

**Amendment No.
To The Richmond Hill
Official Plan**

DRAFT

TABLE OF CONTENTS

TITLE	PAGE
Certification Page	i
Adopting By-law	ii
PART ONE - THE PREAMBLE	
1.1 Purpose	2
1.2 Location	2
1.3 Basis	2
PART TWO - THE AMENDMENT	
2.1 Introduction	3
2.2 Details of Amendment	3

DRAFT

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. _____ - ~~2023-2024~~ in accordance with Sections 17 and 22 of the Planning Act on the day of _____, ~~2023~~2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

DRAFT

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. That the Clerk is hereby authorized and directed to make application to The Regional Municipality of York for approval of the aforementioned Amendment No. to the Richmond Hill Official Plan.
3. This by-law shall come into force and take effect on the day of the final passing thereof.

PASSED THIS _____ DAY OF _____, 20____.

David West
Mayor

Stephen M.A. Huycke
City Clerk

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

Part Two - The Amendment, consisting of text and maps, constitutes Amendment _____ to the Richmond Hill Official Plan.

DRAFT

Part One - The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to amend Chapter 6 of the Official Plan of the City of Richmond Hill in order to provide site specific polices related to 24 Brookside Road and to amend Schedule A11 to add the Exception Area __ to the Schedule.

The proposed development combines the sites into a single development parcel. This amendment will allow the development of a residential building on the subject lands with an overall maximum height of ~~22-23~~ storeys and a density of ~~7.35-33~~ FSI.

1.2 Location

The land affected by this Amendment are located on the north side of Brookside Road, west of Yonge Street, and is legally described as Part of Lot 3 And Part of Block A, Registered Plan 1642 (Municipal Addresses: 24 Brookside Road). (the "Subject Lands"). The area of the Subject Lands is 0.59 hectares (1.45 acres) and are shown on Schedule 1 attached hereto.

1.3 Basis

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

1. The Provincial Policy Statement, 2020 ("PPS") came into effect May 1, 2020, and is meant to provide direction on matters of Provincial interest related to land use planning and development. The document, through the Planning Act, directs those decisions affecting planning matters "shall be consistent with" the policy statement. The PPS provides a time horizon of up to 25 years. The PPS supports intensification, and contains policies that encourage a mixing of uses, especially where redevelopment occurs within existing urban areas, and where services and infrastructure already exist to support growth.

The proposed development is consistent with the policy direction of the Provincial Policy Statement through the implementation of a compact built form near a range of employment, commercial, and institutional land uses that promotes active transportation, supports transit services, and reduces vehicle-dependence.

2. The Growth Plan contains a set of policies to manage growth to the year 2051 and is to be read in conjunction with the PPS. Notwithstanding, the Growth Plan prevails where there is a conflict with the PPS. To support the above objectives, the Growth Plan includes policies that direct growth within settlement areas, provide for a mix of uses and services, encourage housing options, protect natural heritage features and establish minimum intensification and density targets, among other matters. *the Proposed Development will contribute to the creation of a compact, complete, and transit-focused community within the Bernard BRT Station PMTSA and conforms to the 2019 Growth Plan for the Greater Golden Horseshoe.*
3. The 2022 York Region Official Plan ("ROP") was approved in November 2022, with modifications by the Minister of Municipal Affairs and Housing. The ROP provides policy direction on how future growth and development should be accommodated in York Region over a 50-year horizon to 2051, as mandated by the Growth Plan. the ROP outlines its overall purpose for directing growth and development between 2021 and 2051 in a strategic manner that aligns land use, financial sustainability, infrastructure, and phasing to sustainably accommodate approximately 810,000 new residents and 325,000 new jobs within this horizon. The Subject Lands are designated Urban Area in

accordance with Map 1 (Regional Structure) of the ROP. The Urban Area policies permit a full range and mix of urban uses which are intended to accommodate a significant portion of planned growth within the Region. *the Proposed Development conforms to the relevant policies of the 2022 York Region Official Plan by supporting the intensification goals for PMTSA 44 and introducing a mix of new uses along a Regional Corridor, and increasing the local housing supply with a range of dwelling unit sizes to address the diverse needs of various households.*

4. 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 proposed high density residential development is encouraged within the Regional Mixed-Use Corridor designation and *provides an enhanced and intensified land use of an underutilized site by introducing a variety of new residential units that support nearby transit infrastructure and non-residential uses in the community. The Proposed Development will contribute to the creation of a compact, complete, and transit-focused community within the Regional Mixed Use Corridor while maintaining appropriate development standards relative to the neighbouring and surrounding properties.* as transit-oriented and pedestrian supportive. The proposed development is generally consistent with the objectives of the City's Official Plan.

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 constitute Amendment ___ to the Richmond Hill Official Plan.

2.2 Details of the Amendment

The Official Plan of the City of Richmond Hill, is amended as follows:

- 2.2.1 That Schedule A11 (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number 41, as shown on Schedule 1 attached.

