

**Amendment 18.6
To The Richmond Hill
Official Plan**

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(i)

Richmond Hill Official Plan

Official Plan Amendment 18.6

The attached schedule and explanatory text constitute Amendment No. 18.6 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.133-23 in accordance with Sections 17 and 26 of the Planning Act on the 29th day of November, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

(ii)

The Corporation of The City Of Richmond Hill

By-Law 133-23

A By-law to Adopt Amendment 18.6 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 18.6 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 18.6 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 29th day of November, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

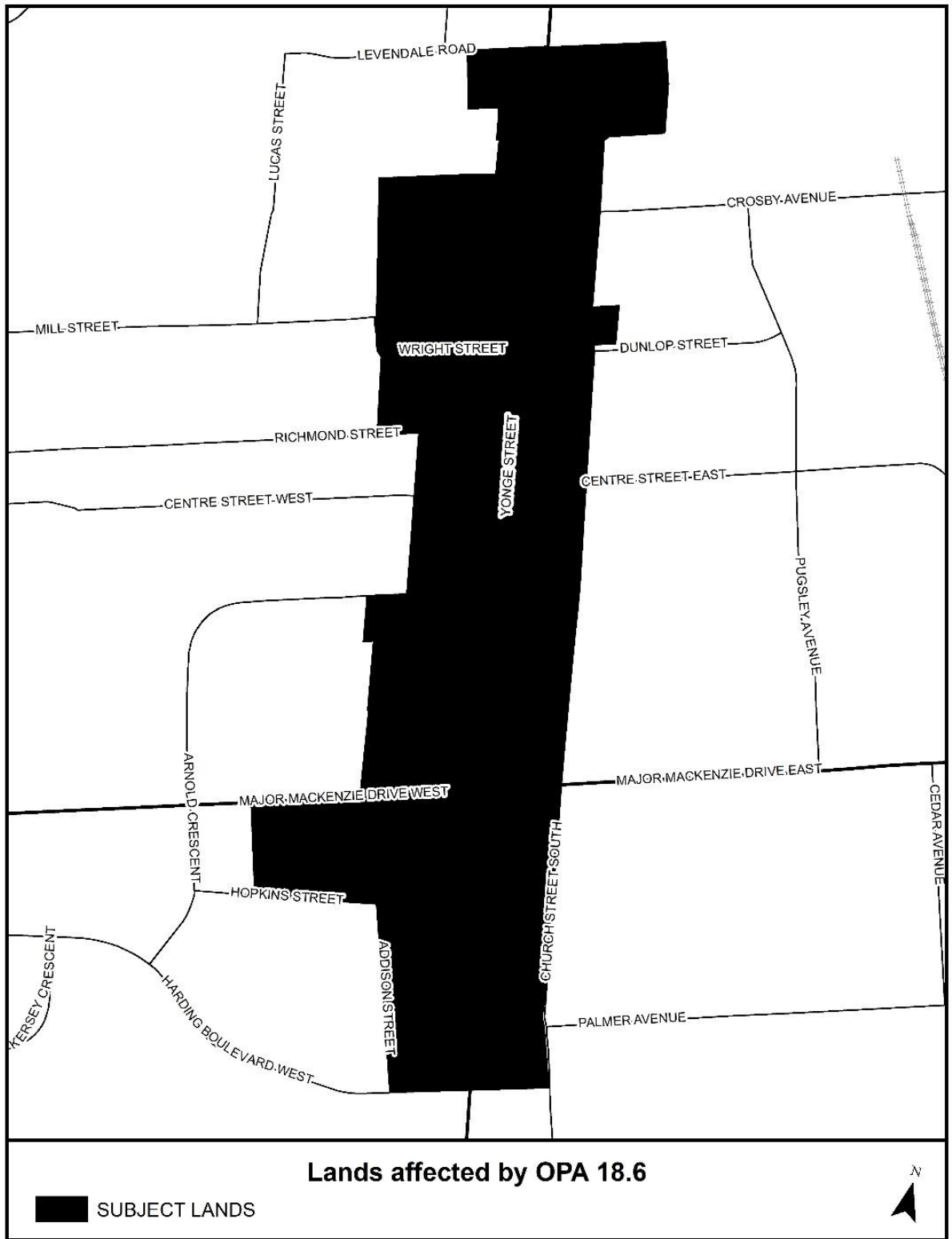
1 Part One – The Preamble

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 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 including 35% of new units being affordable within Protected Major Transit Station Areas.
 - 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 will update its affordable housing targets and definitions to further implement the ROP direction for affordable housing as noted above.
- 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:

- 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

Schedules 1 and 2 of this amendment 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.

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.

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*.

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 E1, and Schedule E2 constitutes Amendment 18.6 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 4.3.1 **Downtown Local Centre** of the Richmond Hill Official Plan be amended as follows:

2.2.1.1. That the preamble text under Section 4.3.1 be deleted and replaced with the following text:

“The Village Local Centre is focused on Yonge Street between Benson Avenue/Crosby Avenue and Major Mackenzie Drive. This section of Yonge Street serves as one of the City’s commercial spines and contains a historic main street. 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 Village as the historic, symbolic, and cultural heart of Richmond Hill.

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).

Vision

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 *low-rise* to mid-rise *development* 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.”

2.2.2. That Section 4.3.1.1 **Land Use** of the Richmond Hill Official Plan be amended as follows:

2.2.2.1. That policy 4.3.1.1(1) be deleted and replaced with the following text so it appears as follows:

“1. The Village character of the area is to be protected and enhanced by:

- a. conserving *cultural heritage resources*, significant views to church spires and other architectural features of the Village, and mature trees;
- b. supporting the economic vitality of the area as a destination within the City and the larger Region through mixed-use intensification;
- c. appropriately transitioning *development* to the adjacent neighbourhoods, which will incorporate human scale urban design;
- d. encouraging the establishment of new parks, and enhancing pedestrian connections within the area; and
- e. continuing to be a compact, pedestrian oriented mixed-use centre.”

2.2.2.2. By deleting policy 4.3.1.1(2) in its entirety.

2.2.2.3. That policy 4.3.1.1(3) be renumbered to policy 4.3.1.1(2), and that the word “Downtown” in the first sentence be deleted and replaced with “Village” and that the second sentence be deleted so that it appears as follows:

“2. The predominant use of land in the Village Local Centre designation shown on **Schedule A2** (Land Use) shall be for mixed-use, transit-oriented development.”

2.2.2.4. That policy 4.3.1.1(4) be renumbered to policy 4.3.1.1(3), and that the word “Downtown” be deleted and replaced with the word “Village”, and that existing sub-policies (a) through (c) be renumbered to (f) through

(h) and the text “a. *Low density residential and medium density residential*, on lands without direct frontage on Yonge Street or Major Mackenzie Drive; b. *High density residential*; c. *Office*; d. *Commercial*; e. *Retail*,” be added after the word “Centre” so that it appears as follows:

“3. The following land uses shall be permitted within the Village Local Centre:

- a. *Low density residential and medium density residential*, on lands without direct frontage on Yonge Street or Major Mackenzie Drive;
- b. *High density residential*;
- c. *Office*;
- d. *Commercial*;
- e. *Retail*;
- f. Community uses in accordance with Section 4.1 of this Plan;
- g. Parks and urban open spaces in accordance with Section 3.4.4 of this Plan; and
- h. *Live-work units* in accordance with policies 3.3.3.2(9) and 3.3.3.2(10) of this Plan.”

2.2.2.5. By deleting policy 4.3.1.1 (5) in its entirety.

2.2.2.6. By adding the following header and preamble text before policy 4.3.1.1 (6):

“Mix of Use

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.”

