

**Amendment 49  
To The Richmond Hill  
Official Plan**

DRAFT

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## **Richmond Hill Official Plan**

### **Official Plan Amendment 49**

The attached schedule and explanatory text constitute Amendment Number 49 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 21 of the *Planning Act* on the \_\_ day of \_\_\_\_\_, 2024.

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**David West**  
Mayor

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

# The Corporation of The City Of Richmond Hill

## By-law \_\_ - \_\_

A By-law to Adopt Amendment 49 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 49 to the Richmond Hill Official Plan, consisting of the attached Part Two and Schedule 1 is hereby adopted.
2. This by-law shall come into force and take effect on the day of the final passing thereof.

Passed this \_\_ day of \_\_\_\_\_, 2024.

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**David West**  
Mayor

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**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 49 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 permit a high-density residential development comprised of an seven storey apartment building on the subject lands.

### 1.2 Location

The lands affected by this Amendment are legally described as Lots 1, 2 and 3 of Plan 4644 and Part of Lots 9 and 10 of Plan 4839 (Municipal Addresses: 122, 124 and 126 Cartier Crescent). The lands are located on the north side of Cartier Crescent and the west side of Bayview Avenue and have a total area of approximately 0.391 hectares (0.966 acres) as shown on Schedule 1 attached hereto, with a net developable lot area of 0.371 hectares (0.917 acres).

### 1.3 Basis

The proposed amendment is considered by Council to be appropriate for the following reasons:

1. The *Provincial Policy Statement* (“PPS”) provides policy direction on matters of Provincial interest related to land use planning and development, including providing direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. In this regard, the PPS includes policies that encourage efficient land use and development patterns, support a range and mix of housing options, promote planning for open spaces, parks, trails and linkages, direct development away from natural hazards, and protect natural heritage systems, among other objectives.

The proposed development is consistent with the principles and objectives of the PPS.

2. The *Growth Plan for the Greater Golden Horseshoe* (“Growth Plan”) informs decision-making regarding growth management and environmental protection within the Greater Golden Horseshoe (“GGH”) and provides overall policy direction on matters of provincial interest. The Growth Plan builds upon the policy foundation provided by the PPS and establishes additional and more specific land use planning policies for the GGH. The Growth Plan provides an overarching vision for how and where growth shall occur, while accommodating forecasted growth within complete communities that support access to an appropriate mix of jobs and services, public service facilities, and a full range of housing options. 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 is consistent with the policy direction as set out within the Growth Plan.

3. The York Region Official Plan (“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 presently shown within the **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP and designated **Community Area** in accordance with Map 1A (Land Use Designations). The **Urban Area** and **Community Area** policies permit a full range and mix of urban uses. The proposal reinforces and supports the planned urban structure identified in the ROP by utilizing existing services to contribute to the creation of a complete community. The proposal demonstrates consistency with the objectives of the York Region Official Plan.

The proposal demonstrates consistency with the policy direction and objectives of the York Region Official Plan.

4. The subject lands are designated **Neighbourhood** in accordance with Schedule A2 (Land Use) of the City’s Official Plan (“Plan”). The proposed development supports the housing goals and objectives of the Plan by contributing to a mix and range of housing in the City.

## 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 49 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 45, as shown on Schedule 1 attached.

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

“6.45

Notwithstanding any other provision of this Plan to the contrary, for the lands known as Lots 1, 2 and 3 of Registered Plan 4644, Part of Lots 9 and 10 of Registered Plan 4839 (Municipal Addresses: 122, 124 and 126 Cartier Crescent) 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 7 storeys;
- b. The maximum density on the subject lands shall be 375 units per hectare based on a lot area of 3713.0 square metres (39,966.4 square feet).

