

AMENDMENT NO. _____
TO THE RICHMOND HILL
OFFICIAL PLAN

DRAFT

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(i)

RICHMOND HILL OFFICIAL PLAN

OFFICIAL PLAN AMENDMENT NO.

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. ___-___ in accordance with Sections 17 and 21 of the Planning Act on the day of _____, 20____.

Mayor

City Clerk

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THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. xx-xx

A By-law to Adopt Amendment No. _____ to
the Richmond Hill Official Plan

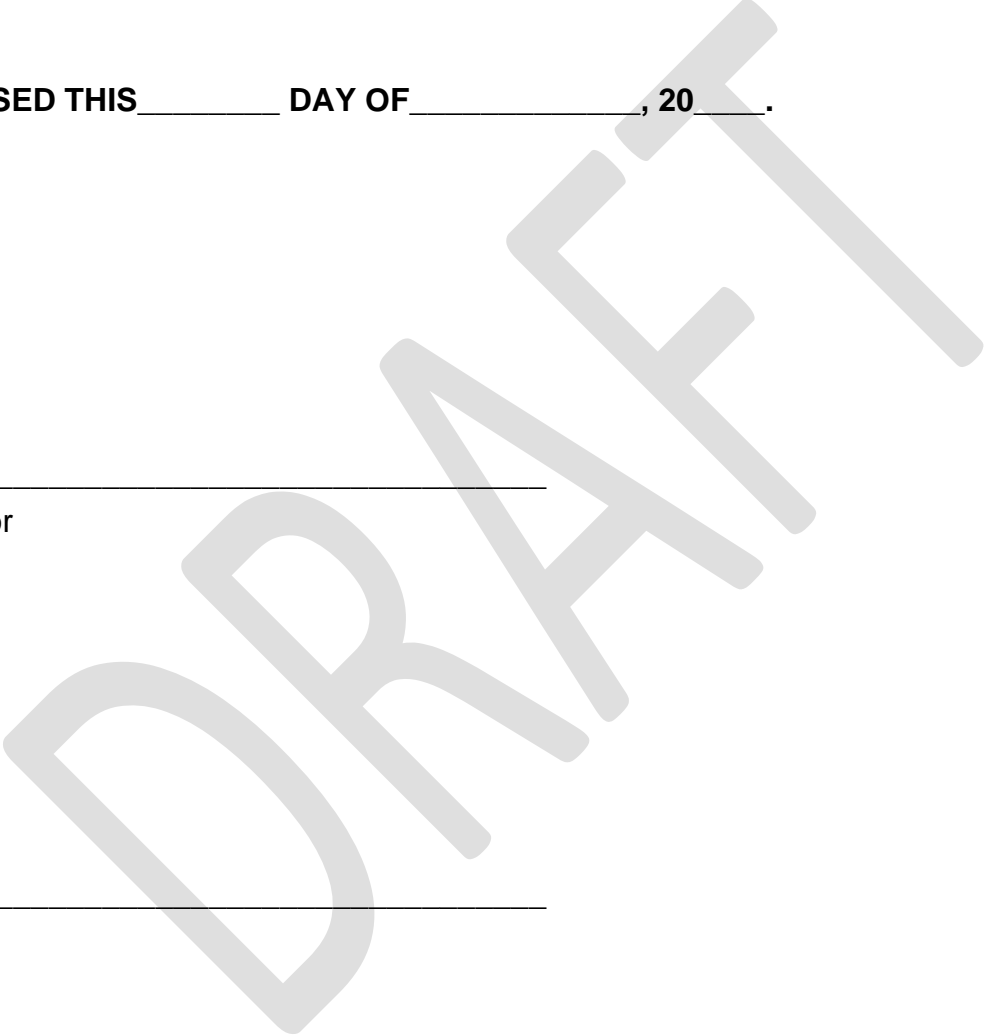
The Council of the Corporation of the City of Richmond Hill, in accordance with provisions of the *Planning Act*, R.S.O. 1990, hereby enacts as follows:

- 1. That Amendment No. 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 _____, 20_____.

Mayor

Clerk



PART ONE - THE PREAMBLE is not a part of the Amendment.

PART TWO - THE AMENDMENT, consisting of text and maps, constitutes Amendment No. _____ 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 Richmond Hill Official Plan is to establish area-specific policies related to the lands shown on Schedule 1 attached to Amendment No. ____ to the Amendment. The policies will allow for a 21-storey mixed-use tall building to be developed on site with a maximum FSI of 6.71.

1.2 LOCATION

The lands affected by this Amendment are located on the east side of Yonge Street approximately 160m south of Major Mackenzie and 100m north of Harding Blvd. The Site is comprised of three separate parcels and are legally described as Part of Lots 22, 23, & 26 and all of lots 24 & 25, on Registered Plan 2383 Town of Richmond Hill. The Municipal Addresses of the three parcels are 9861 Yonge Street as well as 236 and 240 Church Street South.

