

**DRAFT OPA**

FIRSTLY: PT LT 23 PL 1642 AS IN VA65337; SECONDLY: PT LT 2 PL 1642 AS IN R408442; THIRDLY: PT LT 2 PL 1642 DES PTS 6, 7, 8 PL 65R-18471; FOURTHLY: PT LT 1 PL 1642 AS IN RH45007, EXCEPT EASEMENT THEREIN; FIFTHLY: PT LT 1 PL 1642 DES PT 1 PL 64R-6077; SIXTHLY LTS 1, 3, 4 PL 3600, PT LT 1 PL 3799 AS IN R585054; SEVENTHLY: LT 2 PL 3600; EIGHTHLY: PT LT 1 PL 3799 AS IN R665029; NINTHLY: LT 4 PL 3799; SUBJECT TO AN EASEMENT AS IN R576490; SUBJECT TO AN EASEMENT AS IN R576491; SUBJECT TO AN EASEMENT AS IN R576494; SUBJECT TO AN EASEMENT AS IN R588432; SUBJECT TO AN EASEMENT AS IN R588433; SUBJECT TO AN EASEMENT AS IN YR595436; SUBJECT TO AN EASEMENT AS IN YR2266365; SUBJECT TO AN EASEMENT AS IN YR2266365; TOWN OF RICHMOND HILL. **Date:** \_\_\_\_\_, **202X**

**AMENDMENT NO. \_\_\_\_\_**  
**TO THE OFFICIAL PLAN**  
**OF THE RICHMOND HILL**  
**PLANNING AREA**

**OFFICIAL PLAN**  
**OF THE**  
**CITY OF RICHMOND HILL PLANNING**  
**OFFICIAL PLAN AMENDMENT NO. \_\_\_\_\_**

The attached schedule and explanatory text constitute Amendment No. \_\_\_\_ to the Official Plan of the Richmond Hill Planning Area.

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 \_\_\_\_\_, 2024.

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\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

DRAFT

**THE CORPORATION OF THE CITY OF RICHMOND HILL**

**BY-LAW NO. \_\_\_\_ - \_\_\_\_**

A By-law to Adopt Amendment No. \_\_\_\_ to the Official Plan of the Richmond Hill Planning Area.

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. Amendment No. \_\_\_\_ to the Official Plan of the Richmond Hill Planning Area, 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.

**READ A FIRST AND SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202X.**

**READ A THIRD TIME AND PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202X.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

## THE PREAMBLE

### 1.1 PURPOSE

The purpose of this Amendment to the City of Richmond Hill Official Plan is to permit a high-rise mixed-use development, low-rise residential development and institutional uses on the subject lands to this amendment, as described below.

### 1.2 LOCATION

The Lands subject to this Amendment (hereinafter referred to as the 'Subject Lands'), are shown on Schedule "1" attached hereto as "Area Subject to Amendment No. \_\_\_\_". The Subject Lands are located on the west side of Yonge Street, north of Naughton Drive and south of Brookside Road, and are municipally known as 59 Brookside Drive, City of Richmond Hill, Region of York. The Subject Lands are legally identified as FIRSTLY: PT LT 23 PL 1642 AS IN VA65337; SECONDLY: PT LT 2 PL 1642 AS IN R408442; THIRDLY: PT LT 2 PL 1642 DES PTS 6, 7, 8 PL 65R-18471; FOURTHLY: PT LT 1 PL 1642 AS IN RH45007, EXCEPT EASEMENT THEREIN; FIFTHLY: PT LT 1 PL 1642 DES PT 1 PL 64R-6077; SIXTHLY LTS 1, 3, 4 PL 3600, PT LT 1 PL 3799 AS IN R585054; SEVENTHLY: LT 2 PL 3600; EIGHTHLY: PT LT 1 PL 3799 AS IN R665029; NINTHLY: LT 4 PL 3799; SUBJECT TO AN EASEMENT AS IN R576490; SUBJECT TO AN EASEMENT AS IN R576491; SUBJECT TO AN EASEMENT AS IN R576494; SUBJECT TO AN EASEMENT AS IN R588432; SUBJECT TO AN EASEMENT AS IN R588433; SUBJECT TO AN EASEMENT AS IN YR595436; SUBJECT TO AN EASEMENT AS IN YR2266365; SUBJECT TO AN EASEMENT AS IN YR2266365; TOWN OF RICHMOND HILL.