2.2.2.7. That policy 4.3.1.1 (6) be renumbered to policy 4.3.1.1 (4) and that the words “or Major Mackenzie Drive” be added after the words “Yonge Street” in both cases so that it appears as follows:

“4. *Development* fronting on Yonge Street or Major Mackenzie Drive shall include *retail, commercial*, or community uses at grade for the portion of a building with direct frontage on Yonge Street or Major

Mackenzie Drive in order to foster an animated, pedestrian-oriented main street character.”

- 2.2.2.8. By adding a new policy 4.3.1.1 (5) with the following text:
“5. *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.”
- 2.2.2.9. By adding a new policy 4.3.1.1 (6) with the following text:
“6. *Development* is encouraged to provide *office* uses in floors at and/or above grade to support employment opportunities in the Local Centre.”
- 2.2.2.10. By adding a new policy 4.3.1.1 (7) with the following text:
“7. *Retail, commercial* or community uses are encouraged to front onto existing or planned public parks or urban plazas.”
- 2.2.2.11. By deleting policy 4.3.1.1 (7) in its entirety.
- 2.2.2.12. By deleting policy 4.3.1.1 (8) in its entirety.
- 2.2.2.13. By deleting policy 4.3.1.1 (9) in its entirety.
- 2.2.2.14. By deleting policy 4.3.1.1 (10) in its entirety.
- 2.2.2.15. By adding the following header and preamble text before policy 4.3.1.1 (11):
“Height and Density

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:”
- 2.2.2.16. That policy 4.3.1.1 (11) be renumbered to policy 4.3.1.1 (8), and that the word “*site*” be added after the word “maximum”, and that the words “of a development block” be deleted, and that the remaining text after the word “Village” be deleted and replaced with “Local Centre is shown on Schedule E1 (Density Allocation).” so that it appears as follows:

“8. The maximum *site* density within the **Village Local Centre** is shown on **Schedule E1** (Density Allocation).”

2.2.2.17. By adding a new policy 4.3.1.1 (9) with the following text:

“9. To ensure that new *development* within the Village Local Centre is contributing to the minimum density target assigned to the applicable PMTSA area as shown on Schedule A3, new *development* shall provide a minimum gross floor area equivalent to the application of the following:

- a. A minimum density of 1.5 FSI for *development* 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.
- b. A minimum density of 0.5 FSI for *development* in all other areas not identified in item (a).”

2.2.2.18. By adding a new policy 4.3.1.1 (10) with the following text:

“10. The following are excluded from policy 4.3.1.1 (9):

- a. community uses listed in Section 4.1 of this Plan,
- b. parks and open space uses, and
- c. *infrastructure*.”

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.”

2.2.2.19. By deleting policy 4.3.1.1 (12) in its entirety.

2.2.2.20. By deleting policy 4.3.1.1 (13) in its entirety.

2.2.2.21. By deleting policy 4.3.1.1 (14) in its entirety.

2.2.2.22. By deleting policy 4.3.1.1 (15) in its entirety.

2.2.2.23. That policy 4.3.1.1 (16) be renumbered it to 4.3.1.1 (11) and that the text be deleted and replaced with the following text:

“11. The following height permissions shall apply to *development*:

- a. A minimum building height of 2 storeys;
- b. For properties south of Wright Street and Dunlop Street, a maximum building height of 9 storeys, along with a maximum base building height of 3 storeys;
- c. For properties located north of Wright Street and Dunlop Street, a maximum building height of 15 storeys, along with a maximum base-building height of 6 storeys and a maximum street wall height of 3 storeys.”

2.2.2.24. By deleting policy 4.3.1.1 (17) in its entirety.

2.2.3. That **Section 4.3.1.2 Design** of the Richmond Hill Official Plan be amended as follows:

2.2.3.1. By deleting policy 4.3.1.2(1) in its entirety.

2.2.3.2. That policy 4.3.1.2 (2) be renumbered to policy 4.3.1.2 (1) and that the words “banners, street signs, street furniture,” be added after “planting”, the word “wayfinding” be added before the word “signage” and the words “within the Village Local Centre” be added after the word “realm” so that it appears as follows:

“1. The City may establish a coordinated palette of unique paving, lighting, planting, banners, street signs, street furniture, and wayfinding signage for the public realm within the Village Local Centre.”

