

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

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	4
2.2 Details of Amendment	4
2.3 Implementation and Interpretation	5

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 -24 in accordance with Sections 17 and 21 of the *Planning Act* on the th day of , 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

DRAFT

The Corporation of The City Of Richmond Hill

By-law ___-24

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 is hereby adopted.
2. That the Clerk is hereby authorized and directed to make an 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 ___th 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, constitutes Amendment ## to the Richmond Hill Official Plan.

Part Three - The Attachments, which is not a part of the Amendment, contains background information relevant to the Amendment.

DRAFT

Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to permit increased density to facilitate a medium density residential development consisting of four-storey (not including mechanical penthouse or roof access) back-to-back stacked townhouses on the lands subject to this amendment.

1.2 Location

The lands affected by this Amendment are legally described as ‘Lots 1,2,3, and 4, Registered Plan 349’ (Municipal Addresses: 40, 50, 60, and 74 Stouffville Road). The lands, which are located on the east side of Yonge Street, and north side of Stouffville Road, have a total area of approximately 0.744 hectares.

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 patterns 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, support 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 contemplates an urban form that is consistent with the vision established within the Provincial Policy Statement (PPS) for more efficient and intensified use of land located in an urban area. One of the key focuses of PPS policies is the diversification and expansion of housing options. By encouraging a broader mix of housing types, these policies seek to cater to the diverse needs of the population. This not only enhances housing affordability but also contributes to the creation of vibrant and inclusive communities. The proposed development intends to contribute to the diversification of housing options and availability within the community by providing a mix of dwelling units not presently available.

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 is to

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 remains consistent with the policy direction as set out within the Growth Plan. The proposed increase in unit density will provide further housing options that are more affordable and attainable when compared to other forms of ground related housing prevalent within the surrounding community. The development will continue to contribute to the achievement of intensification and density targets through the provision of 108 stacked townhouses.

3. The subject property is located within the area governed by the Oak Ridges Moraine Conservation Plan (“ORMCP”), wherein it is designated as **Settlement Area**. The ORMCP provides that all uses permitted by the applicable Official Plan are permitted within this designation.
4. 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) more specifically within the **Community Area** land use designation, and within the **Built-Up Area** overlay of the ROP (Maps 1A and 1B, respectively). 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 contributing to the creation of a complete community. The proposal remains consistent with the objectives of the ROP. The proposed development directly responds to the growth management policies of the Region and will contribute to the establishment of a complete community. The resulting built form will make more efficient use of lands within the existing Built Boundary, along a Regional Corridor (Yonge Street) as well as proposed dedicated cycling facilities along Stouffville Road. Subject lands are within walking distance of a variety of community amenities and services, thus providing easy access for future residents without needing to use an automobile.

The proposed development has been considered on the basis of a larger Block Planning exercise for the comprehensive planning of a **Priority Infill Area**, and contemplates introducing a new typology to the area, contributing to the variety and diversity of dwellings in the community. The density is appropriate for lands abutting a major arterial road, and which is proximate to the intersection of two arterial roads (Yonge Street and Stouffville Road). The proposed built form will provide a transition of intensity to the lower density residential form of development envisioned along Muirhead Crescent, north of the subject property.

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

5. The subject lands are designated **Neighborhood** 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 in an appropriate location within the City to contribute to a complete community. The proposed building massing would provide appropriate transition to adjacent uses, while maintaining generally the same setbacks and relationship to the public realm.
6. The subject property is located within a priority infill area that is described as a "historical infill area boundary that does not have previous Council approved study as shown on **Appendix 9 – Priority Infill Area**". The proposed development maintains the general intent of the Plan to achieve residential intensification and to provide a broader mix of housing types. Additionally, the block planning exercise illustrates how well the proposed development integrates into the possible redevelopment of the surrounding block in low, medium and high density.
7. The proposed increase in the number of units will result in a greater diversity of unit types and tenures, as well as add the availability of housing options. As a result the proposed units can be considered more attainable, and intrinsically affordable when compared to other forms of ground-related housing.
8. A Traffic Impact Study has been prepared which explains the reduced need for visitor parking in comparison to the City's Parking Strategy. The swept path analysis confirms unobstructed access for City's waste collection vehicle, Fire Truck and other passenger vehicles to reach the site. Finally, the Study confirms that the site traffic generated by the proposed development will have a negligible traffic impact to the surrounding road network.
9. A Functional Servicing Report has been prepared which confirms that the proposed development can be adequately serviced by connecting to

proposed and existing infrastructure, with designed sanitary, water supply, and stormwater management systems ensuring compliance with municipal and environmental standards.

