

**Amendment 52  
To The Richmond Hill  
Official Plan**

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## **Richmond Hill Official Plan**

### **Official Plan Amendment 52**

The attached schedule and explanatory text constitute Amendment Number 52 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 72-24 in accordance with Sections 17 and 22 of the *Planning Act* on the 5th day of June, 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 72-24**

A By-law to Adopt Amendment 52 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 52 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 5th day of June, 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 52 to the Richmond Hill Official Plan.

## 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 eight-storey apartment building on the subject lands.

### 1.2 Location

The lands affected by this Amendment are legally described as Part of Lot G, Plan 1916 (Municipal Address: 12030 Yonge Street). The lands are located on the west side of Yonge Street and have a total area of approximately 0.329 hectares (0.813 acres) as shown on Schedule 1 attached hereto, with a net developable lot area of approximately 0.327 hectares (0.807 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, encourage intensification within settlement areas, support a range and mix of housing options including affordable housing, 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, economic development, land use planning, urban form and housing, among other matters. The Growth Plan provides overall policy direction on matters of provincial interest, builds upon the policy foundation provided by the PPS, and establishes additional and more specific land use planning policies for the Greater Golden Horseshoe. 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 designated **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 subject lands abut the **Regional Corridor** as shown on Map 1 of the ROP and the Yonge Street **Rapid Transit Corridor** as shown on Map 10 of the ROP. 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 providing a mixed-use development with commercial/retail opportunities and utilizing existing services to contribute to the creation of a complete community.

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

4. The subject lands are designated **Regional Mixed Use Corridor** in accordance with Schedule A2 (Land Use) of the City’s Official Plan (“Plan” 2010). The **Regional Mixed Use Corridor** designation supports a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form, including high density residential uses and commercial and retail uses. The proposed development maintains the general intent and purpose of the goals, objectives and policies of the Plan, including providing a mix of land uses and affordable housing in a compact form to contribute towards the creation of 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 52 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 48, as shown on Schedule 1 attached.

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

“6.48

Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lot G, Registered Plan 1916, municipally known as 12030 Yonge Street and shown as Exception Area Number 48 on Schedule A11 (Exceptions) to this Plan, the following shall apply:

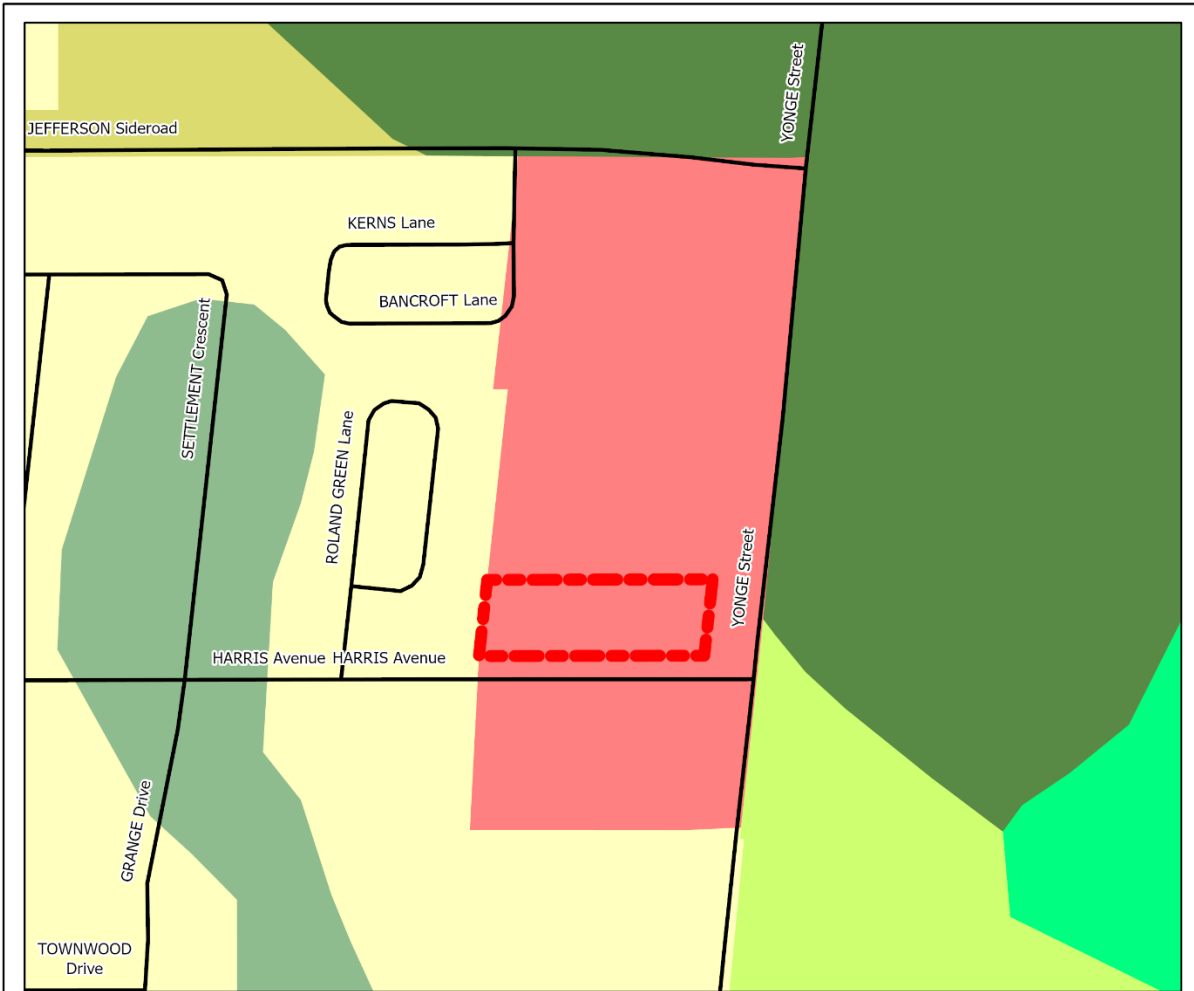
- a. the maximum building height permitted on the subject lands shall be 8 storeys, or 30 metres, exclusive of the mechanical penthouse;
- b. the maximum density permitted on the subject lands shall be 3.56 Floor Space Index (FSI) based on a lot area of 3,291.3 square metres.

