

# Richmond Hill Official Plan

## Official Plan Amendment \_\_

The attached schedule and explanatory text constitute Amendment No. XX to the City of Richmond Hill Official Plan.

This amendment was approved by the Council of the Corporation of the City of Richmond Hill in accordance with Sections 17 and 22 of the Planning Act on the \_\_ day of \_\_\_\_\_, 2024.

**Part One – The Preamble** is not a part of the Amendment.

**Part Two – The Amendment**, consisting of text and maps, constitutes Amendment 19 to the Richmond Hill Official Plan.

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# Part One – The Preamble

## 1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan to permit the use of a multi-purpose recreational building and outdoor sports field associated with existing private school on the subject site, as described below.

## 1.2 Location

The site subject to this Amendment are legally described as Part of Lots 39, 40, 45 and 46, Plan 65M-2766 (Municipal Address: 93 Edward Avenue and 500 Elgin Mills Road East). The site is located on the east side of Edward Avenue, north of Elgin Mills Road East, and is shown on Schedule “1” attached hereto.

## 1.3 Basis

The proposed amendment is considered appropriate based on the following considerations:

1. The Provincial Planning Statement, 2024 (PPS) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that promote protection and enhancement of Employment Lands. The PPS promotes economic development and competitiveness by:
  - i. Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; and
  - ii. Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing businesses;

The proposed development meets the intent of the PPS with respect to providing an appropriate mix and range of employment uses while utilizing a suitable site to support the existing adjacent private school to meet the school’s long-term needs. The proposed development consistent with the applicable policies of the PPS.

2. The Province updated the “Places to Grow Plan” in 2020, which is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The “Places to Grow Plan” provides guidance for future employment development in built-up areas while promoting competitiveness in the local economy. Municipalities must capitalize on new economic and employment opportunities as they emerge by making efficient use of existing employment areas and vacant or underutilized employment lands. The York Region employment profile estimates that the City of Richmond Hill is forecasted to accommodate 120,000 jobs by 2051. The proposed development is expected to add high skilled jobs with the introduction of the new recreational facility. The proposed development conforms to the Provincial “Places to Grow Plan” by providing for additional employment and increasing competitiveness in the local economy.

3. The Region of York Official Plan (YROP) Map 1 - Regional Structure, designates the subject land Urban Area. Furthermore, the YROP designates the Subject Site as "Employment Area" according to Map 1A – Land Use Designations. The YROP sets out objectives for a vibrant economy that offers meaningful employment and opportunities for local businesses to thrive and also sets out goals to ensure the Region's economic vitality by creating a competitive and flexible economic environment. The proposed development will introduce new employment in the existing Newkirk Business Park in the City of Richmond Hill. The proposed development will provide a mix of employment for the adjacent school which is currently within a competitive market. The proposed development is consistent with policies contained within the York Region Official Plan, and further assists the Region and City with reaching its employment targets.

## 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 \_\_ to the Richmond Hill Official Plan.

### 2.2 Details of the Amendment

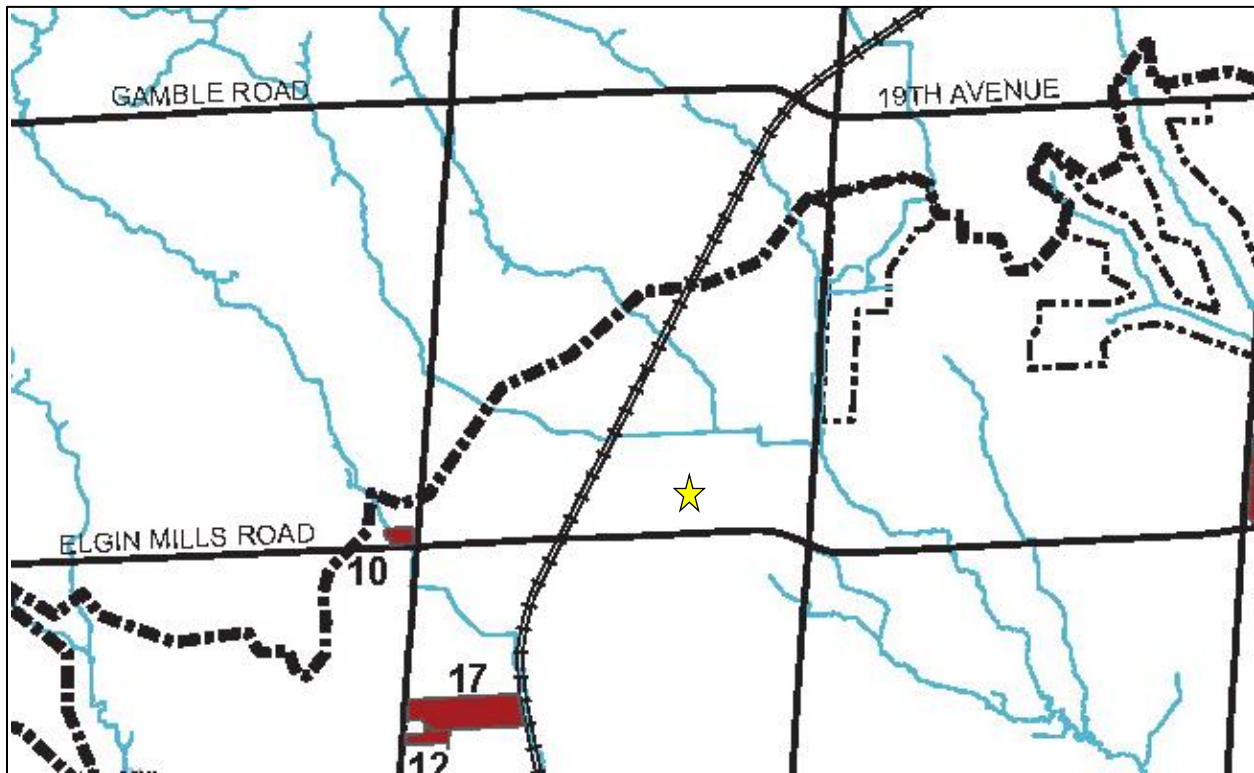
The Richmond Hill Official Plan is amended as follows:

- 2.2.1 That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject site as Exception Area Number \_\_, as shown on Schedule "1" attached.
- 2.2.2 By adding the following to Chapter 6 (Exceptions):

"6. \_\_

Notwithstanding any other provision of this Plan to the contrary for the lands known as Part of Lots 39, 40, 45 and 46, Plan 65M-2766 (Municipal Address: 93 Edward Avenue and 500 Elgin Mills Road East) and shown as Exception Area Number \_\_ on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- a. A recreational building with an outdoor artificial turf field shall be permitted as a use with the subject site's current Employment Area designation.
- b. A private school shall be permitted as a use with the subject site's current Employment Area designation.



AMENDMENT No. \_\_ TO THE  
OFFICIAL PLAN OF RICHMOND HILL PLANNING AREA  
SCHEDULE 1  
EXCEPTIONS

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. \_\_ TO THE  
OFFICIAL PLAN OF RICHMOND HILL PLANNING AREA  
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

**LEGEND**



Area affected by this amendment



N.T.S

FILE No. D01-XXXXX