1.3 BASIS

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

- The amendment is consistent with the *Provincial Policy Statement (2020)*, which requires that municipalities plan for and accommodate intensification and redevelopment within existing settlement areas in order to create more sustainable communities and to use land and infrastructure more efficiently;
- The amendment conforms to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)*, which supports the achievement of complete communities that feature a diverse mix of land uses and access to local stores, services and public service facilities;
- The amendment conforms to the York Region Official Plan (2010), which designates the subject lands “Regional Corridor”, “PMTSA” and “Urban Area” and encourages intensification and redevelopment within the Urban Area boundary.
- The amendment provides for infill intensification within the “Civic District” of the “Downtown Local Centre” that will help intensify the district, while simultaneously maintaining the intent of the plan to transition heights downwards as development moves northwards towards Major Mackenzie. The amendment allows for tall building which appropriately transitions height downwards towards the established residential uses on Church Street as well as providing adequate separation distances to the lands to the north.

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 #____, as shown on Schedule 1 attached.

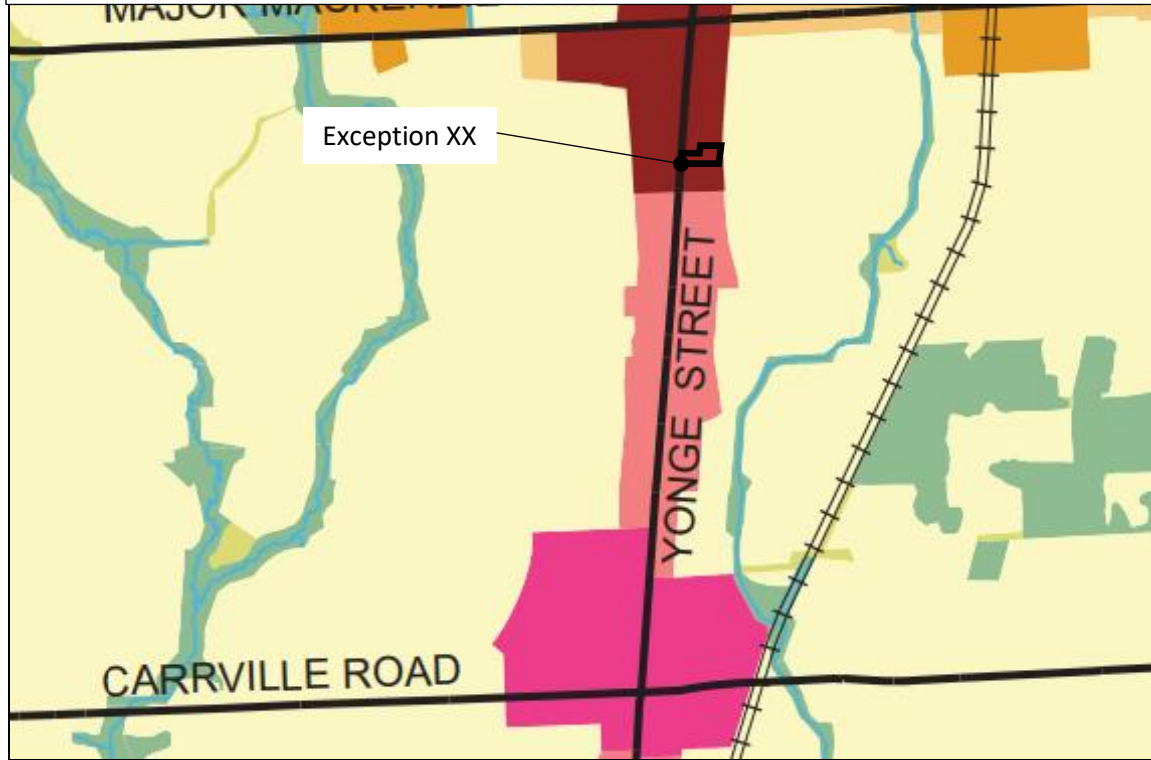
2.1.2 By adding the following to Chapter 6 (Exceptions):

6._____

Notwithstanding any other provision of this Plan to the contrary, for the lands known as 9861 Yonge Street as well as 236 and 240 Church Street South, and shown as Exception Area #____ on Schedule 11 (Exceptions) to this Plan, the following shall apply:

- i) Maximum FSI: 6.71;
- ii) Maximum Building height: 21 storeys;
- iii) Notwithstanding Section 3.4.1.58 the building floorplate of floors 7 and 8 may exceed 750m²; and,
- iv) Policy 4.3.1.2.10.a shall not apply.

Schedule 1 – OPA No.____ Boundary



Legend

ORM Natural Core	Parkway Belt West	Key Development Area	Lands subject only to the policies and schedules of Part II of this Plan.
ORM Natural Linkage	Major Urban Open Space	Regional Mixed Use Corridor	Oak Ridges Moraine Conservation Plan Area
ORM Countryside	Employment Area	Local Development Area	Greenbelt Plan Area
Greenbelt Plan Protected Countryside	Employment Corridor	Local Mixed Use Corridor	Waterbodies
Natural Core	Richmond Hill Centre	Neighbourhood	Watercourses
Natural Linkage	Downtown Local Centre	Utility Corridor	C.N.R.
Countryside	Oak Ridges Local Centre	Special Policy Area	
	Flood Vulnerable Area	Rural Settlement Area	