

**Amendment 28
To The Richmond Hill
Official Plan**

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Richmond Hill Official Plan

Official Plan Amendment 28

The attached schedule and explanatory text constitute Amendment Number 28 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 78-24 in accordance with Sections 17 and 22 of the *Planning Act* on the 19th day of June, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City Of Richmond Hill

By-law 78-24

A By-law to Adopt Amendment 28 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 28 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 19th day of June, 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 28 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 amend the provisions under Policy 9.6.3.3 Neighbourhood Commercial of the Official Plan of the City of Richmond Hill respecting Chapter 9 – the North Leslie Secondary Plan, to permit medium density residential and live-work uses on the west side of Leslie Street, north of 19th Avenue. This amendment will allow stand-alone street townhouse dwelling units, block townhouse dwelling units and live-work dwelling units as additional permitted uses on the subject lands.

1.2 Location

The lands affected by this Amendment are located at the northwest corner of Leslie Street and 19th Avenue, legally described as Part of Lot 31, Concession 2, E.Y.S., municipally known as 11546 Leslie Street. The lands are identified as Block 200 within the Deergate draft approved Plan of Subdivision 19T(R)-03013 and are situated at the southeast corner of the Deergate plan (the “subject lands”). The subject lands have a total area of approximately 0.48 hectares (1.186 acres) and are shown on Schedule 1 – Subject Lands 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 *Greenbelt Plan* (“Greenbelt Plan”) provides clarity about urban structure, how future growth should be accommodated and what must be protected for future generations. The subject lands are located within the boundaries of the Greenbelt Area by virtue of being located on the Oak Ridges Moraine, but are also situated within the Settlement Area of the Oak Ridges Moraine as defined by the *Oak Ridges Moraine Conservation*

Plan (“ORMCP”). In this regard, the Greenbelt Plan stipulates that the subject lands will continue to be governed by the policies and requirements of the *Oak Ridges Moraine Conservation Plan*.

The proposed development conforms with the policies of the Greenbelt Plan and the policies and requirements of the Oak Ridges Moraine Conservation Plan and *Oak Ridges Moraine Conservation Plan Act*.

3. 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.

4. The *Oak Ridges Moraine Conservation Plan* (“ORMCP”) designates the subject lands Settlement Area. The ORMCP is an ecologically based plan that provides land use and resource management planning direction on a Regional or City-wide scale on how to protect the Moraine’s ecological and hydrological features and functions. All uses, including the creation of new lots which are otherwise permitted under the City of Richmond Hill’s Official Plan and applicable Secondary Plans, shall be permitted within the Settlement Area, subject to compliance with the provisions of the ORMCP.

The development proposal conforms with the ORMCP, which designates the lands Settlement Area and permits urban uses subject to the policies of the North Leslie Secondary Plan and the York Region Official Plan.

5. 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) and designated **Community Area** in accordance with Map 1A (Land Use Designations) of the ROP. The **Urban Area** and **Community Area** policies permit a full range and mix of urban uses while recognizing that the new community area of North Leslie has been planned in a comprehensive and coordinated manner consistent with the policies of York Region through the City of Richmond Hill's Secondary Plan for the area. 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 ROP.

6. The subject lands are located within Chapter 9 – the North Leslie Secondary Plan (“Secondary Plan”), of the City of Richmond Hill’s Official Plan and designated **Neighbourhood Commercial** in accordance with Schedule A (Land Use Plan). The Secondary Plan promotes the protection of environmental features, surface and groundwater resources, and environmental functions and processes, forming the basis from which all other land use policies are derived. Subject to the environmental protection policy requirements being met, lands within the Secondary Plan Area are intended to provide development opportunities that include residential, employment, office, institutional, open space and other purposes that support the creation of a complete community.

The proposed development maintains the general intent and purpose of the goals, objectives and policies of the North Leslie Secondary Plan, including preserving the provision for neighbourhood commercial uses, as well as contributing to the projected population and employment growth of the City and York Region. The proposed development will also contribute to the diversified housing stock and provide mixed use commercial and retail opportunities in the form of live-work dwellings that provide employment opportunities to support the local neighborhood. The proposed development conforms to the specific policies within the North Leslie Secondary Plan.