### 1.3 BASIS

The lands affected by this amendment are designated "Key Development Area" and "Neighbourhood" within the City of Richmond Hill Official Plan. The permitted uses under these designations include high density residential and commercial uses, as well as low-rise residential uses.

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

1. The Amendment proposes a transit-supportive High-Rise Mixed-Use development within a Key Development Area within an area of existing and planned higher order transit.
2. The Amendment proposes to designate a portion of the Neighbourhood lands as Regional Mixed Use Corridor to permit high density residential uses adjacent to the Yonge Street corridor, with access to higher order transit.
3. The proposed height density, compact, mixed-use development efficiently uses a vacant and underutilized site. The development responds to the policies set forth by the Province under the 2024 Provincial Policy Statement with regards to intensification and compact urban form within settlement areas with access to existing transportation and servicing infrastructure and provides opportunities for rental and affordable housing.
4. The York Region Official Plan (YROP), identifies the subject property as being located on a "Regional Corridor". These corridors are planned to have a "*compact, well-designed, pedestrian-friendly and transit oriented built form.*" The proposed development conforms to the YROP.
5. The City of Richmond Hill Official Plan provides policies that encourage intensification within Key Development Areas and appropriate development in Neighbourhoods, while providing for appropriate transitions and compatibility to existing established low-rise neighbourhoods. The proposed amendment will add the Regional Mixed Use designation to the lands to a portion of the Neighbourhood lands to recognize the proposed built form.
6. The Yonge Street and Bernard Avenue Key Development Area Secondary Plan designates a portion of the lands as "Corridor Character Area". The Secondary Plan policies encourages intensification while providing for appropriate transitions and compatibility to existing low-rise development. The proposed development meets the intent of the Secondary Plan.
7. The South Brookside Tertiary Plan, which is non-statutory, was approved by City Council in May 2018, which establishes medium and low-density uses within the Tertiary Plan area to provide permissions for additional height and density in addition to the permissions to the Official Plan of the Richmond Hill Planning Area.

## **PART TWO – THE AMENDMENT**

### **1.1 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 (*revised land use schedule to the Official Plan identifying site*) "1", constitute Amendment No. \_\_\_\_ to the Official Plan of the Richmond Hill Planning Area.

### **1.2 DETAILS OF THE AMENDMENT TO THE CITY OF RICHMOND HILL OFFICIAL PLAN AND POLICIES RELATIVE THERETO**

The Official Plan of the City of Richmond Hill Planning Area, has been partially approved by the Ontario Municipal Board as of January 2023 with amendments and is further amended as follows:

- a. That the lands identified on Schedule 'A' shall be designated as identified in Schedule 'B' to Amendment No. \_\_\_\_ as Key Development Area, Regional Mixed-Use Corridor and Neighbourhood, subject to the site specific policies as described below.

That notwithstanding the policies of the City of Richmond Hill Official Plan, the following site specific policies shall apply.

1.1 Notwithstanding Section 4.4.1.9; the following height requirements shall apply to development in the Yonge Street and Bernard Avenue KDA:

- a. A minimum building height of 2 stories;
- b. A maximum base building height of 6 stories;
- c. A maximum building height of 49 stories; and
- d. The tallest building shall be directed toward Yonge Street.

1.2 Notwithstanding Section 4.6.1.10; the maximum height permitted within the Regional Mixed-Use Corridor shall be 33 storeys.

