

# Amendment X to the Richmond Hill Official Plan

## Table of Contents

Title

Certification Page

Adopting By-law

Part One – The Preamble

1.1 Purpose	2
1.2 Location	2
1.3 Basis	2

Part Two – The Amendment

2.1 Introduction	4
2.2 Details of Amendment	4
2.3 Implementation and Interpretation	4

**Richmond Hill Official Plan**

**Official Plan Amendment X**

The attached schedule and explanatory text constitute Amendment Number X 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 Number X in accordance with Sections X of the *Planning Act* on the Xth day of X, 2025.

---

**David West**  
**Mayor**

---

**Stephen M.A. Huycke**  
**City Clerk**

**The Corporation of The City Of Richmond Hill**

**By-law X**

A By-law to Adopt Amendment X 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 X 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 X day of X, 2025.**

---

**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 52 to the Richmond Hill Official Plan.

## **Part One – The Preamble**

### **1.1 Purpose**

The purpose of this Amendment to the Richmond Hill Official Plan is to permit a medium density residential development comprised of a seven-storey apartment building on the subject lands.

### **1.2 Location**

The lands affected by this Amendment are legally described as Municipal Address: 50-85 Elgin Mills Road West. The lands are located on the west side of Yonge Street and have a total area of approximately 0.61 hectares as shown on Schedule 1 attached hereto, with a net developable lot area of approximately 0.59 hectares.

### **1.3 Basis**

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

1. The *Provincial Planning Statement* (“PPS”) provides policy direction on matters of Provincial interest related to land use planning and development, including providing direction for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. In this regard, the PPS includes policies that encourage efficient land use and development patterns, encourage intensification within settlement areas, support a range and mix of housing options, and protect natural heritage systems, among other objectives.

The proposed development is consistent with the principles and objectives of the PPS.

3. The York Region Official Plan (“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 subject lands are in proximity to the **Regional Corridor** as shown on Map 1 of the ROP and the Yonge Street **Rapid Transit Corridor** as shown on Map 10 of the ROP. The **Urban Area** and **Community Area** policies permit a full range and mix of urban uses. The subject lands are located with the Elgin Mills BRT Protected Major Transit Station (PMTSA), which provides for a minimum density of 160 people and jobs per hectare. Transit-supportive intensification is to be directed to PMTSAs, as directed by provincial and regional policy. The proposal reinforces and supports the planned urban structure identified in the ROP by providing a multi-unit, residential development in

proximity of community services and amenities, which supports the development of complete communities.

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

4. The subject lands are designated **Community Area** in accordance with Schedule A2 (Land Use) of the City's Official Plan ("Plan" 2010). The **Community Area** designation supports a broad range and mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented built form, including medium density residential which has regard for matters of compatibility with the surrounding context. The proposed development maintains the general intent and purpose of the goals, objectives and policies of the Plan, including providing residential development in a compact form to contribute towards the creation of a complete communities in proximity of transit.

## **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 X 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 X, as shown on Schedule 1 attached.

