

Appendix "B" to SRPBS.24.041
City Files OPA-22-0006, ZBLA-
22-0020 and SUB-22-0010

Amendment 50 To The Richmond Hill Official Plan

DRAFT

Table of Contents

Title	Page
Certification Page	(i)
Adopting By-law	(ii)
Part One – The Preamble	
1.1 Purpose	2
1.2 Location	2
1.3 Basis	2
Part Two – The Amendment	
2.1 Introduction	3
2.2 Details of Amendment	3
2.3 Implementation and Interpretation	4

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(i)

Richmond Hill Official Plan Official Plan Amendment 50

The attached schedule and explanatory text constitute Amendment No. 50 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. ____-____ in accordance with Sections 17 and 21 of the Planning Act on the ____ day of _____, 2024.

**David West
Mayor**

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

(ii)

The Corporation of The City Of Richmond Hill

By-Law xxx-xx

A By-law to Adopt Amendment 50 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 50 to the Richmond Hill Official Plan, consisting of the attached Part Two 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.

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 50 to the Richmond Hill Official Plan.

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Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Official Plan is to amend the provisions of the City of Richmond Hill Official Plan 2010, as amended, to facilitate the development of a 28-storey mixed-use residential building with at grade-related commercial space fronting onto Yonge Street and a 19-storey residential building fronting onto the proposed Addison Street extension within the existing Regional Mixed-Use Corridor land use designation, as described below.

1.2 Location

The Lands subject to this Amendment (herein referred to as the 'Subject Lands'). The Subject Lands are located at the southwest corner of Yonge Street and May Avenue and are municipally known as 9700 Yonge Street, City of Richmond Hill, Region of York. The Subject Lands are legally identified as: Part of Lots 11, 12, 13, 14 and 15, Registered Plan 1923.

1.3 Basis

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

The decision to amend the Official Plan in accordance with the provisions below and contained in Section IV is based on the following considerations:

- a) The proposal contemplated a pedestrian-oriented, transit-supportive 28-storey development within a *Regional Mixed-Use Corridor* designation which is well served by existing frequent and higher order transit along Yonge Street;
- b) The amendment is consistent with the *Provincial Policy Statement (2020)*, which requires that municipalities plan for and accommodate intensification and redevelopment within existing settlement areas to create more sustainable communities and to use land and infrastructure more efficiently;
- c) The amendment conforms to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*, which supports the achievement of complete communities that feature a diverse integration of existing and proposed land uses and convenient access to local stores, services and public service facilities;
- d) The amendment conforms to the *York Region Official Plan (2022)*, as amended, which designates the Subject Lands "Community Area" and encourages intensification and redevelopment within the Urban Area boundary;

- e) The proposal substantially conforms with and implements many of the strategic policy directions articulated in the Richmond Hill Official Plan, 2010, as amended;
- f) The use of the Subject Lands for primarily residential purposes, at the heights and densities proposed, will contribute to the housing choice in the area of the City and contribute towards Provincial, Regional and City population growth and intensification targets;
- g) The Subject Lands are in a location that can support an increased level of intensification that is appropriate;
- h) The proposal will contribute to the ongoing reinvestment along the Yonge Street corridor and will make efficient use of existing and municipal and regional infrastructure;
- i) The proposed development provides infill development on an underutilized parcel, where municipal services exist minimizing land consumption and servicing costs;
- j) The existing and available servicing capacities within the vicinity of the Subject Lands can adequately service the proposal;
- k) The subject lands are well served by existing and frequent transit;
- l) The proposal is pedestrian-oriented and will contribute to additional transit ridership, supporting the higher order transit service along the Yonge Street Corridor;
- m) The adjacent roadway system can accommodate the proposed development with no adverse impact on the traffic patterns and flow; and,
- n) The proposed development has been designed to achieve many of the City's urban design principles including locating the midrise building away from the low-rise residential community and meeting the separation guidelines.

