

**AMENDMENT NO. _____
TO THE CITY OF RICHMOND HILL
OFFICIAL PLAN**

DRAFT

(i)

**RICHMOND HILL OFFICIAL PLAN
OFFICIAL PLAN AMENDMENT NO. _____**

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DRAFT

(i)

RICHMOND HILL OFFICIAL PLAN

OFFICIAL PLAN AMENDMENT NO.

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

The 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 22 of the *Planning Act* on the day of _____, 20_____ .

Mayor

City Clerk

DRAFT

(ii)

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW No. ____ - ____

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 therefore.

PASSED THIS ____ DAY OF ____ 2024.

Mayor

Clerk

PART ONE – THE PREAMBLE

1.1 **PURPOSE**

The purpose of this Amendment to the Richmond Hill Official Plan is to amend the provisions of the City of Richmond Hill Official Plan 2010, as amended, to facilitate the development of a 12, 22 and 28-storey residential building on the subject lands within the existing *Neighbourhood* land use designation, as described below.

1.2 **LOCATION**

LOT 10 AND LOT 11, REGISTERED PLAN 4342, CITY OF RICHMOND HILL ,
REGIONAL MUNICIPALITY OF YORK

45 and 51 Observatory Lane, City of Richmond Hill, Region of York

1.3 **BASIS**

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

- a) The amendment contemplates a pedestrian-oriented, transit-supportive 12, 22 and 28-storey residential development within a *Neighbourhood* designation which is well served by the existing frequent and higher order transit along Yonge Street.
- b) The amendment is consistent with the *Provincial Policy Statement (2020)*, which requires that municipalities plan for and accommodate brownfield intensification and redevelopment within existing settlement areas to create more sustainable communities and to use land and infrastructure more efficiently.
- c) The amendment conforms to *A Place to Grow: Growth Plan for the Greater Golden Horseshow (2019)*, which supports the achievement of complete communities that feature a diverse integration of existing and proposed land uses and convenient access to local stores, services and public service facilities.
- d) The amendment conforms to the *York Region Official Plan (2022)*, which designates the Subject Lands “Urban Area” and encourages intensification and redevelopment within the Urban Area boundary.

- e) The proposal substantially conforms with and implements many of the strategic policy directions articulated in the Richmond Hill Official Plan.
- f) The use of the subject lands for residential purposes, at the heights and densities proposed, will contribute to the housing choice in the area of the City and contribute towards Provincial, regional and city population growth and intensification targets.
- g) The subject land is in a location where greater levels of intensification can be accommodated.
- h) The proposal will contribute to the ongoing higher-order transit reinvestment along the Yonge Street corridor and will make efficient use of the existing municipal and regional infrastructure.
- i) The proposed development provides infill brownfield redevelopment on an underutilized parcel, where municipal services exist minimizing land consumption and servicing costs.
- j) The existing and available servicing capacities within the vicinity of the subject lands can adequately service the proposal.
- k) The subject lands are well served by existing and frequent transit. The proposal will contribute to additional transit ridership, supporting the higher order transit service along the Yonge Street Corridor.
- l) The proposed development has been designed to achieve many of the City's urban design principles including locating the high-rise tower elements away from the low-rise residential community and meeting the separation guidelines.

PART TWO – THE AMENDMENT

2.1 INTRODUCTION

All of this part of the document entitled **Part Two – The Amendment**, consisting of the following text in Section 2.2 and the attached Schedule 1, constitute Amendment No. ____ to the Official Plan.

2.2 DETAILS OF THE AMENDMENT

The Richmond Hill Official Plan is amended as follows:

2.2.1 That **Schedule A11** (Exceptions) of the Richmond Hill Official Plan be amended as follows: to identify the subject lands legally known as LOTS 10 AND 11, REGISTERED PLAN 4342, CITY OF RICHMOND HILL , REGIONAL MUNICIPALITY OF YORK, and municipally known as 45 and 51 Observatory Lane, as Exception Area No. ____, as shown on Schedule ‘1’ attached hereto (the “subject lands”).

2.2.2 That **Chapter 6** (Exceptions) of the Richmond Hill Official Plan be amended by adding the flowing new site-specific exception:

6.XX

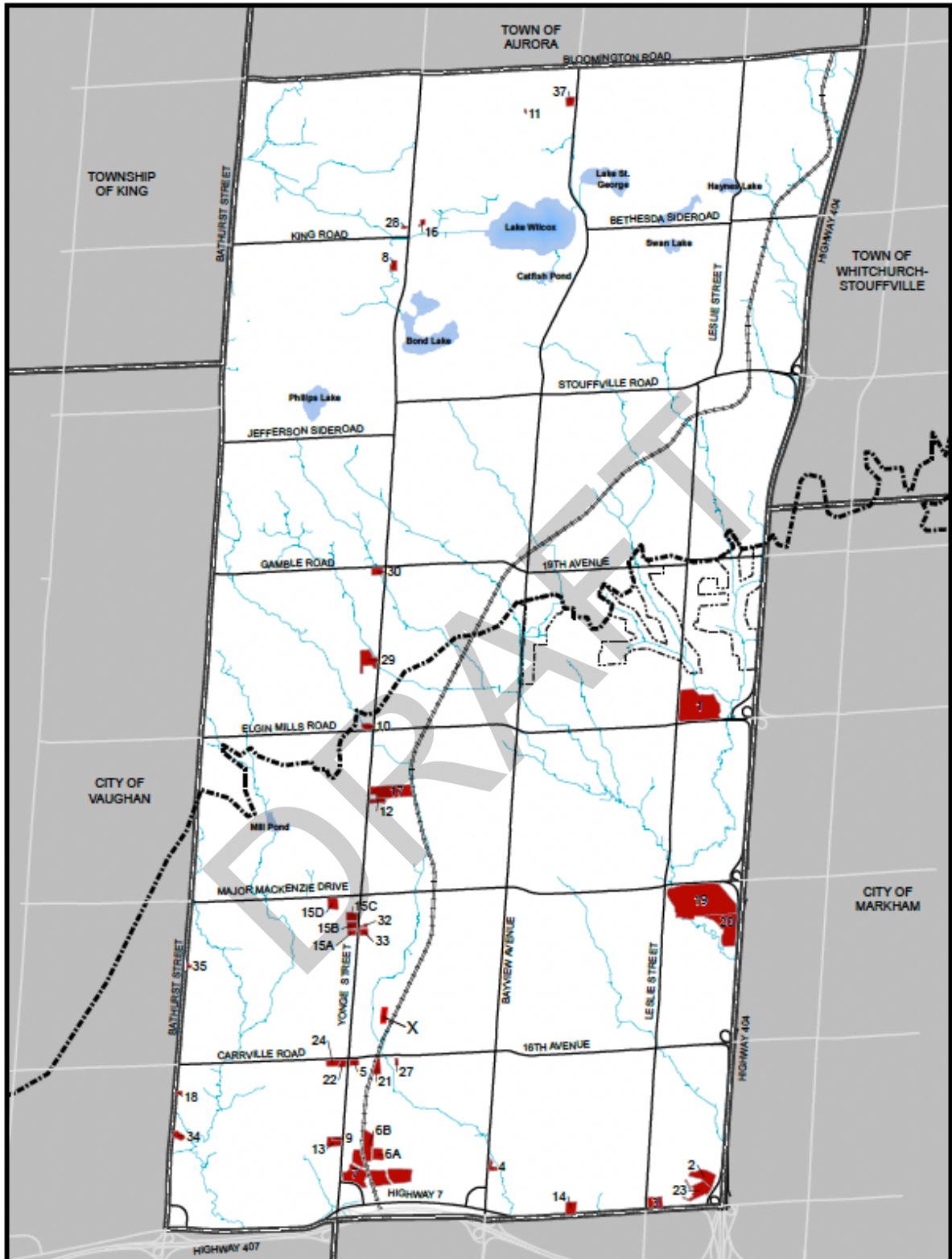
Notwithstanding any other provision of this Plan to the contrary, for the lands legally known as LOT 10 AND 11, REGISTERED PLAN 4342, CITY OF RICHMOND HILL, REGIONAL MUNICIPALITY OF YORK, and municipally known as 45 and 51 Observatory Lane, as Exception Area No. ____ on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- a. Notwithstanding Section 4.9.1.4, the maximum building height permitted on the subject lands shall be 28 storeys or 102 metres, including the mechanical penthouse.

- b. Notwithstanding Section 4.9.1.2.3, the maximum density permitted on the subject lands shall be 5.50 FSI (Floor Space Index) based on the gross site area of 11,337.62 square metres.

2.3 IMPLEMENTATION & INTERPRETATION

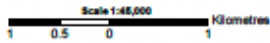
- a) The implementation of this Amendment shall be in accordance with the provision of the *Planning Act*, R.S.O. 1990, and the respective policies of the Richmond Hill Official Plan.
- b) All area allocations and other statistics are approximate and should be regarded as flexible. Minor variations from statistics referred to herein shall be permitted as long as the intent of the policies of this Plan are maintained.
- c) The provisions of the Richmond Hill Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply with respect to this Amendment. In the event of conflict with the Official Plan or any amendment thereto, the provision of Amendment No.____ shall prevail. Provided, however, that for the purposes of this amendment to the Plan, the definitions in the implementing site specific zoning by-law for the subject lands shall prevail and a apply to the subject lands.



SCHEDULE A11
Exceptions
RICHMOND HILL
OFFICIAL PLAN

- Legend**
- Exception
 - Oak Ridges Moraine Conservation Plan Area
 - 45-51 Observatory Lane, Richmond Hill
 - Greenbelt Plan Area
 - Waterbodies
 - Watercourses
 - C.N.R.

NOTE: The information provided in this Schedule constitutes an essential part of the Richmond Hill Official Plan. All necessary efforts shall be made to ensure its accuracy, currency and completeness. It is not a plan of survey. Due to data collection and changes that occur over time, the Town reserves the right to correct, amend and substitute. Inadvertent errors are therefore likely to occur and are to be reported to the Town of Richmond Hill Planning and Regulatory Services Department in order that modifications be made to this Schedule as necessary, accurate and complete as possible.




PLANNING & REGULATORY SERVICES
DEPARTMENT