2.2.3.3. That policy 4.3.1.2 (3) be renumbered to policy 4.3.1.2 (2) and that the words “three distinct districts shown on Schedule A9 (Downtown” be deleted and replaced with the word “Village”, the word “Districts)” be deleted, and a second sentence with the following text be added “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.” so it appears as follows:

“2. The character, identity and heritage attributes of the Village Local Centre shall be reinforced through appropriate height, massing, and architectural detailing. 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.”

- 2.2.3.4. By deleting policy 4.3.1.2 (4) in its entirety.
- 2.2.3.5. That policy 4.3.1.2 (5) be renumbered to policy 4.3.1.2 (3).
- 2.2.3.6. By deleting policy 4.3.1.2 (6) in its entirety.
- 2.2.3.7. That policy 4.3.1.2 (7) be renumbered to policy 4.3.1.2 (4), and that the word “squares” be deleted and replaced with “plazas” and the words “and cycling” be added after the word “pedestrian” so that it appears as follows:
- “4. Buildings may be designed to create breaks in the street wall along Yonge Street to provide pedestrian mews, courtyards, urban plazas, parks, or other appropriate pedestrian and cycling amenities to the satisfaction of the City.”
- 2.2.3.8. By adding a new policy 4.3.1.2 (5) with the following text:
- “5. *Development* fronting onto publicly accessible spaces shall be designed to foster safe, comfortable and attractive pedestrian amenities.”
- 2.2.3.9. That policy 4.3.1.2 (8) be renumbered to policy 4.3.1.2 (6), and that the words “In the Village District” be deleted, the words “along Yonge Street” be added after the word “Development”, the words “be designed so as to” be deleted, the word “consistent” be deleted and replaced with “compatible”, the word “treatment” be deleted and replaced with the words “built form character”, and the words “façades along Yonge” be deleted and replaced with the words “this main” so it appears as follows:
- “6. *Development* along Yonge Street shall provide building façade treatments that are compatible with the historic built form character of this main street.”
- 2.2.3.10. That policy 4.3.1.2 (9) be renumbered to policy 4.3.1.2 (7).
- 2.2.3.11. That policy 4.3.1.2 (10) be renumbered to policy 4.3.1.2 (8) and that the word “Downtown” in the policy be deleted and replaced with “Village”.
- 2.2.3.12. That sub-policy 4.3.1.2 (10)(a) be moved to Section 4.3.1.1 and renumbered to policy 4.3.1.1 (12), and that a header with the words “Yonge Street Angular Plane” be added before the policy so it appears as follows:

“Yonge Street Angular Plane

12. *Development* 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.”

2.2.3.13. That sub-policy 4.3.1.2 (10)(b) be renumbered to policy 4.3.1.2 (10)(a), and that the words “in the Village District” be deleted.

2.2.3.14. By deleting sub-policy 4.3.1.2 (10)(c) in its entirety.

2.2.3.15. That a new sub-policy 4.3.1.2 (10)(b) be added with the following text:

“b. New non-residential *development* abutting the Neighbourhood designation shall ensure that:

- i. The use complements the residential character of the area;
- ii. Built form is compatible;
- iii. Potential negative impacts from the proposed development, such as privacy, noise and/or lighting, are mitigated; and
- iv. Appropriate landscape buffers are provided.”

2.2.4. That a new Section numbered **4.3.1.3** be added as follows:

2.2.4.1. By including a new heading entitled:

“4.3.1.3 Public Realm”

2.2.4.2. By adding a preamble and the following new sub-headings and policies numbered (1) through (8) under the heading “4.3.1.3 Public Realm”, so that it appears as follows:

“4.3.1.3 Public Realm

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.

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 E2** (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. Pedestrian and cycling connections are encouraged to be created mid-block and at the rear of buildings fronting onto Yonge Street, establishing a unique people-oriented destination.
4. Publicly accessible interconnections are encouraged through and to adjacent sites to promote a fine-grained network of streets.
5. 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.

