

**AMENDMENT NO. _____
TO THE RICHMOND HILL
OFFICIAL PLAN**

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RICHMOND HILL OFFICIAL PLAN
OFFICIAL PLAN AMENDMENT NO.

The attached schedule and explanatory text constitute Amendment No. _____ to the City of 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. - in accordance with Sections 17 and 22 of the *Planning Act* on the day of _____, 2025

Mayor

City Clerk

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. This by-law shall come into force and take effect on the day of the final passing thereof.

PASSED THIS _____ DAY OF ____ , 20____.

Mayor

Clerk

PART ONE - THE PREAMBLE

1.1 PURPOSE

The purpose of this Amendment to the City of Richmond Hill Official Plan is to change the in-effect North Leslie Secondary Plan land use designation(s) from “Employment Corridor” to “Medium Density Residential” on Schedule "A" - *Land Use Plan* to the North Leslie Secondary Plan in order to permit the development of residential uses on the subject site.

1.2 LOCATION

The lands affected by this Amendment are located at the south east corner of 19th Avenue and Leslie Street, legally described as Part of Lot 30, Concession 3, municipally known as 1501 19th Avenue in the City of Richmond Hill (the “Subject Site”). The Subject Site has a total area of approximately 0.13 ha (0.33 ac) in area with a frontage of 25 metres along 19th Avenue as well as 38.27 metres along Leslie Street and are shown on Schedule 1 – Subject Site attached hereto.

1.3 BASIS

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

1. The Provincial Planning Statement, 2024 (“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 direct growth and development to Settlement Areas, encourage efficient land use and development patterns, support a range and mix of housing options, promote planning for open spaces, parks, trails and linkages, direct development away from natural hazards, and protect natural heritage systems, among other objectives.

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

2. 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 Site is presently shown within the Urban Area in accordance with Map 1 (Regional Structure) and designated Community Area in accordance with Map 1A (Land Use Designations) of the ROP. The Urban Area and Community Area policies permit a full range and mix of urban uses while recognizing that the new community area of North Leslie has been planned in a comprehensive and coordinated manner consistent with the policies of York Region through the City of Richmond Hill’s Secondary Plan for the area. The proposal reinforces and supports the planned urban structure identified in the ROP by utilizing existing services to contribute to the creation of a complete community.

The proposal demonstrates consistency with the policy direction and objectives of the ROP.

3. The Subject Site is located within Chapter 9 – the North Leslie Secondary Plan (“Secondary Plan”), of the City of Richmond Hill’s Official Plan and designated Employment Corridor in accordance with Schedule A (Land Use Plan). The Secondary Plan promotes the protection of environmental features, surface and groundwater resources, and environmental functions and processes, forming the basis from which all other land use policies are derived. Subject to the environmental protection policy requirements being met, lands within the Secondary Plan Area are intended to provide development opportunities that include residential, employment, office, institutional, open space and other purposes that support the creation of a complete community.

In its current designation the Subject Site represents an underutilization of strategically located land resources and an underachievement of redevelopment opportunities within an evolving neighbourhood. It is also evident that within its current planning context, the designation of the Subject Site for “Employment Corridor”, as originally contemplated in the Secondary Plan, fails to produce a development that appropriately responds to scale and intensity of development taking place along key regional corridors like Leslie Street as well as on adjacent and abutting properties. While the Subject Site has been contemplated for employment type uses, it does not however form part of the Province or Region’s Significant Employment Area land base and inventory. The Subject Site is not strategic or a vital employment area asset from a Provincial or Regional perspective and does not provide opportunities to achieve broader employment area objectives. As such, the proposed redesignation will not destabilize the viability of broader employment areas (on the west side of Leslie Street) nor would it impact the ability for this employment area to operate successfully.

The proposed development maintains the general intent and purpose of the goals, objectives and policies of the North Leslie Secondary Plan, including contributing to the projected population and employment growth of the City and York Region. The proposed development will also contribute to the diversified housing stock and provide mixed use commercial and retail opportunities in the form of live-work dwellings that provide employment opportunities to support the local neighborhood. The proposed development conforms to the specific policies within the North Leslie Secondary 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 Richmond Hill Official Plan is amended as follows:

2.2.1 That **Schedule “A” – Land Use Plan** to the North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be amended by redesignating the lands shown on Schedule 1 attached to Amendment ____ to the Richmond Hill Official Plan, from "Employment Corridor" to "Medium Density Residential".

2.2.2 That Policy 9.6.3.3 Medium Density Residential of The North Leslie Secondary Plan (Chapter 9 of the City of Richmond Hill Official Plan) be amended by adding the following:

- a. “Notwithstanding policy 9.6.3.3(a) of this Secondary Plan, for the lands designated “Neighbourhood Commercial” located at the south east corner of Leslie Street and 19th Avenue the following shall apply:
 - i. In addition to those uses listed in Policy 9.6.3.3(a), the following land uses shall also be permitted:
 - Stacked Townhouse Dwelling
 - Live-Work Dwellings.
 - ii. Where Stacked Townhouse Dwellings or Live-Work Dwellings are proposed, a maximum density of 95.80 units per net residential hectare (38.77 units per net acre) shall be permitted.”

2.2.3 That all other policies of this Secondary Plan shall continue to apply to the subject lands.

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 provision 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




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AMENDMENT No. __ TO THE
OFFICIAL PLAN OF RICHMOND HILL PLANNING AREA
SCHEDULE 1
EXCEPTIONS

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

LEGEND

 - Area affected by this amendment

FILE No. - PRE-23-0110