accordance with policy 3.4.1.47 of this Plan;

g. Community uses in accordance with Section 4.1 of this Plan;

h. Parks and urban open spaces in accordance with Section 3.4.4 of this Plan; and

i. *Live-work units* in accordance with policies 3.3.3.2(9) and 3.3.3.2(10) of this Plan.”

2.2.2.4. By deleting Policy 4.3.2.1 (4) in its entirety, and replacing it with the following preamble and policy text:

“Mix of Use

A mix of land uses shall be provided in the Oak Ridges Local Centre to achieve a long-term target ratio of 7 residents to 3 jobs through the implementation of the following policies.

4. *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.”

2.2.2.5. By deleting policy 4.3.2.1 (5) in its entirety.

2.2.2.6. That policy 4.3.2.1 (6) be renumbered to policy 4.3.2.1 (3), and that the words “be encouraged to” be deleted, and that the words “in a mixed use building form” be deleted and replaced with the text “for the portion of the building with direct frontage on Yonge Street” so that it appears as follows:

“3. *Development* shall provide *commercial, retail, office* or community uses at grade for the portion of the building with direct frontage on Yonge Street.”

2.2.2.7. By adding a new policy 4.3.2.1. (5) with the following text:

“5. *Development* is encouraged to provide *office* use in floors at and/or above grade to support employment opportunities in the Local Centre.”

2.2.2.8. By deleting policy 4.3.2.1 (7) in its entirety.

2.2.2.9. By adding a new policy 4.3.2.1 (6) with the following header and policy text:

“Height and Density

6. The maximum *site* density within the Oak Ridges Local Centre are identified on **Schedule F1** (Density Allocation).”

NOTE TO READER: While not part of this OPA, a new sidebar will be added next to the density policies with the following text:

“When determining maximum permissible total gross floor area for the site, the calculation is based on multiplying the *developable area* of the site by the maximum *Floor Space Index (FSI)* allocated to the site or portion of the site.

For clarity, the *developable area* of the site excludes lands that are deemed not developable by operation of policies of this Official Plan, related to matters such as *hazard lands* and natural heritage.”

2.2.2.10. That policy 4.3.2.1 (8) be renumbered to policy 4.3.2.1 (7), and that the text be deleted and replaced with the following text:

“7. The following height policies shall apply to *development*.

- a. a minimum height of 2 storeys;
- b. a maximum base building height of 4 storeys, after which a step back for the remaining storeys is required; and
- c. a maximum 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 buildings can be up to 8 storeys.”

2.2.3. That Section 4.3.2.2 **Design** of the Richmond Hill Official Plan be amended as follows:

2.2.3.1. By deleting policy 4.3.2.2 (2) in its entirety.

2.2.3.2. By adding a new policy 4.3.2.2 (2) with the following text:

“2. *Development* 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 community of Oak Ridges as one that values its local environment, design excellence, and sustainability and also functions as an entrance to the City.”

2.2.3.3. By deleting the header text “Walkable Streets and People Places” before policy 4.3.2.2 (3).

2.2.3.4. By deleting policy 4.3.2.2 (4) in its entirety.

2.2.3.5. By renumbering policy 4.3.2.2 (5) to policy 4.3.2.2 (4).

2.2.3.6. By renumbering policy 4.3.2.2 (6) to policy 4.3.2.2 (5).

2.2.4. That a new Section numbered **4.3.2.3** be added as follows:

2.2.4.1. By including a new heading entitled:

“4.3.2.3 Public Realm”

2.2.4.2. By adding a preamble and the following new sub-headings and policies numbered (1) through (7) under the heading “4.3.2.3 Public Realm”, so that it appears as follows:

“4.3.2.3 Public Realm

The Oak Ridges Local Centre will provide for a high standard of public realm that encompasses a wide range of publicly accessible spaces, including sidewalks, streets, parks, natural areas, trails 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 parks and trails within and near the Local Centre will complement existing parks and urban open space, while offering active and passive recreational opportunities. Over time, this Local Centre will facilitate the development of a continuous network of publicly accessible spaces for the pedestrian and cyclist.