### 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 49 shall prevail unless otherwise specified.



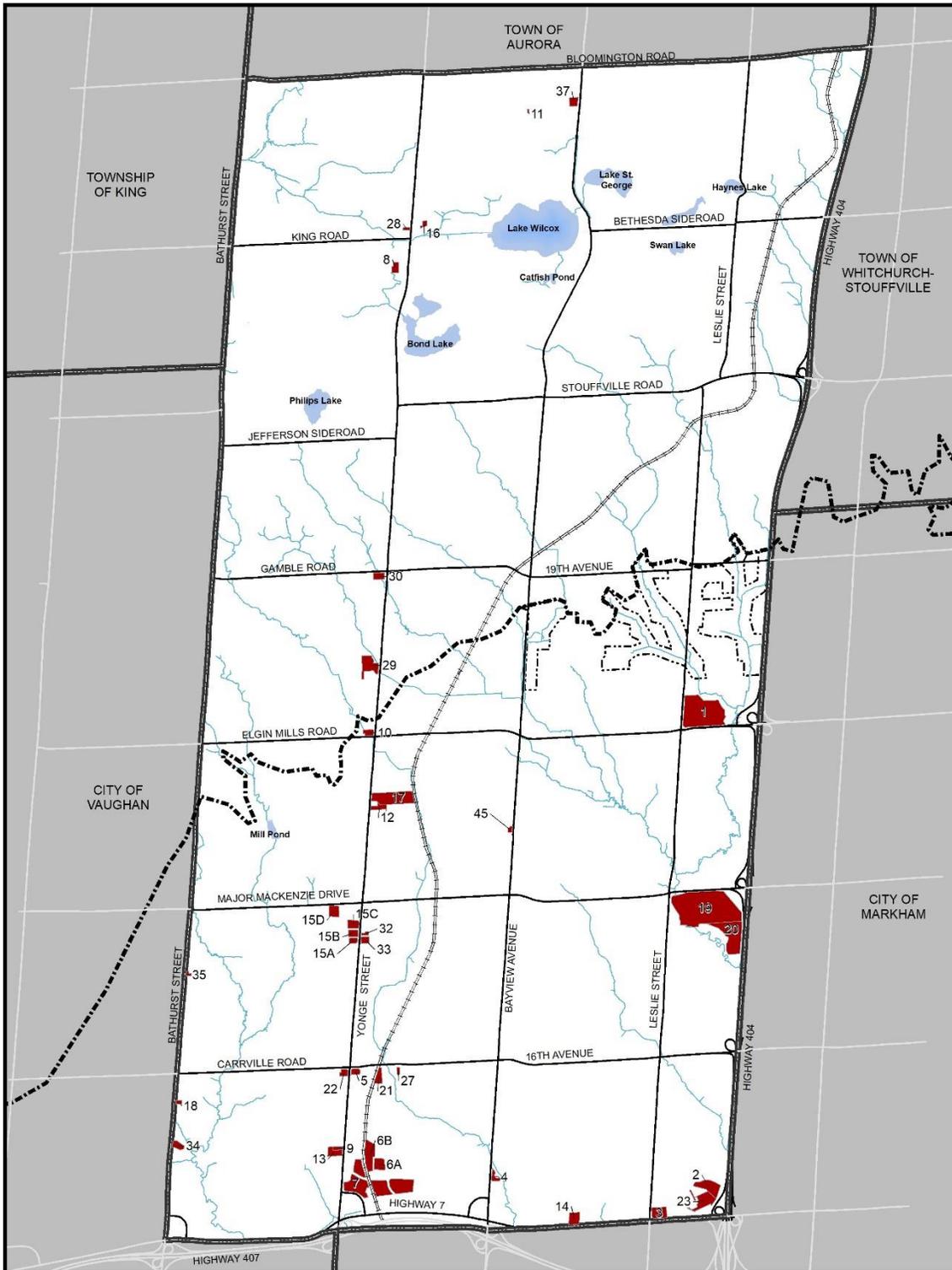
**AMENDMENT No.49 TO THE  
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA  
SCHEDULE 1  
LAND USE PLAN**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No.49 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
-  Neighbourhood

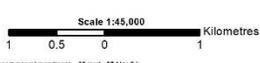




**SCHEDULE A11**  
**Exceptions**  
**OFFICIAL PLAN**  
**RICHMOND HILL**

- Legend**
- Exception
  - Greenbelt Plan Area
  - Waterbodies
  - Watercourses
  - C.N.R.

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. Due to data constraints and changes that occur over time, the Town cannot warrant its accuracy, currency and completeness. Interested parties are therefore urged to make enquiries with the Town of Richmond Hill Planning and Regulatory Services Department to ensure that the information depicted in this Schedule is accurate, current and complete in all respects.



**Richmond Hill**  
 PLANNING & REGULATORY SERVICES  
 DEPARTMENT