

**Amendment 57  
To The Richmond Hill  
Official Plan**

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(i)

## **Richmond Hill Official Plan Official Plan Amendment 57**

The attached schedule and explanatory text constitute Amendment No. 57 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. 147-24 in accordance with Sections 17 and 21 of the Planning Act on the 13th day of November, 2024.

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**David West**  
**Mayor**

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

(ii)

## **The Corporation of The City Of Richmond Hill**

### **By-Law 147-24**

A By-law to Adopt Amendment 57 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 57 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 13th day of November, 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 57 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.

## 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 square metres.

### 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 *Provincial Policy Statement, 2024 (“PPS”)* 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 designated growth areas.
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 "1", constitute Amendment No. 57 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 #53, as shown on Schedule 1 attached.
- 2.1.2 By adding the following to Chapter 6 (Exceptions):

“6.53

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 #53 on **Schedule 11** (Exceptions) to this Plan, the following shall apply:

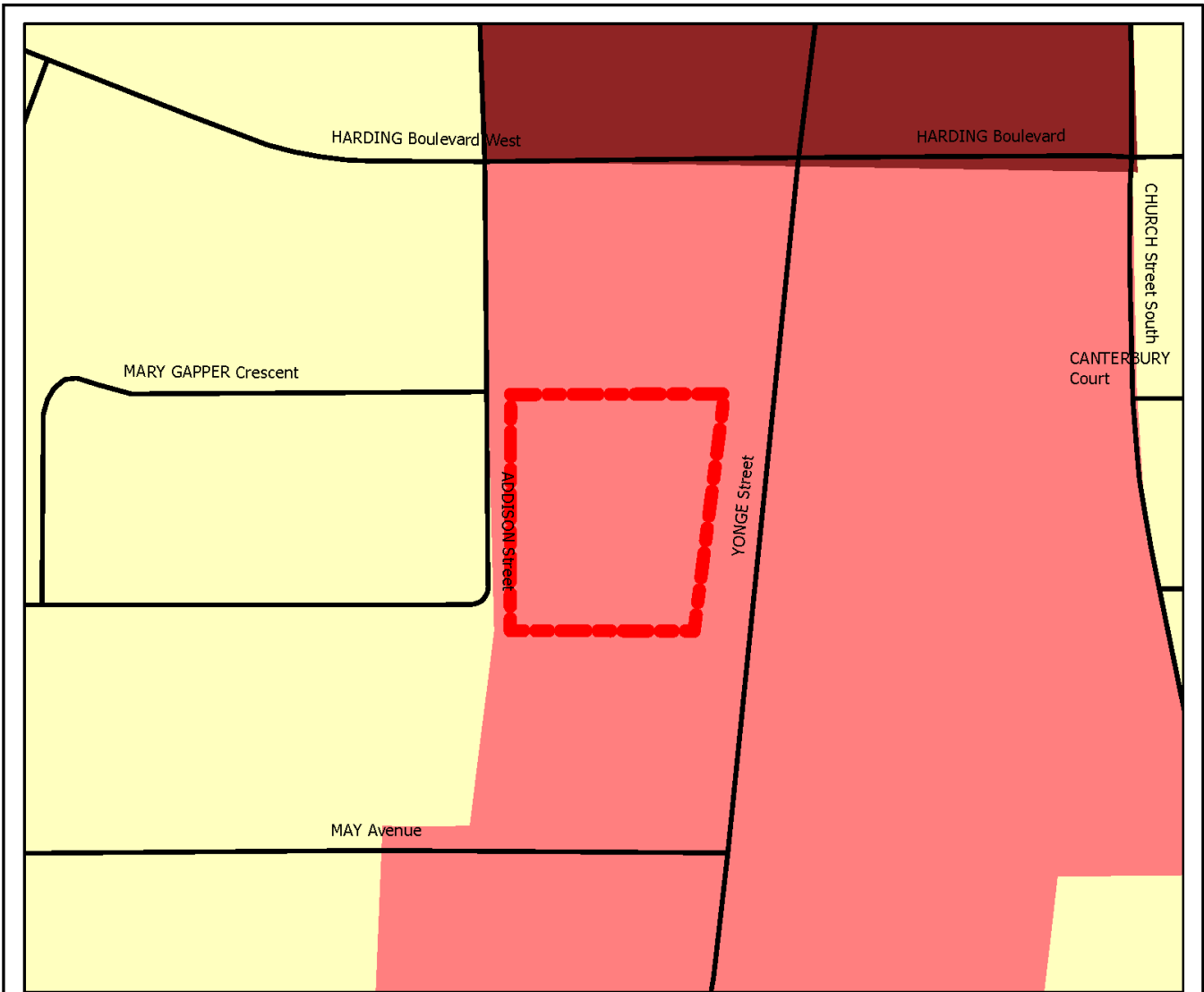
- i) A maximum building height of 22 storeys.
- ii) A maximum gross Floor Space Index (FSI) of 4.3 shall be permitted based on a lot area of 0.848 m<sup>2</sup>”