- 2.2.2 By adding the following to Chapter 6 (Exceptions):

"6.XX

Notwithstanding any other provision of this Plan to the contrary, for the lands legally described as Part of Lots 3 And Part of Block A, Registered Plan 1642 (Municipal Addresses: 24 Brookside Road) and shown as Exception Area Number ___ on Schedule A11 (Exceptions) to this Plan, the following shall apply:

- a. the maximum building height permitted on the subject lands shall be ~~22~~ 23 storeys;
- b. the maximum site density shall be ~~2.99-98~~ Floor Space Index (FSI) based on a site area of 0.588 hectares;
- c. the floorplate size of any portion of a building above the podium shall generally be 750 square metres;
- ~~d. The permitted minimum protection zone (or buffer) shall be 10 metres (33 feet) from the outer limits of hazardous lands and hazardous sites to the satisfaction of the City and the Conservation Authority to facilitate development or site alteration.~~





SCHEDULE 1

**AMENDMENT NO. _____ TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SCHEDULE 1 - LAND USE PLAN**

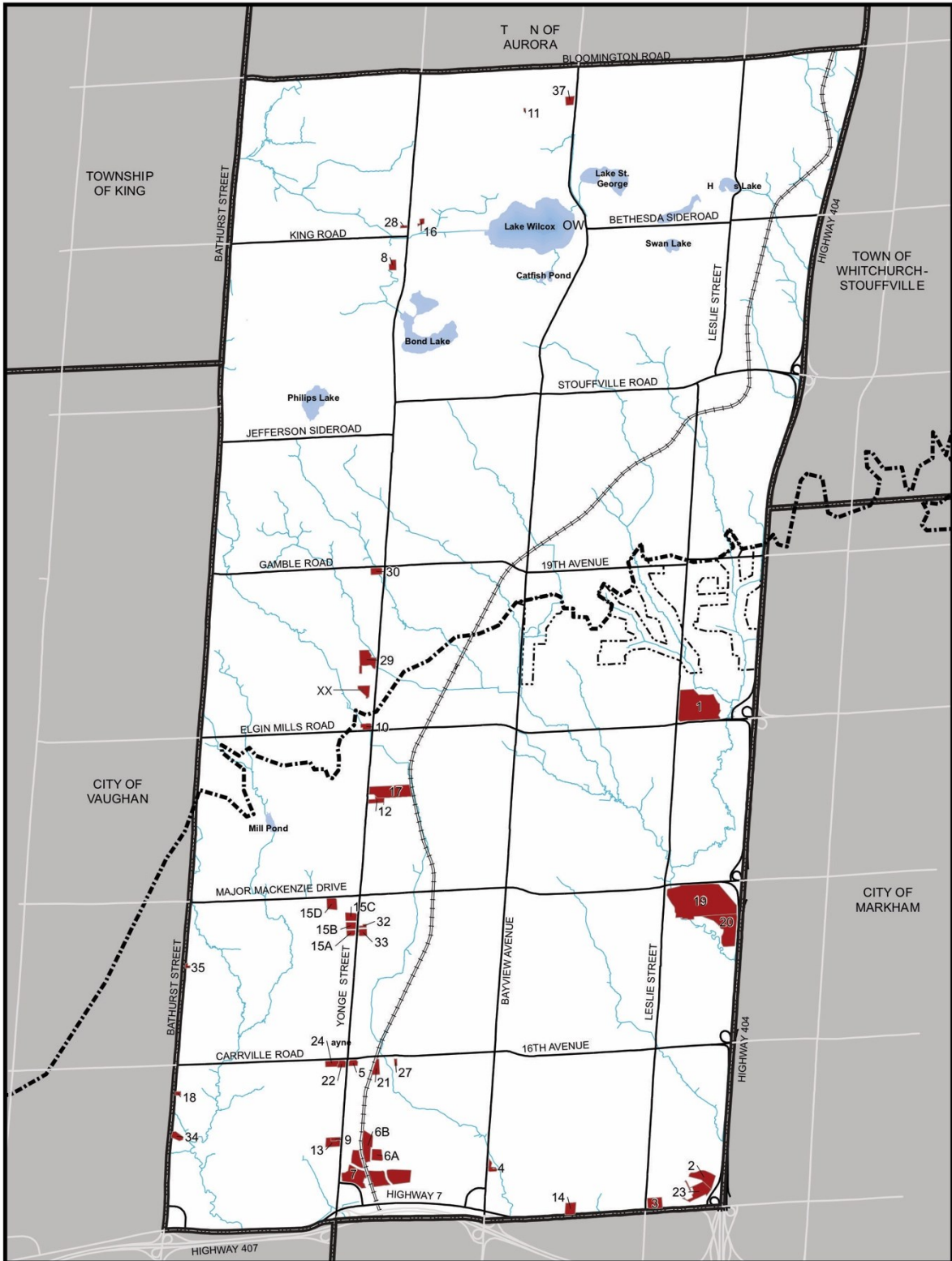
NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT NO. ____ TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA AND
MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT



Legend

-  Area Affected by This Amendment
-  Natural Core
-  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. NNIN

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 guarantee of accuracy. Due to site constraints and changes that occur over time, the Town cannot warrant its accuracy, currency and completeness. Interested parties are therefore urged to make enquiries with the Town of Richmond Hill Planning and Regulatory Services Department to ensure that the information depicted in this Schedule is accurate, current and complete in all respects.



Richmond Hill
PLA G & REGULATORY SERVICES
DEPARTMENT

Scale: 1:145,000

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