It is the policy of Council that:

### **Public Streets and Active Transportation Connections**

1. Proponents of *development* shall implement the street network and active transportation network as conceptually shown on **Schedule F2** (Public Realm), to support a fine-grained street network along with more connections for cyclists and pedestrians.
2. Sidewalks shall be provided on both sides of new public streets.
3. *Development* located on properties with Yonge Street frontage between King Road and Regatta Avenue on the west side of Yonge Street and between North Lake Road and Ridge Road on the east side of Yonge Street is encouraged to consolidate accesses between properties to create, preferably continuous, inter-connections. These interconnections shall meet or exceed the City's minimum standards for design, construction, and maintenance to:
  - a. minimize the impact of servicing and loading on Yonge Street;
  - b. provide access for service vehicles off of Yonge Street;
  - c. improve traffic and active transportation circulation; and
  - d. provide infrastructure to support active transportation that is safe and comfortable.
4. The need for interconnection between properties shall be determined by the City and/or Region, including public easements to allow cross property access.

**NOTE TO READER:** While not part of this OPA, a new sidebar will be added next to the public realm policies with the following text:

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 interconnections may be required to include the following:

- sidewalks on both sides;
- bicycle facilities;
- vehicle travel lanes and turn radii that can support service vehicles;
- parking and curbside pick-up/drop-off lanes as appropriate; and/or
- application of the City's minimum standards for design, construction, and maintenance.

### Open Space

6. Locations of proposed parks are conceptually identified within and near the Local Centre on **Schedule F2**, and generally described as follows:

- 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.
- 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.
- 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.
- d. a Neighbourhood Park on the west side of Yonge Street between Elm Grove Avenue and Maple Grove Avenue outside of the Local Centre boundary is planned to accommodate active park facilities to serve future residents.
- 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.

7. New *development* is encouraged to provide urban plazas to enhance the park system within Oak Ridges and increase the vibrancy of this Local Centre.”

- 2.2.5. That **Section 5.1 Secondary Plans** of the Richmond Hill Official Plan be amended as follows:
- 2.2.5.1. That policy 5.1(3) be amended by deleting sub-policy (c).
  - 2.2.5.2. That policy 5.1(9) be deleted in its entirety.
  - 2.2.5.3. That policy 5.1(11) be renumbered to Policy 5.1(8).
- 2.2.6. That **Section 6 Exceptions** of the Richmond Hill Official Plan be amended as follows:
- 2.2.6.1. That policy 6 (8) be deleted in its entirety.
  - 2.2.6.2. That policy 6 (28) be deleted in its entirety.
- 2.2.7. That **Section 7.5 List of Schedules** of the Richmond Hill Official Plan be amended as follows:
- 2.2.7.1. By adding “F1 Oak Ridges Local Centre Density Allocation” to the list of Schedules which form part of the Official Plan
  - 2.2.7.2. By adding “F2 Oak Ridges Local Centre Public Realm” to the list of Schedules which form part of the Official Plan
- 2.2.8. That the following two new schedules be added to **Chapter 7** of the Official Plan as shown and attached in Part Two of this amendment:
- a. Schedule F1 Oak Ridges Local Centre Density Allocation
  - b. Schedule F2 Oak Ridges Local Centre Public Realm
- 2.2.9. That **Schedule A2** (Land Use) be amended in accordance with Schedule 1 to this amendment as follows:
- a. By redesignating the areas on Schedule A2 of the Official Plan, as shown on Schedule 1, from “Neighbourhood” to “Local Centre”.
- 2.2.10. That **Schedule A1** (City Structure) be amended in accordance with Schedule 2 to this amendment as follows:



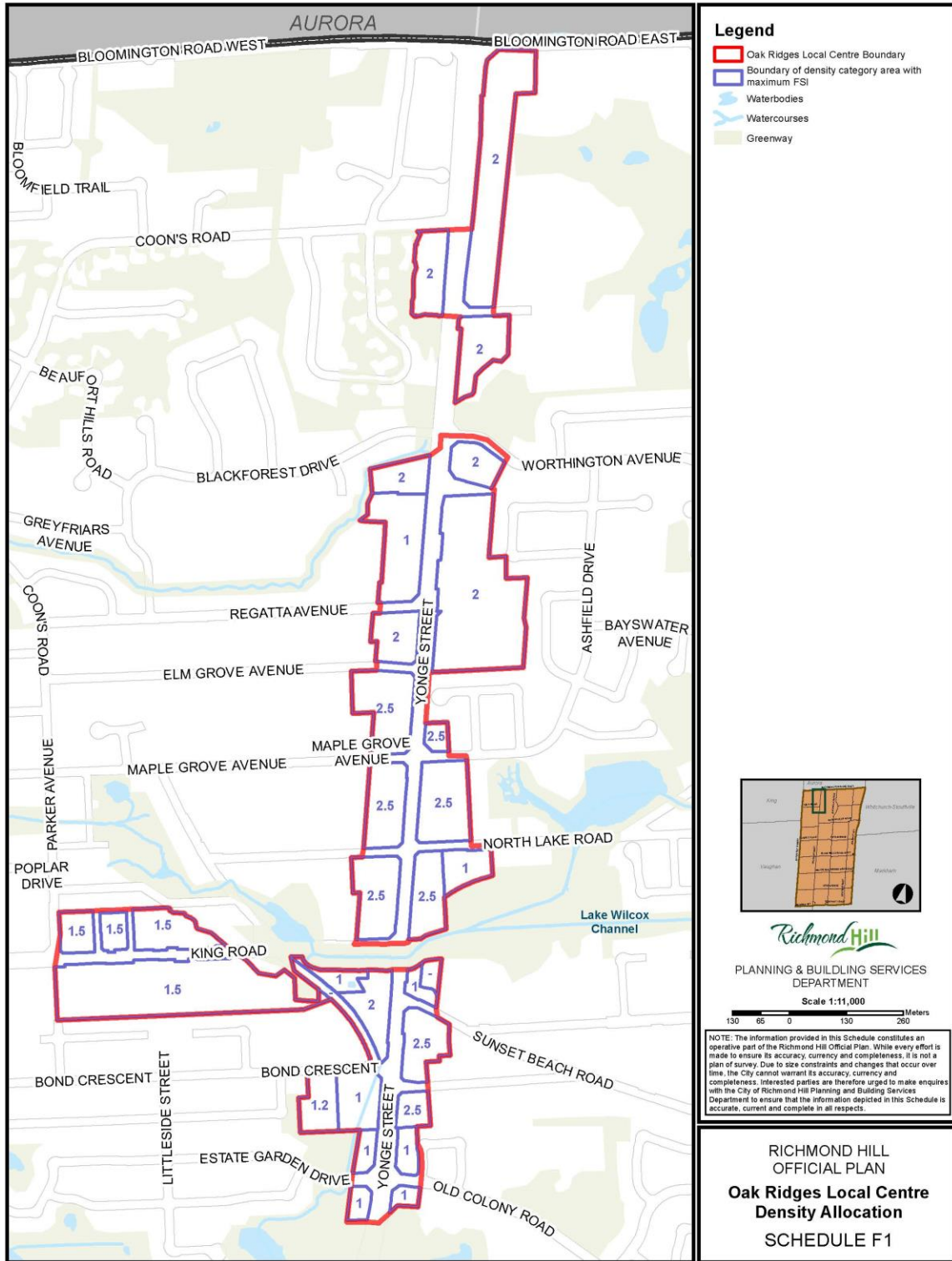
- b. By expanding the Local Centre colour on Schedule A1 of the Official Plan up to Bloomington Road as shown on Schedule 2.

2.2.11. That **Schedule A8** (Street Classification) be amended to identify new “Planned Local Street” and “Planned Collector Street” as shown on Schedule F2 to this amendment.