10. A Scoped Natural Heritage Evaluation has been prepared which confirms that the subject property is not located within proximity to any existing natural features, and thus will not impact the continued ecological function of same. Additionally, the Evaluation has reviewed the presence of landforms on the properties and determined that none exist given the historic use of the lands for residential purposes, resulting in the majority of the area being classified as 'anthropogenic'.

DRAFT

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 Number XX, as shown on Schedules 1 and 2 attached.

2.2 Details of the Amendment

The Official Plan of the City of Richmond Hill, is amended as follows:

2.2.1 Notwithstanding any other provision of this Plan to the contrary, for the lands known as Lots 1,2,3, and 4, Registered Plan 349 (Municipal Addresses: 40, 50, 60, and 74 Stouffville Road) and shown as Exception Area Number XX on Schedule A11 (Exceptions) to this Plan, medium residential development shall be permitted subject to the following:

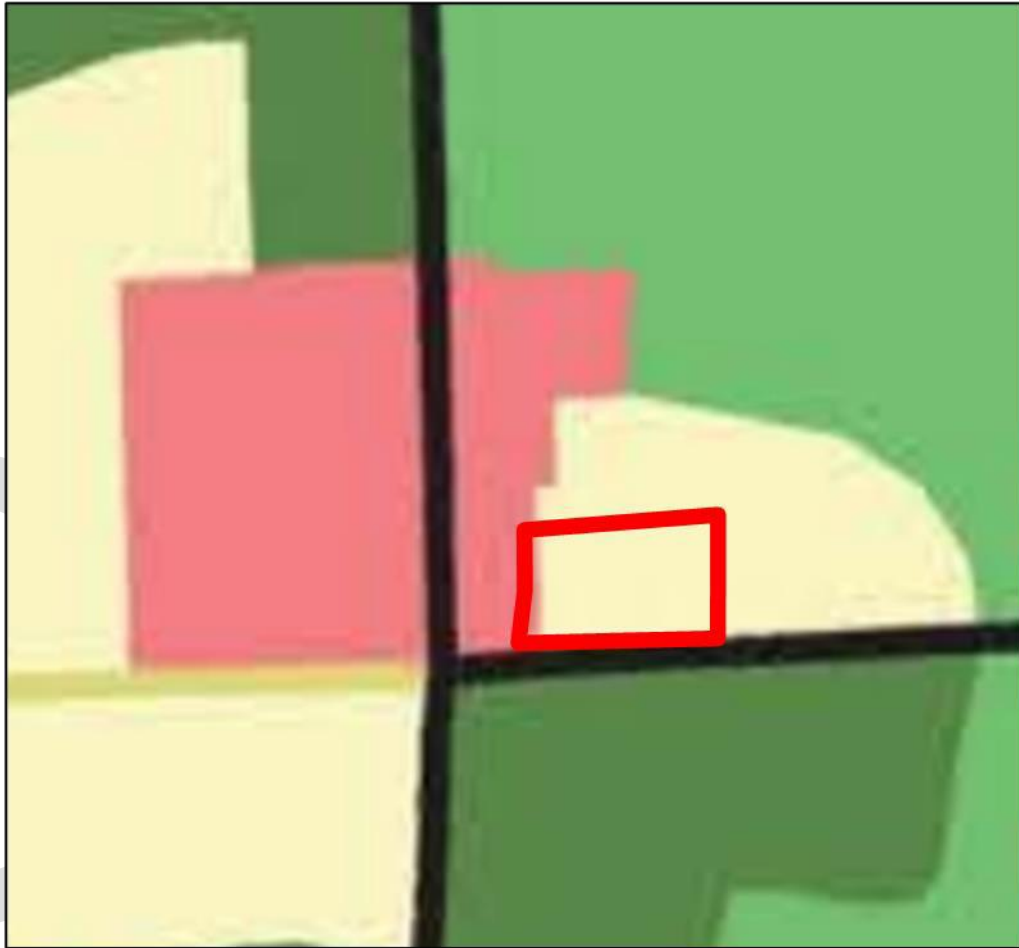
a. "The maximum density on the subject lands shall be 146 dwelling units per hectare based on a lot area of 0.744 hectares."

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.

