

Appendix "B" to
SRPBS.24.108
D01-21003 and
D02-21005

Amendment _____
To The Richmond Hill
Official Plan

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(i)

**Richmond Hill Official Plan
Official Plan Amendment Xxx**

The attached schedule and explanatory text constitute Amendment No. _____ 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. ____-24 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-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 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 ____ 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.

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

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Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the City of Richmond Hill Official Plan to permit the lands shown on Schedule 1 Land Use Plan to be used for a mixed-use residential and commercial condominium development and amends the policies respecting maximum building height and maximum floor area ratio.

1.2 Location

The lands affected by this amendment are located on the west side of Yonge Street, south of Harding Boulevard West. These lands comprise Block 39 on Plan 65M-2079 and Part of Block 3 on Plan 65M-2368 in the City of Richmond Hill, Region of York. The area of the site is 8,500 m².

1.3 Basis

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

1. The proposed high-density, compact, mixed-use development efficiently uses a vacant and underutilized site. The development responds to the policies set forth by the Province with regards to intensification and compact urban form. The mix of uses and the increase in density from its surroundings, facilitates the intensification targets encouraged by the Province within the built-up area identified in the Growth Plan.
2. The proposal conforms to the general intent of the Official Plan for this area in that the proposed uses and form complies, and the proposed development has made every effort to reduce any impacts on adjacent uses. This is seen in the focusing of density and height along the Yonge Street frontage, and reducing density and height adjacent to low density residential forms on Addison Street.
3. The proposed building height and density are desirable for this area based on an overall principle of intensification and efficient use of land and existing infrastructure along an intensification corridor.
4. An appropriate transition in height and land use is achieved with the majority of the height focused along the Yonge Street frontage, adjacent to the high-order transit corridor, and then stepping down to three storeys adjacent to the low-density residential housing forms to the west. A consistent street wall is realized by bringing the building footprint to the street edge and by providing a five storey podium. The inclusion of commercial uses on the ground floor also improves the pedestrian realm along this portion of Yonge Street with an active street function.

Part Two - The Amendment

2.1 Introduction

All of this part of the document entitled **Part Two- The Amendment**, consisting of the following text and the attached schedule designated as Schedule (*revised land use schedule to the Official Plan identifying site*) "1", constitute Amendment No. ____ to the Official Plan of the Richmond Hill Planning Area.

2.2 Details of the Amendment

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 #____, as shown on Schedule 1 attached.

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

6.____

Notwithstanding any other provision of this Plan to the contrary, for the lands known as Block 39, Plan 65M-2079 (Municipal Address: 9750 and 9760 Yonge Street) and shown as Exception Area #____ on **Schedule 11** (Exceptions) to this Plan, the following shall apply:

- i) A maximum building height of 22 storeys as shown on Schedule "1" to Official Plan Amendment No._____.
- ii) A maximum gross Floor Space Index (FSI) of 4.3 shall be permitted based on a lot area of 0.848 m²

2.3 Implementation and Interpretation

- a) 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.
- b) The boundaries between the land use designations shown on Schedule "1" hereto are approximate, except where they coincide with arterial roads or valley lands as defined elsewhere in this document. Minor adjustment shall

not require a further amendment to this plan as long as the intent of its policies are maintained.

- c) All area allocations and other statistics are approximate and should be regarded as flexible. Minor variations from statistics shall be permitted as long as the intent of the policies of this plan are maintained.
- d) 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 No. ____ shall prevail unless otherwise specified.

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