

Amendment 63 To The Richmond Hill Official Plan

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	4
2.2 Details of Amendment	4
2.3 Implementation and Interpretation	4

Richmond Hill Official Plan

Official Plan Amendment 63

The attached schedule and explanatory text constitute Amendment Number 63 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 52-25 in accordance with Sections 17 and 22 of the *Planning Act* on the ____^{xx} day of _____, 20__.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City Of Richmond Hill

By-law 52-25

A By-law to Adopt Amendment 63 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 63 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 ____^{xx} 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 63 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 permit the lands shown on Schedule 1 to be used for a high density, high-rise residential development and amends the policy respecting maximum floor space index.

1.2 Location

The lands affected by this Amendment are legally described as Block 1 on Plan 65M-4652 (Municipal Address: 107 Hall Street) (the “Subject Lands”). The area of the Subject Lands proposed to be developed is 0.58 hectares (1.44 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 proposed high density, high-rise residential development efficiently uses an underutilized site. The development responds to the policies set forth by the *Provincial Planning Statement, 2024 (“PPS”)* with regards to intensification and compact urban form. The residential use and increase in density from its surroundings help to contribute to meeting the intensification targets encouraged by the Province within a designated growth area.

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

2. The York Region Official Plan, 2022 (“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 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. Additionally, the subject lands are located within the boundaries of the “Crosby BRT Station” Protected Major Transit Station

Area (referred to as PMTSA #45) with minimum density target of 160 residents and jobs per hectare. 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 lands are located within the Village Local Centre that will accommodate intensification and supports a mix of uses with buildings that range from low to high-rise forms. The subject lands are designated **Local Centre** in accordance with Schedule A2 (Land Use) of the City's Official Plan ("Plan"). The **Local Centre** policies permit high density, high-rise residential use through intensification and development. The proposed development maintains the general intent and purpose of the goals, objectives and policies of the Plan, including providing dwelling units ranging in size in an appropriate location within the City to contribute to a complete community.

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 and the attached schedule designated as Schedule 1, constitute Amendment No. 63 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 A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number 55, as shown on Schedule 1 attached.

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

“6.55

Notwithstanding any other provision of this Plan to the contrary, for the lands known as Block 1 on Plan 65M-4652 (Municipal Address: 107 Hall Street) and shown as Exception Area Number 55 on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

a. the maximum density permitted shall be 3.8 Floor Space Index (FSI).”

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 amendment thereto, the provisions of Amendment 63 shall prevail unless otherwise specified.



AMENDMENT No. 63 TO THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA SCHEDULE 1

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. 63 TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

Legend

-  Area to be added to Schedule A11 as Exception Area Number 55
  Neighbourhood
  Local Centre

