

Amendment ____ to the City of Richmond Hill Official Plan

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(i)

Richmond Hill Official Plan
Official Plan Amendment ____

The attached schedule and explanatory text constitute Amendment ____ 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 ____-____ in accordance with Sections 17 and 21 of the *Planning Act* on the _____ day of _____, 2025.

Mayor

City Clerk

(ii)

The Corporation of The City of Richmond Hill
By-Law ____-25

A By-law to Adopt Amendment ____ 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 ____ 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 ____ day of _____, 2025.

Mayor

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.

PART ONE – THE PREAMBLE

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to allow for the construction of a ten (10) storey plus mechanical penthouse apartment building.

1.2 Location

The lands affected by this Amendment are located at the southwest corner of Yonge Street and Harris Avenue, and are legally described as Part of Lots H and J, Registered Plan 1916 and municipally described as 11 Harris Avenue. The subject lands have a total developable site area of approximately 0.3194 hectares, possess a frontage onto Harris Avenue of 48.673 metres and a flankage onto Yonge Street of 46.1 metres as shown on Schule 1 attached hereto.

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 development in Ontario, with the general intention to protect resources, public health and safety, and the quality of the natural and built environment. The overarching goals of the PPS include increasing the housing supply by promoting a diverse range of housing, creating a strong and competitive economy, prioritizing compact and transit-supportive infrastructure, and protecting agricultural and natural resources. The development would provide compact transit-supportive housing in a built-up area with access to existing infrastructure and services.
2. The development proposal conforms to the Oak Ridges Moraine Conservation Plan, which designates the subject lands “Settlement Area”, and which encourages sustainable development while preserving the integrity of the ecological system and natural environment of the Oak Ridges Moraine. The development can take place without adversely affecting the ecological integrity of the Moraine.
3. The development proposal conforms to the York Region Official Plan, which designates the subject lands “Community Area.” Community Areas are expected to accommodate future population growth. The placement of 119 housing units along a Regional Transit Corridor is supportive of the Region’s objective of creating transit-supportive development.
4. The subject lands are designated **Regional Mixed-Use Corridor** in accordance with Schedule A2 (Land Use) of the City’s Official Plan (“Plan”). The proposed development maintains the general intent and purpose of the goals, objectives and policies of the plan, including providing a mix of uses, and a range of dwelling units in an appropriate location within the City to contribute to a complete community and support transit and active transportation. The proposal will also provide for the expansion and modernization of available non-residential floor area along the Yonge Street corridor, contributing to the availability of employment options within walking distance of transit and residential uses.

5. The development proposal will add units to the available stock of housing within the City of Richmond Hill, thereby contributing to the City's ability to achieve its intensification target with a balanced housing supply.
6. The proposed development will expand the diversity and availability of housing options in the community, in a form that can be considered more affordable than ground related housing.
7. The proposed density of the development will efficiently use available infrastructure and public services, and will also promote and support active transportation and transit in the area.
8. A tiered building is proposed to create a compatible transition to abutting lower density residential. The building will create a compact and intensified housing form and will be designed to create an active, pedestrian-friendly presence along a major arterial road streetscape.
9. The proposed development will modernize and expand upon the provision of non-residential floor area available on the subject property, while establishing a more pedestrian friendly built form.
10. The proposed development will not create unacceptable wind or noise conditions in the immediate vicinity, and will provide an appropriate separation from and transition to the adjacent low density residential community to the west and south.
11. The proposed development will not impact area roads infrastructure, which will continue to operate at acceptable levels of service.

Part Two – The Amendment

2.1 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 “1”, constitute Amendment ____ to the Richmond Hill Official Plan.

2.2 Details of Amendment

Section 6 “Exceptions” of the Richmond Hill Official Plan is amended by adding to the end thereof as follows:

“# #. Notwithstanding any other provision of this Plan to the contrary, for the lands known as Part of Lots H and J, Registered Plan 1916, and municipally described as 11 Harris Avenue and shown on Schedule ‘1’ attached hereto, the following policies shall apply:

In addition to the built forms permitted within the Regional Mixed-Use Corridor designation, a high-rise building having a maximum height of ten storeys (plus mechanical penthouse) shall be permitted. The maximum site density will be an FSI of 3.3.”

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 ____ shall prevail unless otherwise specified.



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



Area Affected by this Amendment