### **1.1 IMPLEMENTATION**

It is intended that the policies of the Official Plan of the Richmond Hill Planning Area pertaining to the Subject Lands be implemented by way of an amendment to the Richmond Hill Zoning By-law, and Site Plan and Draft Plan of Condominium approvals, pursuant to the Planning Act.

### **1.2 INTERPRETATION**

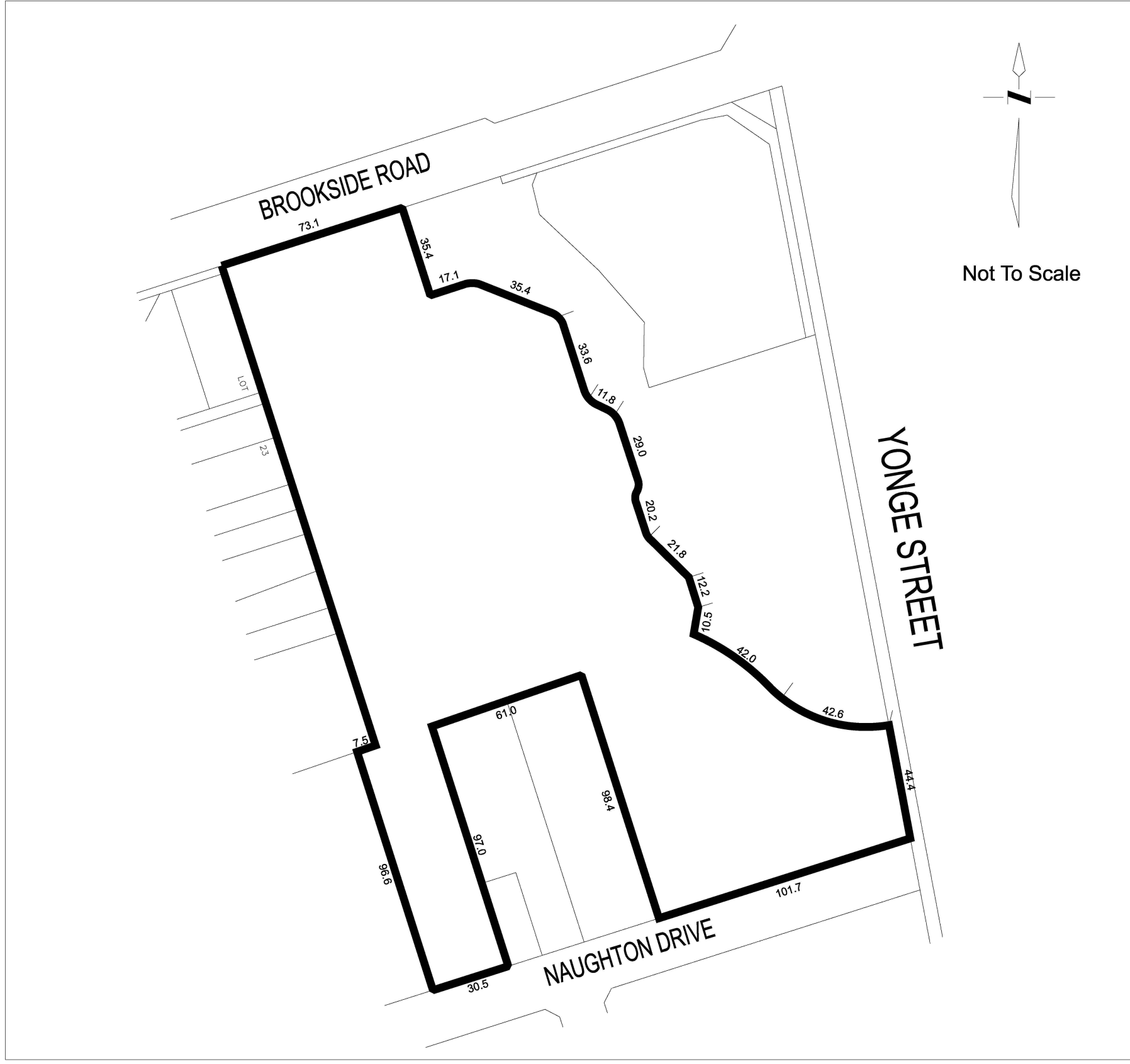
The provisions of the Official Plan of the Richmond Hill Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

