

**Amendment 60
To The Richmond Hill
Official Plan**

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(i)

**Richmond Hill Official Plan
Official Plan Amendment 60**

The attached schedule and explanatory text constitute Amendment No. 60 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. 41-25 in accordance with Sections 17 and 22 of the Planning Act on the 26th day of March, 2025.

David West
Mayor

Ryan Ban
Deputy City Clerk

(ii)

The Corporation of The City of Richmond Hill

By-law 41-25

A By-law to Adopt Amendment 60 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 60 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 26th day of March, 2025.

David West
Mayor

Ryan Ban
Deputy 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 high density residential development comprised of a ten (10) storey apartment building and three (3) storey townhouse dwellings, including stacked townhouses on the subject lands.

1.2 Location

The lands affected by this Amendment are legally described as Blocks 123, 126 and 136, Registered Plan 65M-2816 (Municipal Address: 11305 Yonge Street). The lands are located on the east side of Yonge Street, south of Devonsleigh Boulevard and have a total lot area of 0.77 hectares (1.89 acres).

1.3 Basis

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

1. The proposed high-density, compact development efficiently uses a vacant and underutilized site. The development responds to the policies set forth by the *Provincial Planning Statement, 2024 (“PPS”)* with regards to intensification and compact urban form. The increase in density from its surroundings helps to contribute to meeting the intensification targets encouraged by the Province within a designated growth area.
2. The York Region Official Plan (2022) (“ROP”) guides economic, environmental and community building decisions to manage growth within York Region and establishes policies that support more detailed and refined planning by local municipalities. The ROP contains policies that support the development of a diverse and compatible mix of land uses and intensification which is to be directed within strategic locations in the built-up area. The ROP also contains policies relating to fostering high-quality design, a mix and range of housing types, the protection of natural heritage features and safety in relation to natural hazards.

The subject lands are designated **Urban Area** in accordance with Map 1 (Regional Structure) of the ROP and designated **Community Area** in accordance with Map 1A (Land Use Designations). The eastern portion of the subject lands are further identified as being part of the **Regional Greenlands System**. The **Urban Area** and **Community Area** policies permit a full range and mix of urban uses. The proposal reinforces and supports the planned urban

structure identified in the ROP by providing a high density development utilizing existing services to contribute to the creation of a complete community. Lands identified as **Regional Greenlands System** are to be protected and enhanced over the long term. In this regard, the proposed high density residential development is proposed on the portion of the lands designated **Community Area** located outside of the **Regional Greenlands System**, which is permitted in accordance with the ROP.

The proposal demonstrates conformity with the policy direction and objectives of the York Region Official Plan.

3. The subject lands are designated **Regional Mixed-Use Corridor** and **Natural Core** in accordance with Schedule A2 (Land Use) of the City's Official Plan ("Plan" 2010). The **Regional Mixed-Use Corridor** designation supports a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form, including high and medium density residential uses. The proposed development maintains the general intent and purpose of the goals, objectives and policies of the Plan, including providing residential uses and affordable housing in a compact form to contribute towards the creation of a complete community.

The **Natural Core** designation is intended to maintain, improve and restore the ecological integrity of natural features outside the central corridor of the Oak Ridges Moraine. The subject development proposes to rezone and convey the natural heritage features and their associated buffers on the subject lands to a public authority to ensure long term protection and conservation.

Part Two - The Amendment

2.1 Introduction

All of this part of the document entitled **Part Two - The Amendment**, consisting of the following text outlined in Section 2.2 and the attached schedule designated as Schedule "1", constitute Amendment No. 60 to the Richmond Hill Official Plan.

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 Number 54, as shown on Schedule 1 attached.