### 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. 57 shall prevail unless otherwise specified.









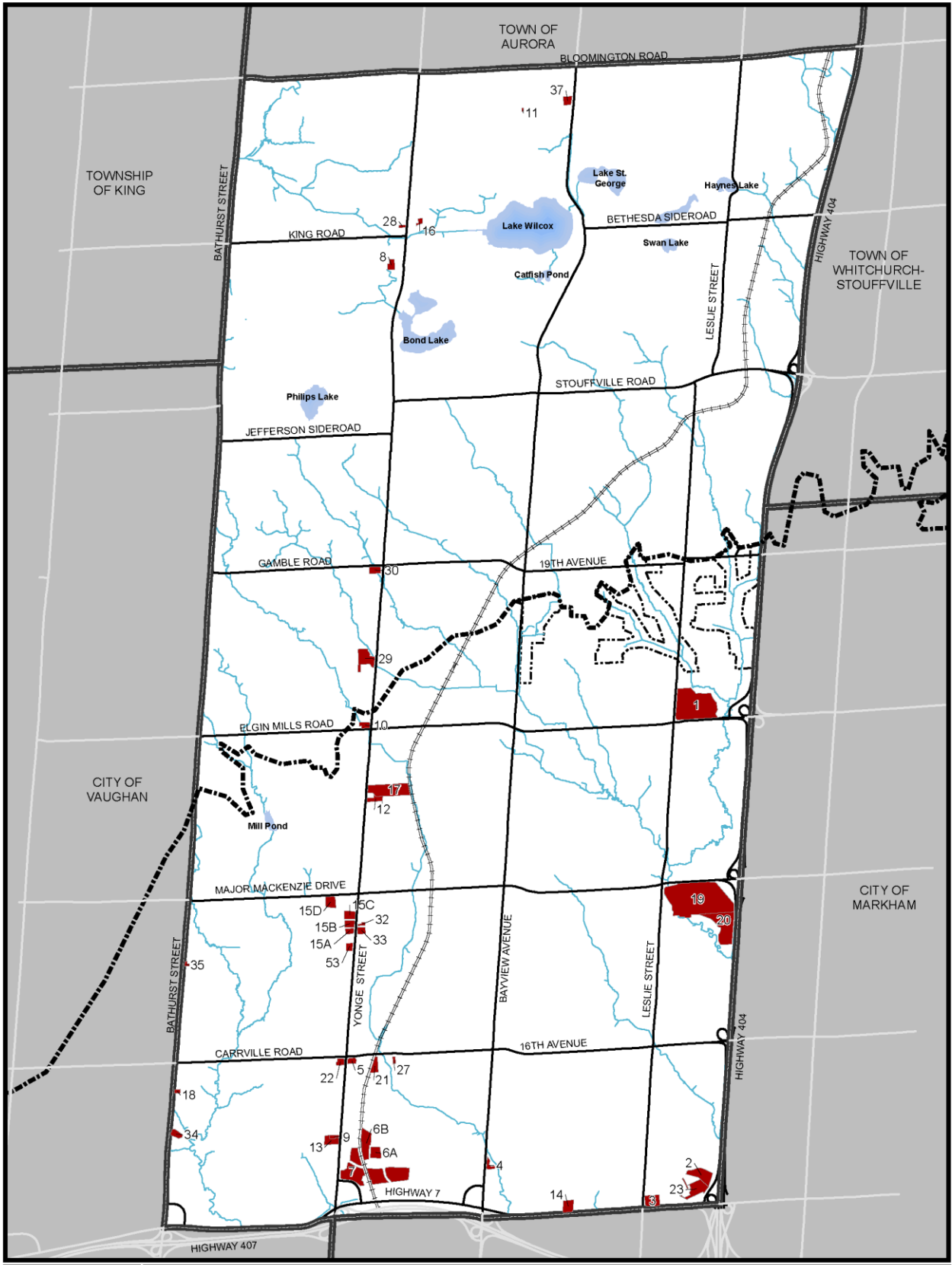
**AMENDMENT No. 57 TO THE  
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA  
SCHEDULE 1  
LAND USE PLAN**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. 57 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
-  Regional Mixed Use Corridor
-  Neighbourhood
-  Downtown Local Centre





**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. While every effort is made to ensure its accuracy, currency and completeness, it is not a plan of survey. Due to site conditions and changes that occur over time, the Town cannot warrant its accuracy, currency and completeness. Interested parties are therefore urged to make enquiries with the Town of Richmond Hill Planning And Regulatory Services Department to ensure that the information depicted in this Schedule is accurate, current and complete in all respects.



*Richmond Hill*  
 PLANNING & REGULATORY SERVICES  
 DEPARTMENT

RPWP-NAS@rhpRequest.202402241015\_HH\_8750 and 9780 Yonge Street\_Ticket565743700093 schedule A11.mxd 17-03-24