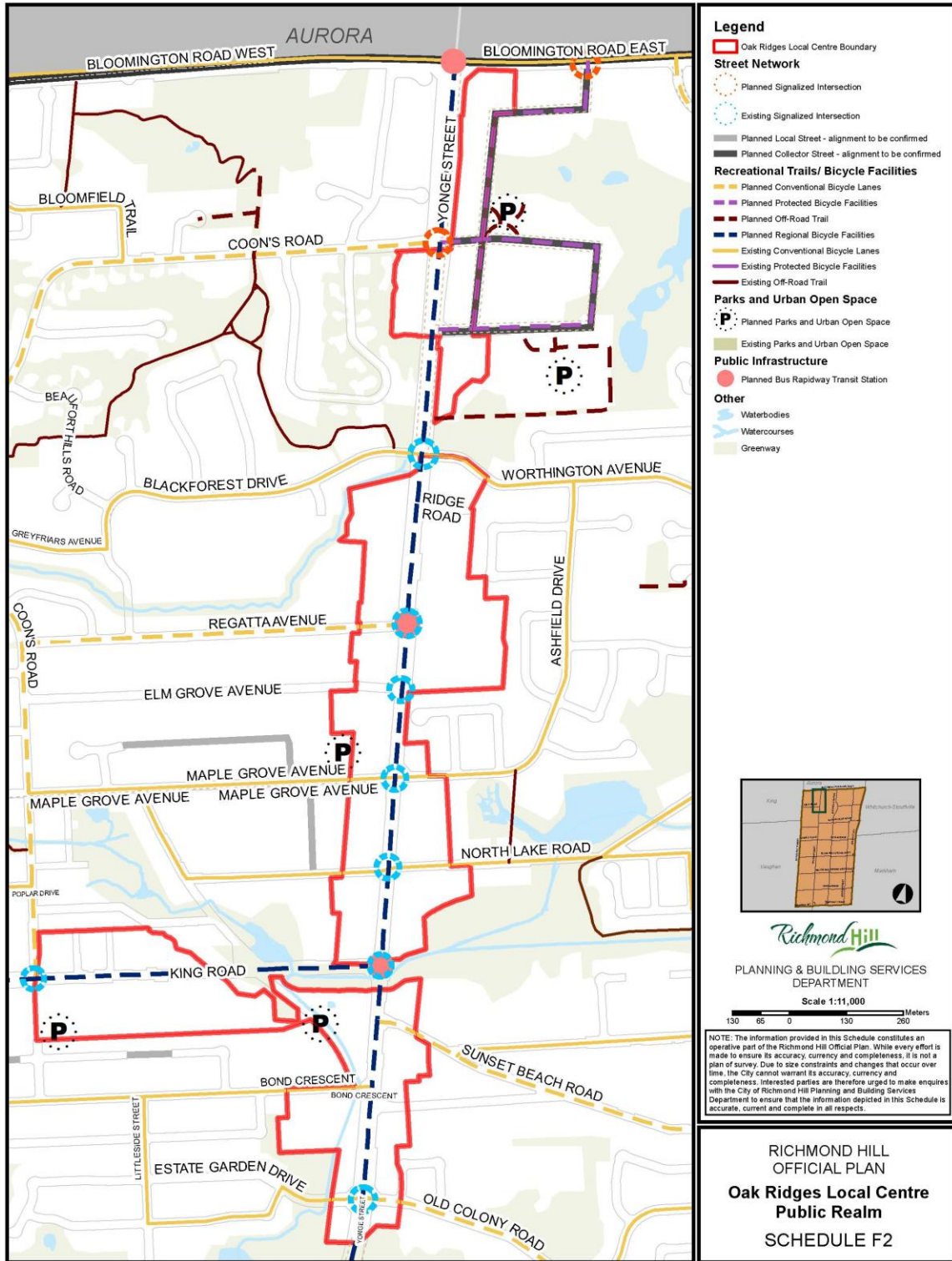
2.2.12. That **Schedule A10** (Secondary Plan Areas) be amended by deleting “Oak Ridges Local Centre” from the Schedule.