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

“6.54

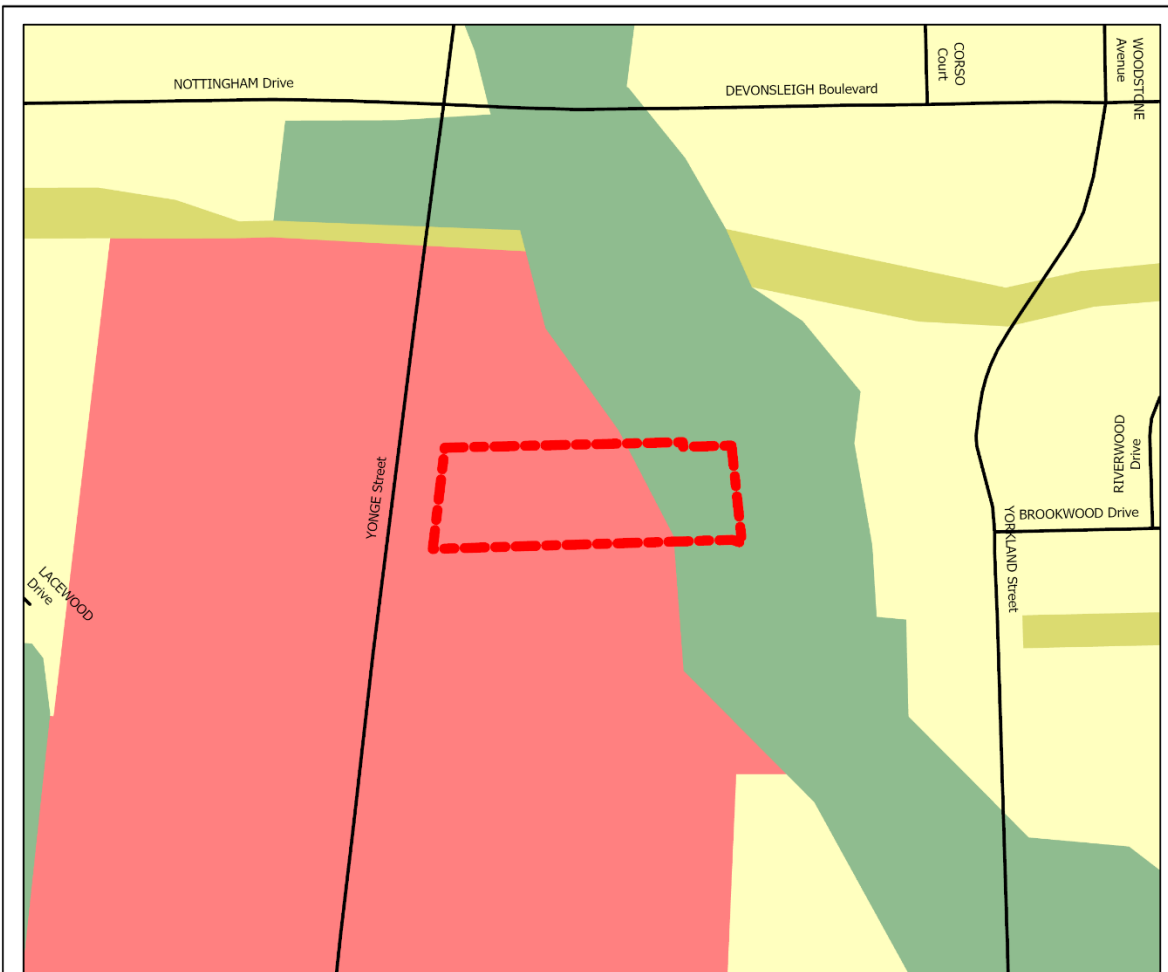
Notwithstanding any other provision of this Plan to the contrary, for the lands known as Blocks 123, 126 and 136, Registered Plan 65M-2816 (Municipal Address: 11305 Yonge Street) and shown as Exception Area Number 54 on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- i) the maximum building height permitted shall be 10 storeys, exclusive of the mechanical penthouse; and,
- ii) the maximum density permitted shall be 2.1 Floor Space Index (FSI) based on a lot area of 5,256 square metres.”

2.3 Implementation and Interpretation

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.






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 60 shall prevail unless otherwise specified.