**THE SUMMARY TO OFFICIAL PLAN AMENDMENT NO. \_\_\_\_\_**

The Subject Lands to this Amendment are located on the west side of Yonge street between Brookside Avenue to the north and Naughton Drive to the south and are known municipally as 59 Brookside Drive and are known legally as FIRSTLY: PT LT 23 PL 1642 AS IN VA65337; SECONDLY: PT LT 2 PL 1642 AS IN R408442; THIRDLY: PT LT 2 PL 1642 DES PTS 6, 7, 8 PL 65R-18471; FOURTHLY: PT LT 1 PL 1642 AS IN RH45007, EXCEPT EASEMENT THEREIN; FIFTHLY: PT LT 1 PL 1642 DES PT 1 PL 64R-6077; SIXTHLY LTS 1, 3, 4 PL 3600, PT LT 1 PL 3799 AS IN R585054; SEVENTHLY: LT 2 PL 3600; EIGHTHLY: PT LT 1 PL 3799 AS IN R665029; NINTHLY: LT 4 PL 3799; SUBJECT TO AN EASEMENT AS IN R576490; SUBJECT TO AN EASEMENT AS IN R576491; SUBJECT TO AN EASEMENT AS IN R576494; SUBJECT TO AN EASEMENT AS IN R588432; SUBJECT TO AN EASEMENT AS IN R588433; SUBJECT TO AN EASEMENT AS IN YR595436; SUBJECT TO AN EASEMENT AS IN YR2266365; SUBJECT TO AN EASEMENT AS IN YR2266365; TOWN OF RICHMOND HILL.

The purpose of this amendment is to facilitate a mixed-use development.

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# SCHEDULE "1"

## To Official Plan Amendment XXX -24

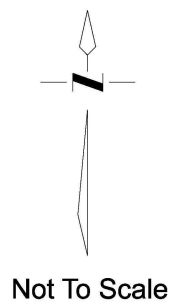
This is Schedule "1" to  
 Official Plan Amendment XX-24  
 passed by the council  
 of The Corporation of the  
 City of Richmond Hill on the  
 \_\_\_\_ Day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Mayor