DRAFT



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

NOTE: THIS SHCEDULE 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



Lands affected by this
amendment



ORM Natural Linkage



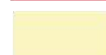
ORM Natural Core



Natural Linkage

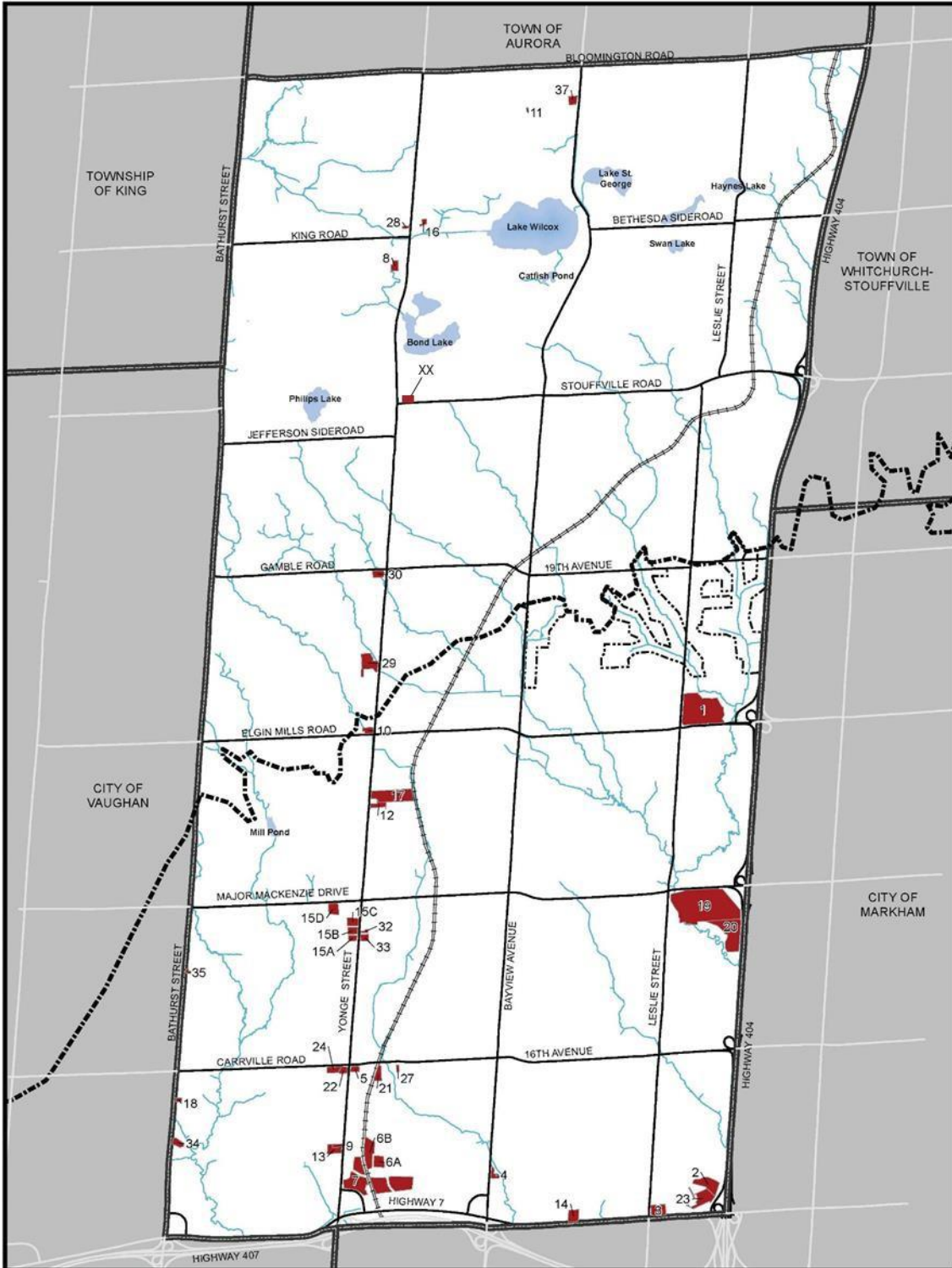


Regional Mixed-Use Corridor



Neighbourhoods

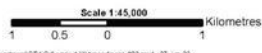
DRAFT



**RICHMOND HILL
OFFICIAL PLAN
Exceptions
SCHEDULE A11**

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

NOTE: The locations provided in this Schedule are only as an indicative part of the Richmond Hill Official Plan. Users may wish to consult the Official Plan to verify accuracy, quantity and compliance, as not a part of survey. Users who consult this schedule should be aware that the locations are not intended to be used as a legal instrument. The locations are provided for informational purposes only and are not intended to be used as a legal instrument. The locations are provided for informational purposes only and are not intended to be used as a legal instrument. The locations are provided for informational purposes only and are not intended to be used as a legal instrument.



Richmond Hill
PLANNING & REGULATORY SERVICES
DEPARTMENT