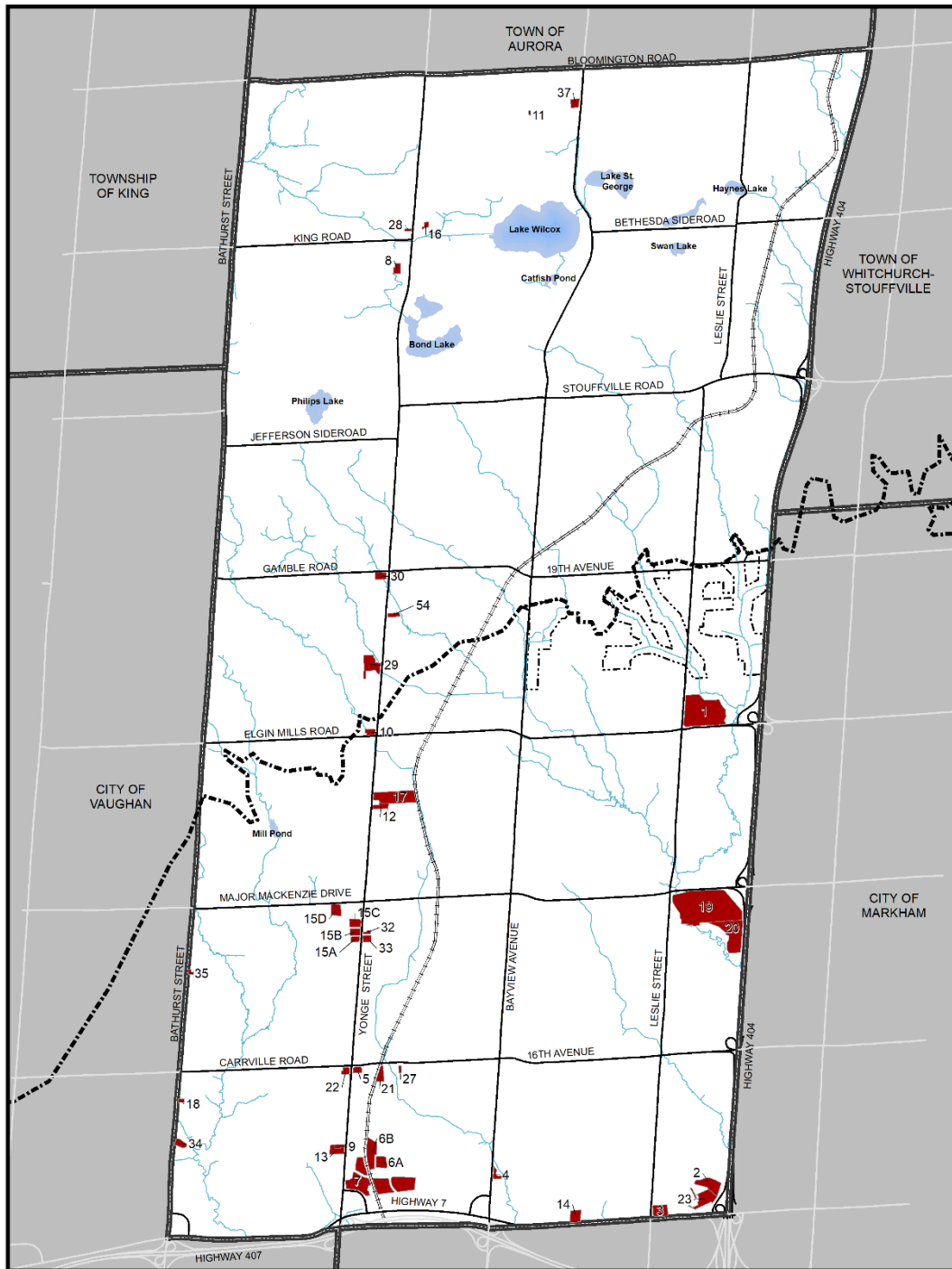
**AMENDMENT No.60 TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SCHEDULE 1
LAND USE PLAN**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No.60 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
-  Natural Core
-  Natural Linkage
-  Regional Mixed Use Corridor
-  Neighbourhood





SCHEDULE A11
Exceptions
RICHMOND HILL
OFFICIAL PLAN

Legend

- Exception
- Oak Ridges Moraine Conservation Plan Area
- Greenbelt 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. Only the boundaries and changes thereto are shown. The user should consult the relevant survey and completion. Electronic copies are available upon request. To make corrections with the City of Richmond Hill Planning and Regulatory Services Department to ensure that the information reported in this Schedule is accurate, current and complete in all respects.



Richmond Hill
 PLANNING & REGULATORY SERVICES
 DEPARTMENT