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 28 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 Policy 9.6.3.3 Neighbourhood Commercial of The North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be amended by adding the following:

- “j. Notwithstanding policy 9.6.3.3(a) of this Secondary Plan, for the lands designated “Neighbourhood Commercial” located west of Leslie Street and north of 19th Avenue the following shall apply:
 - i. in addition to those uses listed in Policy 9.6.3.3(a), the following land uses shall also be permitted:
 - stand-alone Street Townhouse Dwellings;
 - stand-alone Block Townhouse Dwellings; and,
 - Live-Work Dwellings.
 - ii. the maximum height shall be 4 storeys.
 - iii. where Street Townhouse Dwellings, Block Townhouse Dwellings or Live-Work Dwellings are proposed, a minimum density of thirty-five (35) units per net residential hectare (fourteen (14) units per net acre) and a maximum density of sixty (60) units per net residential hectare (twenty-five (25) units per net acre) shall be permitted.”

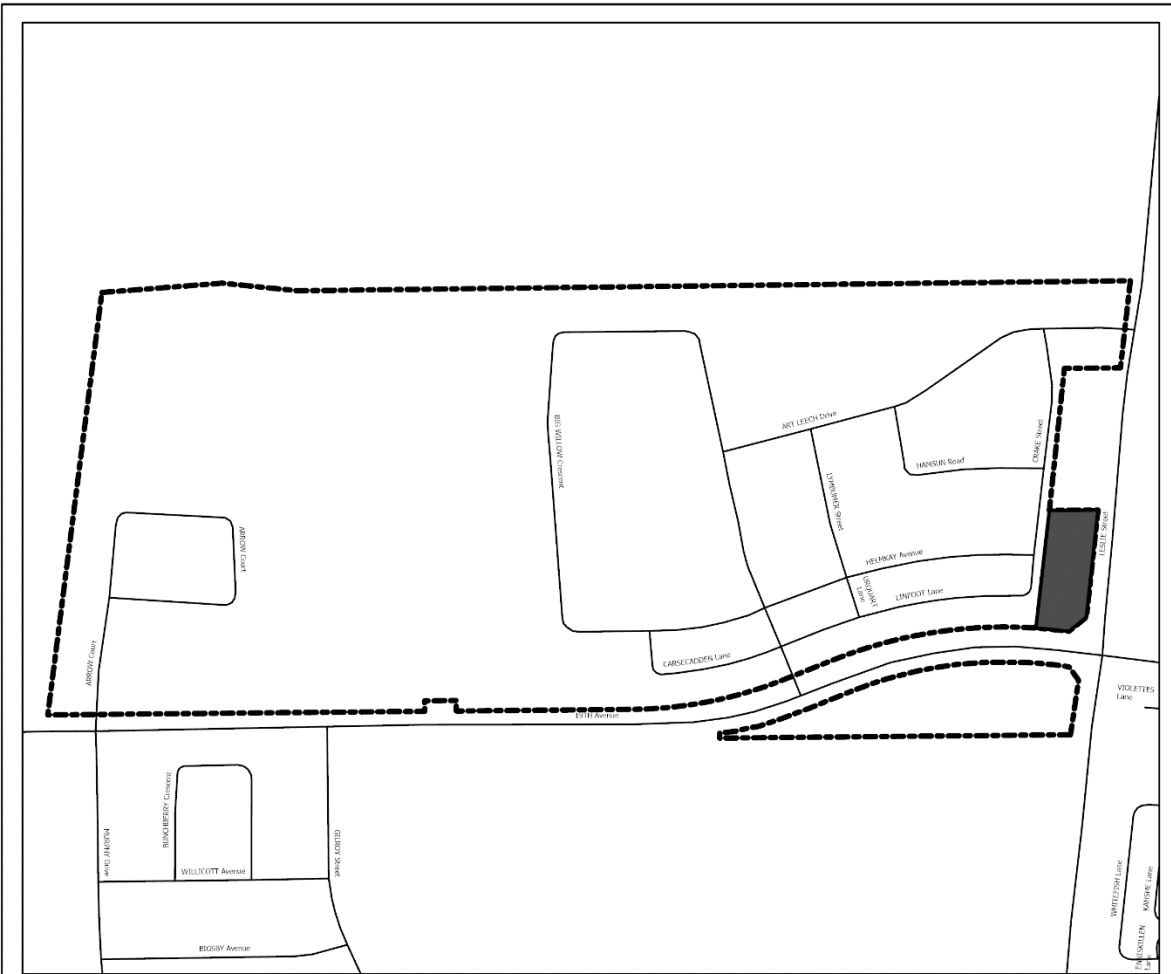
2.2.2 That all other policies of this Secondary Plan shall continue to apply to the subject lands.

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 28 shall prevail unless otherwise specified.



AMENDMENT No. 28 TO THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA SCHEDULE 1

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. 28 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
- Land Holding of the Proponent, For Information Purposes Only