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

“6.XX

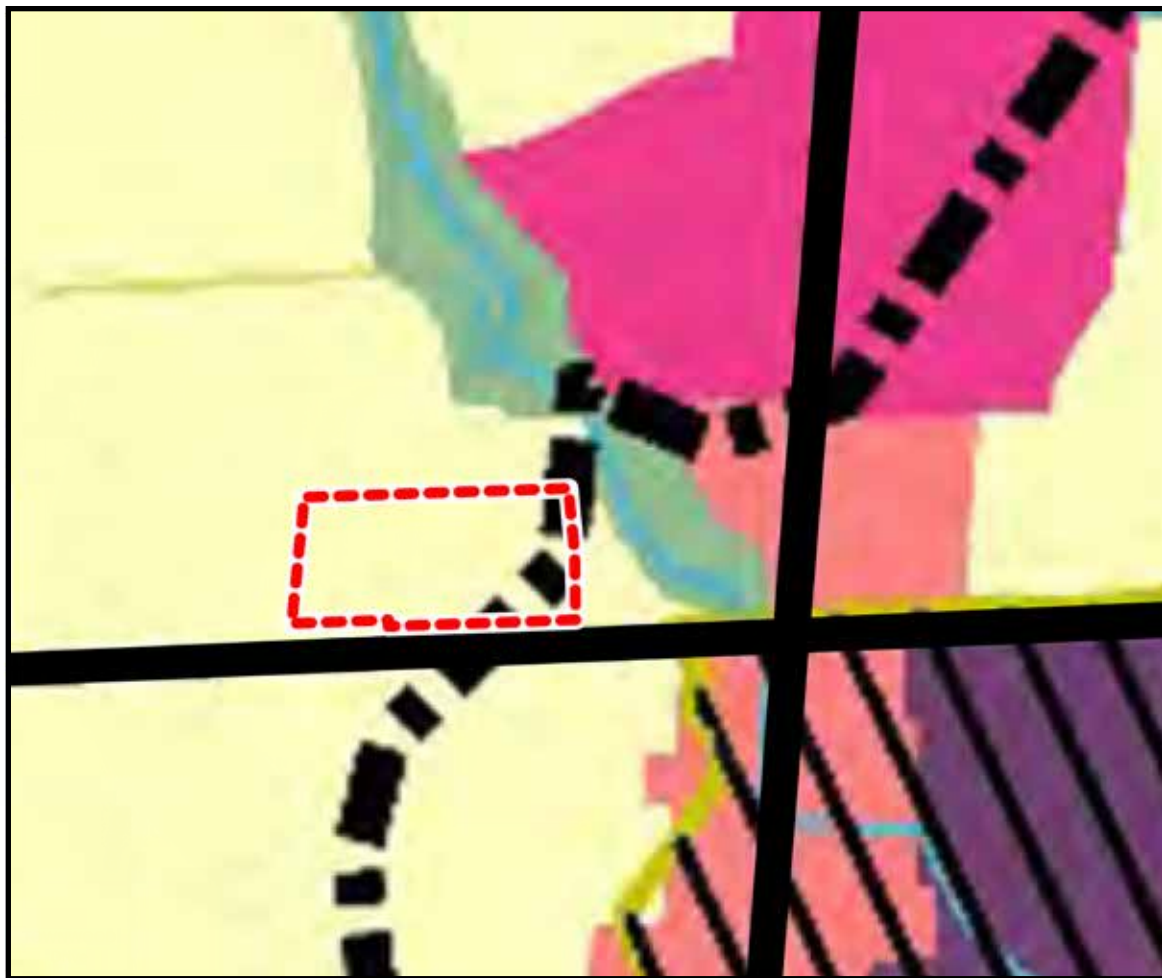
Notwithstanding any other provision of this Plan to the contrary, for the lands known municipally as 50-86 Elgin Mills Road West and shown as Exception Area Number X on Schedule A11 (Exceptions) to this Plan, the following shall apply:

- a. the maximum building height permitted on the subject lands shall be 7 storeys, or 25 metres, exclusive of the mechanical penthouse;
- b. the maximum density permitted on the subject lands shall be 2.85 Floor Space Index (FSI) based on a lot area of 5,945 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 X shall prevail unless otherwise specified.



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

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. XX 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

<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> ORM Natural Core	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Parkway Belt West	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Key Development Area	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Lands subject only to the policies and schedules of Part II of this Plan.
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> ORM Natural Linkage	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Major Urban Open Space	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Regional Mixed Use Corridor	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Oak Ridges Moraine Conservation Plan Area
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> ORM Countryside	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Employment Area	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Local Development Area	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Greenbelt Plan Area
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Greenbelt Plan Protected Countryside	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Employment Corridor	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Local Mixed Use Corridor	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Waterbodies
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Natural Core	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Richmond Hill Centre	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Neighbourhood	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Watercourses
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Natural Linkage	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Downtown Local Centre	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Utility Corridor	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C.N.R.
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Countryside	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Oak Ridges Local Centre	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Special Policy Area	
	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Flood Vulnerable Area	<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leslie Street Institutional Area (LIA)	