Part Two - The Amendment

2.1 The Richmond Hill Official Plan is amended as follows:

2.1.1 That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area #46, as shown on Schedule A11 attached.

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

6.46

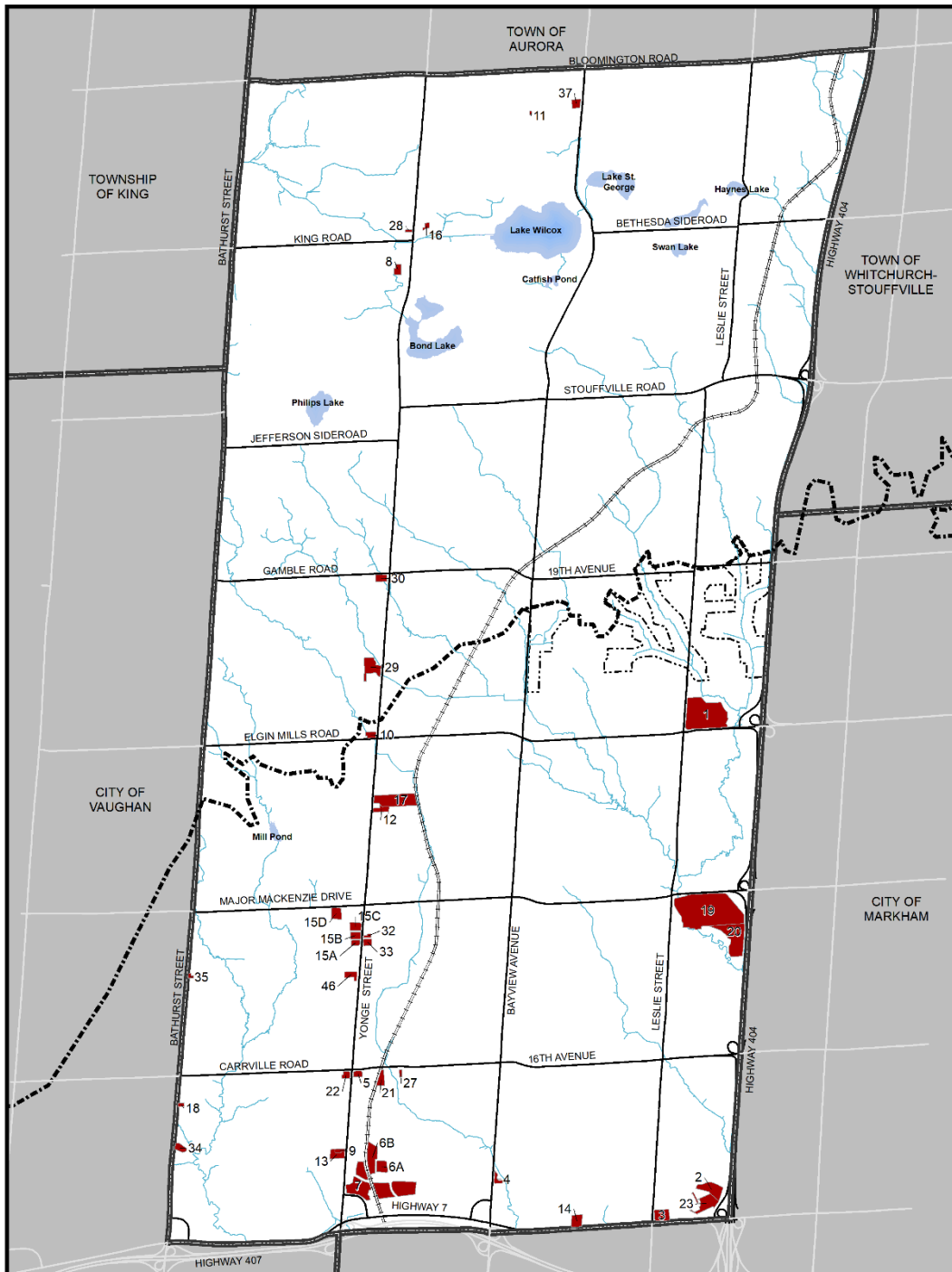
Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lots 11, 12, 13, 14 and 15, Registered Plan 1923, and municipally known as 9700 Yonge Street and shown as Exception Area #46 on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- i) The maximum density permitted on the subject lands shall be 4.6 (Floor Space Index) based on a site area of 9,844.2 square metres;
- ii) The maximum building height permitted on the subject lands designated **Regional Mixed Use Corridor** shall be 28 storeys; and
- iii) The maximum base building height permitted on the subject lands shall be 6 storeys.

2.3 IMPLEMENTATION & INTERPRETATION

- a) The implementation of this Amendment shall be in accordance with the provision of the *Planning Act*, R.S.O. 1990, and the respective policies of the Richmond Hill Official Plan.
- b) All area allocations and other statistics are approximate and should be regarded as flexible. Minor variations from statistics referred to herein shall be permitted as long as the intent of the policies of this Plan are maintained.
- c) The provisions of the Richmond Hill Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply with respect to this Amendment. In the event of conflict with the Official Plan or any amendment thereto, the provision of Amendment No. 50 shall prevail. Provided, however, that for the purposes of this amendment to the Plan, the definitions in the implementing site specific zoning by-law for the subject lands shall prevail and apply to the subject lands.

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SCHEDULE A11
Exceptions
RICHMOND HILL
OFFICIAL PLAN

Legend

- Exception
- Greenbelt Plan Area
- Oak Ridges Moraine Conservation Plan Area
- Waterbodies
- Watercourses
- C.N.R.

NOTE: The information provided in this Schedule constitutes an operative part of the Richmond Hill Official Plan. Update every effort is made to ensure its accuracy, currency and completeness, it is not a guarantee of accuracy. Due to last corrections and changes that occur over time, the Town cannot warrant its accuracy, currency and completeness. Electronic updates are available online. It is the user's responsibility to verify the information with the Planning and Regulatory Services Department to ensure that the information reported in this Schedule is accurate, current and complete as requested.



Richmond Hill
 PLANNING & REGULATORY SERVICES
 DEPARTMENT