Parking

6. *Development* on an existing City-owned parking lot shall retain or exceed the existing amount of publicly-accessible parking spaces on site.

7. Where permitted by the zoning by-law, new *development* may provide additional parking, in excess of maximum parking rates, provided the additional parking is publicly accessible to satisfy offsite parking needs of existing nearby businesses and community facilities.

Open Space

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

2.2.5. That **Section 4.6.1 Land Use** of the Richmond Hill Official Plan be amended as follows:

2.2.5.1. That policy 4.6.1 (5) be amended by deleting the words “the Downtown Local Centre designation” and replacing it with the words “Levendale Road” so that it appears as follows:

“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 Street south of Levendale Road shall be 2.5 FSI.”

2.2.5.2. That policy 4.6.1 (8) be amended by deleting the words “the Downtown Local Centre designation” and replacing it with the words “Levendale Road” so that it appears as follows:

“4.6.1 (8) The maximum site density on lands within the portion of the Regional Mixed-Use Corridor designation on Yonge Street located north of Levendale Road shall be 2.0 FSI.”

2.2.6. That **Section 4.6.2 Design** of the Richmond Hill Official Plan be amended as follows:

2.2.6.1. By adding a new policy 4.6.2 (4) with the following text:

“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, and connect with the wave pool and central library.”

2.2.6.2. By adding a new policy 4.6.2 (5) with the following text:

“4.6.2 (5) New parkland to accommodate growth shall be provided through the expansion of Kozak Parkette.”

- 2.2.6.3. By adding a new policy 4.6.2 (6) with the following text:
“4.6.2 (6) Minor adjustments to the location of parks described in policies 4.6.2(4) and (5) shall not require an amendment to this Plan, provided that the intent of this Plan is maintained.”

- 2.2.7. That **Section 5.1 Secondary Plans** of the Richmond Hill Official Plan be amended as follows:
 - 2.2.7.1. That policy 5.1(3) be amended by deleting sub-policy (b).
 - 2.2.7.2. That policy 5.1(8) be deleted in its entirety.

- 2.2.8. That **Section 6 Exceptions** of the Richmond Hill Official Plan be amended as follows:
 - 2.2.8.1. That policy 6 (17) (b) be amended by deleting the words “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” and that the words “on lands with frontage on Yonge Street” be added after the word “permitted” so that it appears as follows:
“b. *Medium density residential* uses are not permitted on lands with frontage on Yonge Street; and”

- 2.2.9. That **Section 7.5 List of Schedules** of the Richmond Hill Official Plan be amended as follows:
 - 2.2.9.1. By deleting “A9 Downtown Local Centre Districts” from the Table of Schedules.
 - 2.2.9.2. By adding “E1 Village Local Centre Density Allocation” to the list of Schedules which form part of the Official Plan
 - 2.2.9.3. By adding “E2 Village Local Centre Public Realm” to the list of Schedules which form part of the Official Plan

- 2.2.10. 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 E1 Village Local Centre Density Allocation
 - b. Schedule E2 Village Local Centre Public Realm

2.2.11. 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, as shown on Schedule 1 as “(1)” from “Downtown Local Centre” to “Regional Mixed Use Corridor”
- b. By redesignating the areas on Schedule A2, as shown on Schedule 1 as “(2)” from “Neighbourhood” to “Local Centre”;
- c. By replacing the Legend item entitled “Downtown Local Centre” with “Local Centre”; and
- d. By changing the Legend item colour for “Downtown Local Centre” to the same red that is used for the “Oak Ridges Local Centre”

2.2.12. That **Schedule A3** (Settlement Area) be amended in accordance with 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.

2.2.13. That **Schedule A8** (Street Classification) be amended to identify new “Planned Local Street” as shown on Schedule E2 to this OPA.

2.2.14. That **Schedule A9** (Downtown Local Centre Districts) be deleted in its entirety.

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