### 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 provisions 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 52 shall prevail unless otherwise specified.





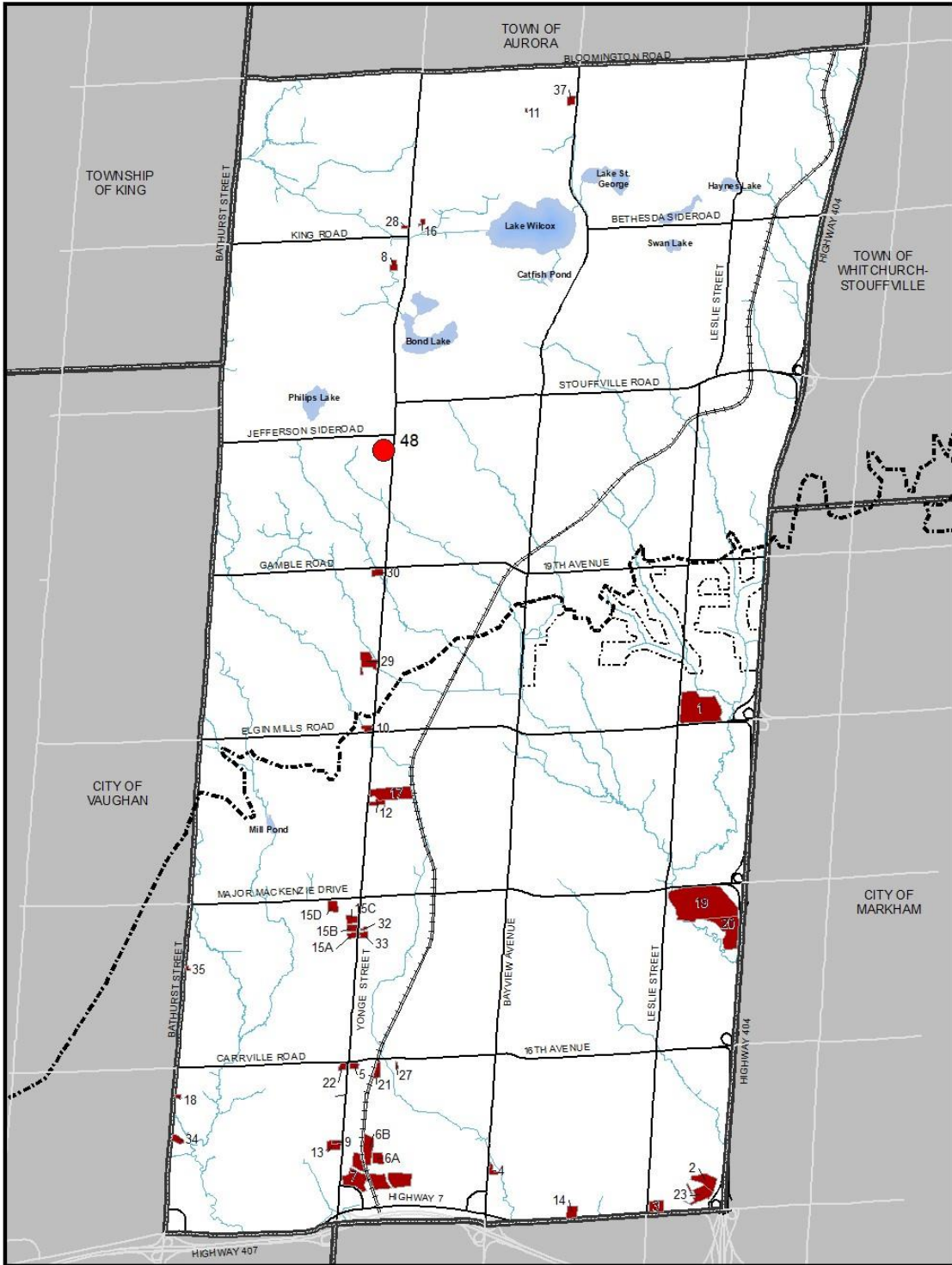
**AMENDMENT No.52 TO THE  
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA  
SCHEDULE 1  
LAND USE PLAN**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No.52 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
- Natural Linkage
- ORM Countryside
- ORM Natural Core
- ORM Natural Linkage
- Regional Mixed Use Corridor
- Natural Core
- Neighbourhood





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

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

NOTE: The information included in this Schedule is not an operative part of the Richmond Hill Official Plan. It is a map which is made to illustrate, accurately, correctly and comprehensively, the location of various, and certain, lands. It is not intended to be used as a legal document. The information is provided for informational purposes only. It is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.



**Richmond Hill**  
 RICHMOND HILL CENTRE  
 AND ECONOMIC DEVELOPMENT