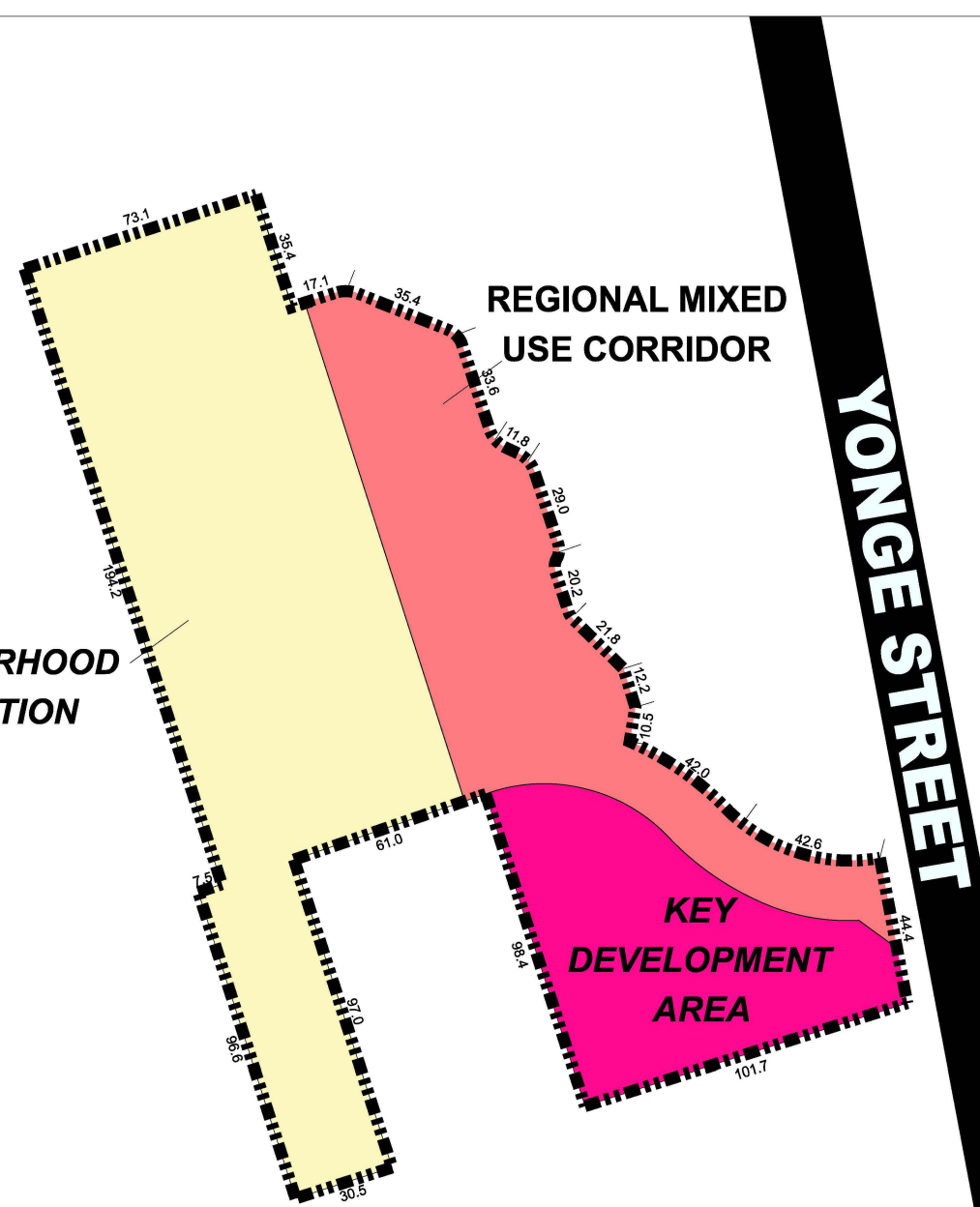
\_\_\_\_\_  
 Clerk

 LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT

LOCATION: 59 BROOKSIDE ROAD  
 PART OF LOTS 1, 2 AND 23 REGISTERED PLAN 1642  
 ALL OF LOTS 1, 2, 3, AND 4 REGISTERED PLAN 3600  
 ALL OF LOTS 1 AND 4 REGISTERED PLAN 3799  
 CITY OF RICHMOND HILL  
 REGIONAL MUNICIPALITY OF YORK



**NEIGHBOURHOOD  
DESIGNATION**



**REGIONAL MIXED  
USE CORRIDOR**

**KEY  
DEVELOPMENT  
AREA**

**YONGE STREET**

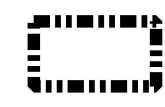
# SCHEDULE "2"

## To Official Plan Amendment XXX -24

This is Schedule "2" to Official Plan Amendment No. XX-24 passed by the council of The Corporation of the City of Richmond Hill on the \_\_\_\_ Day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



LANDS SUBJECT TO OFFICIAL PLAN AMENDMENT

LOCATION: 59 BROOKSIDE ROAD  
PART OF LOTS 1, 2 AND 23 REGISTERED PLAN 1642  
ALL OF LOTS 1, 2, 3, AND 4 REGISTERED PLAN 3600  
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