2.2.13. That **Schedule A11** (Exceptions) be amended by deleting Exception Areas 8 and 28 from the Schedule.

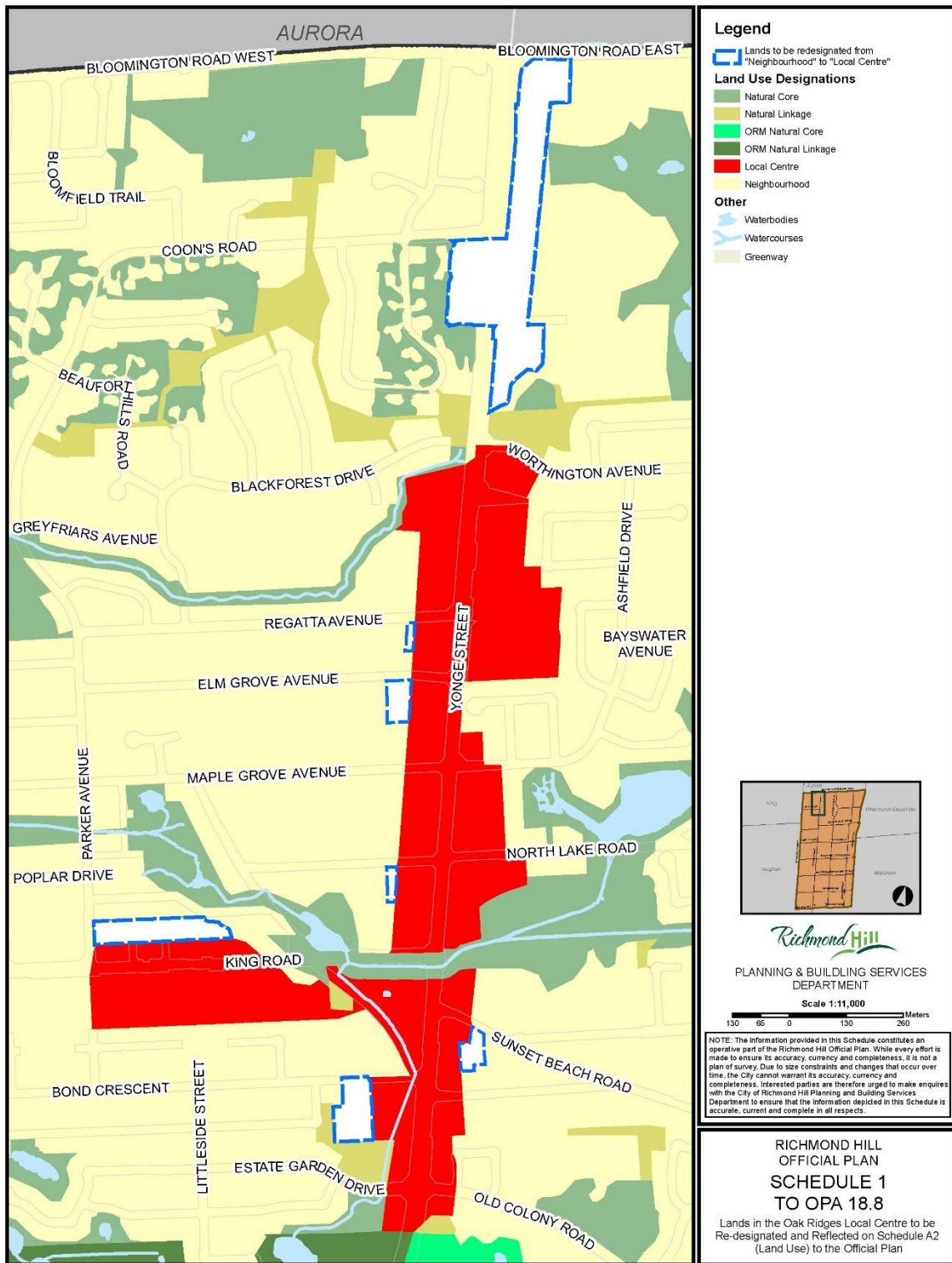
Schedule F1 (Density Allocation) to OPA 18.8 - A New Schedule to be added to the Official Plan



Schedule F2 (Public Realm) to OPA 18.8 - A New Schedule to be added to the Official Plan

