

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

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Richmond Hill Official Plan

Official Plan Amendment ____

The attached schedule and explanatory text constitute Amendment Number ____ 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 22 of the *Planning Act* on the ____ day of _____, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City Of Richmond Hill

By-law _____

A By-law to Adopt Amendment ____ 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 ____ to the Richmond Hill Official Plan, consisting of the attached Part Two and Schedule 1 is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to The Regional Municipality of York for approval of the aforementioned Amendment ____ 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 ____ day of _____, 2024.

David West
Mayor

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 ___ 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 amend Chapter 6 of the Official Plan of the City of Richmond Hill in order to provide site specific polices related to 190, 210, 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent and to amend Schedule A11 to add the Exception Area ____ to the Schedule. This amendment will permit a high density residential development comprised of an eight (8) storey apartment building, six (6) storey mid-rise buildings, four (4) storey stacked townhouses and three (3) storey street townhouses, with an overall maximum density of 1.65 Floor Space Index (FSI).

1.2 Location

The lands affected by this Amendment are legally described as Part of Lot 46, Concession 1, W.Y.S. (Municipal Addresses: 190, 210, 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent) (the “Subject Lands”). The area of the Subject Lands proposed to be developed is 2.68 hectares (6.64 acres) and are shown on Schedule 1 attached hereto.

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. The **Urban 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 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 maintains the general intent and purpose of the goals, objectives and policies of the Plan, including providing dwelling units ranging in size in an appropriate location within the City to contribute to a complete community.

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 ____ 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 By redesignating a portion of the subject lands from “Neighbourhood” and “Natural Core” to “Natural Linkage” to reflect the realigned channel, as shown on Schedule 1 attached.
- 2.2.2 By redesignating a portion of the subject lands from “Natural Core” to “Neighbourhood” to reflect the realigned channel, as shown on Schedule 1 attached.
- 2.2.3 That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number ____, as shown on Schedule 1 attached.
- 2.2.4 By adding the following to Chapter 6 (Exceptions):

“6.____

Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot 46, Concession 1, W.Y.S. (Municipal Addresses: 190, 210, 230 Major Mackenzie Drive West and 129, 133, 137, 141, 143 and 147 Arnold Crescent) and shown as Exception Area Number ____ on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- a. in addition to land uses permitted by Policy 4.9.1(2) of this Plan, *High density residential* land uses shall also be permitted;
- b. the maximum building height permitted shall be 8 storeys, exclusive of mechanical penthouse and amenity space/rooftop access;
- c. the maximum number of dwelling units permitted shall be 518 units;
- d. only street townhouse dwelling units shall be permitted to front onto Arnold Crescent;
- e. the maximum density permitted shall be 1.65 Floor Space Index (FSI) based on a lot area of 26,850 square metres; and,

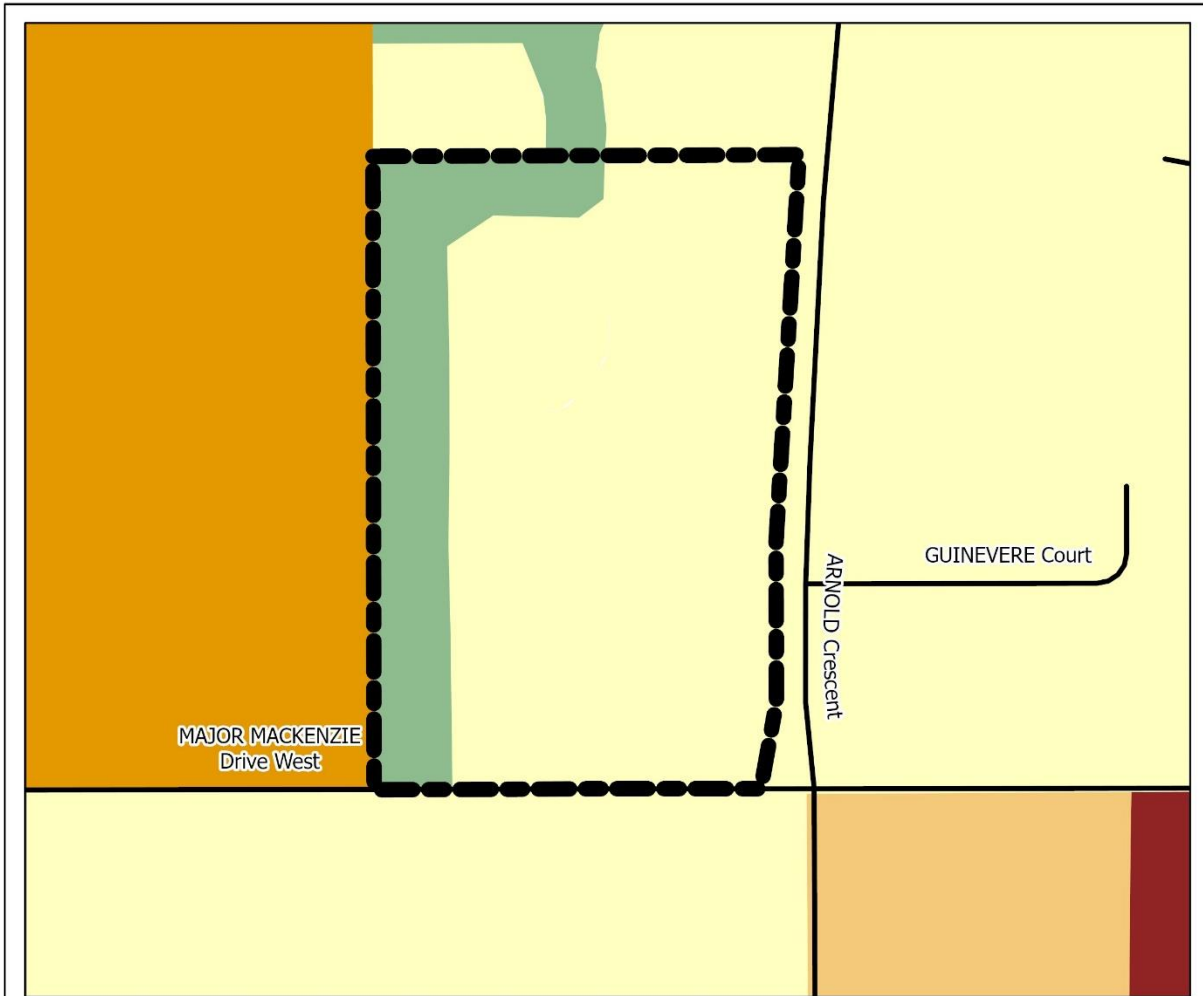
- f. the maximum Gross Floor Area shall be 44,110 square metres”

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 ___ shall prevail unless otherwise specified.

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**AMENDMENT No.XX TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SCHEDULE 1**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No.XX TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

Legend

Planning Official Plan Designation

- Local Development Area
- Local Mixed Use Corridor

- Natural Linkage
- Neighbourhood
- Downtown Local Centre
- Area to be added to Schedule A11
as Exception Area Number ___



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