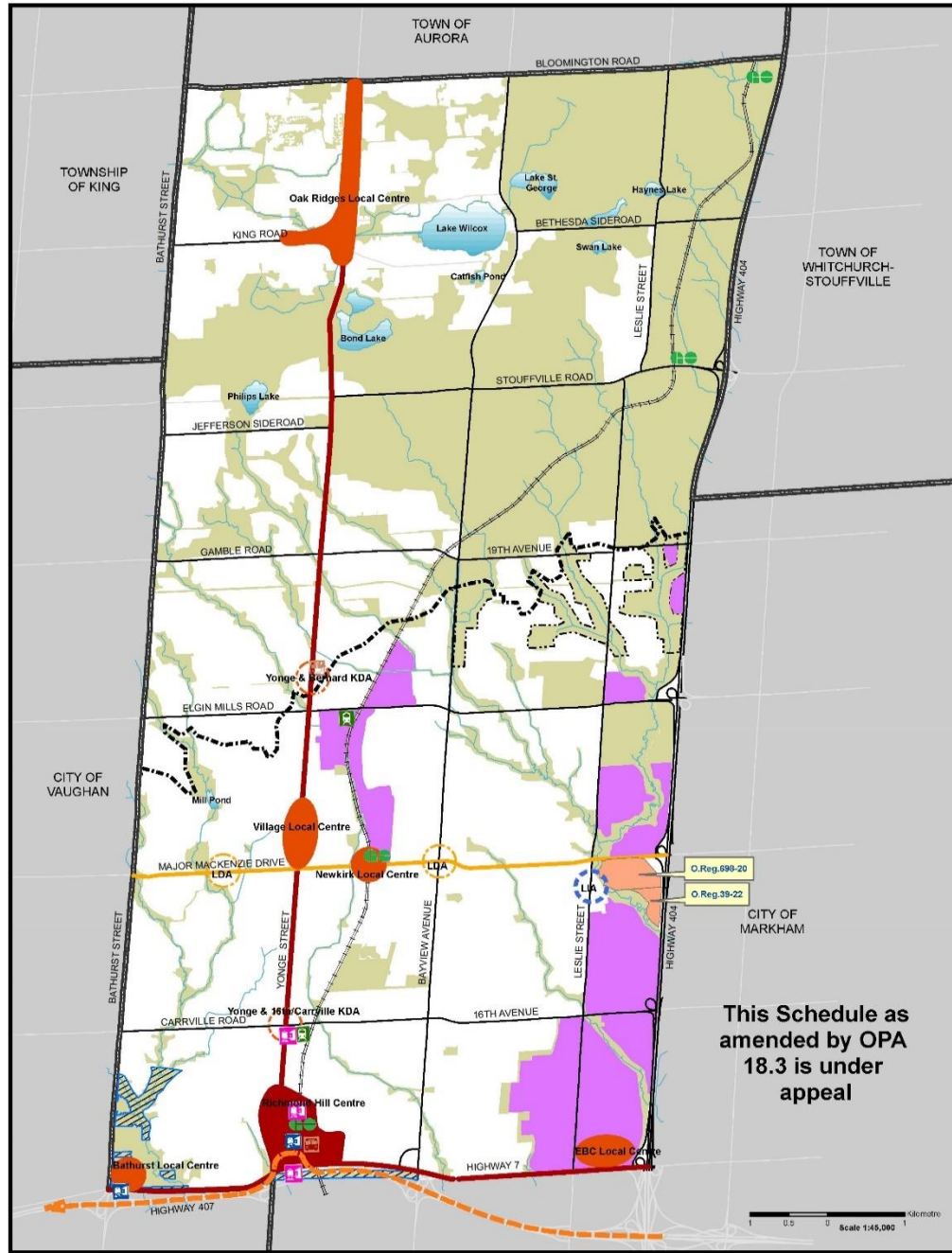


### Schedule 1 to OPA 18.8 - Lands in the Oak Ridges Local Centre to be Re-designated and Reflected on Schedule A2 (Land Use) to the Official Plan





Schedule 2 to OPA 18.8 - Proposed Modification to Schedule A1 (City Structure) of the Official Plan to Reflect Expansion of the Oak Ridges Local Centre Boundary along Yonge Street.



This Schedule as amended by OPA 18.3 is under appeal

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

**Legend**

Richmond Hill Centre	Neighbourhood Areas	407 Transitway
Key Development Areas	Employment Lands	Proposed 407 Transitway Stations
Local Centres	Greenway Systems	Oak Ridges Moraine Conservation on Plan Area
Local Development Areas	Existing GO Station	Greenbelt Plan Area
Leslie Street Institutional Area	Proposed GO Station	Parkway Belt West Plan
Regional Corridor	Terminal	Areas Subject to Minister's Zoning Order
Local Corridor	Proposed TTC Subway	Waterbodies

Map 18.3-1: Expansion of the Oak Ridges Local Centre Boundary along Yonge Street. This map is a modification to the Official Plan of the City of Richmond Hill. It is intended to be read in conjunction with the Official Plan and the City of Richmond Hill's Official Plan Amendment 18.3. The map shows the proposed expansion of the Oak Ridges Local Centre boundary along Yonge Street. The map also shows the proposed expansion of the Village Local Centre boundary along Major Mackenzie Drive. The map also shows the proposed expansion of the Newkirk Local Centre boundary along Bayview Avenue. The map also shows the proposed expansion of the Richmond Hill Centre boundary along Highway 7. The map also shows the proposed expansion of the Bathurst Local Centre boundary along Bathurst Street. The map also shows the proposed expansion of the EBC Local Centre boundary along Highway 7. The map also shows the proposed expansion of the Oak Ridges Local Centre boundary along Yonge Street. The map also shows the proposed expansion of the Village Local Centre boundary along Major Mackenzie Drive. The map also shows the proposed expansion of the Newkirk Local Centre boundary along Bayview Avenue. The map also shows the proposed expansion of the Richmond Hill Centre boundary along Highway 7. The map also shows the proposed expansion of the Bathurst Local Centre boundary along Bathurst Street. The map also shows the proposed expansion of the EBC Local Centre boundary along Highway 7.



*Richmond Hill*  
PLANNING & BUILDING SERVICES  
DEPARTMENT