

AMENDMENT NO. \_\_\_\_\_  
TO THE RICHMOND HILL  
OFFICIAL PLAN

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(i)

**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. – in accordance with  
Sections 17 and 22 of the Planning Act on the day of \_\_\_\_\_, 20 .

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**

(ii)

**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.

**PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.**

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**Mayor**

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**City Clerk**

## **PART ONE – THE PREAMBLE**

### **1.1 PURPOSE**

The purpose of this Amendment to the Richmond Hill Official Plan is to

1. Change the land use designation in the West Gormley Secondary Plan from Neighbourhood Commercial to Residential Mixed Use to permit two 5 storey mixed-use condominium/commercial development.

### **1.2 LOCATION**

The lands affected by this Amendment are legally known as Part of Lot 2 Concession 2 and municipally known as 12460 Leslie Street in the City of Richmond Hill, Regional Municipality of York.

### **1.2 BASIS**

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

- the amendment is consistent with the *Provincial Policy Statement (2020)*, which requires building strong communities that are sustainable and resilient for people of all ages, and that municipalities plan for and accommodate intensification and redevelopment within existing settlement areas;
- the amendment conforms to the Oak Ridges Moraine Conservation Plan (2017) which promotes for the efficient use of land within Settlement Areas through redevelopment and intensification within urban areas, while protecting the Moraine’s ecological and hydrological features and functions;
- the amendment conforms to the York Region Official Plan (2022), which designates the subject lands *Urban Area* and encourages intensification by providing an array of housing mix, promoting affordable housing and encouraging infill development and redevelopment within the Urban Area boundary; and

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- the amendment proposes two mid-rise mixed-use developments within the existing Neighbourhood Commercial designation and promotes intensification and an additional housing typology to create 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 in Section 2.2 and the attached Schedule “1” constitutes Amendment No. \_\_\_\_\_ to the Richmond Hill Official Plan.

### **2.2 Details of the Amendment**

The Richmond Hill Official Plan is amended as follows:

- 2.2.1 The lands indicated on the attached Schedule “1” is redesignated from “Neighbourhood Commercial” to “Residential Mixed Use”.
- 2.2.2 Notwithstanding the requirements of Section 8.6.2.4 as it relates to the policies of the “Residential Mixed Use”, the following site specific policies shall apply to those lands described as Part of Lot 2 Concession 2, Municipally known as 12460 Leslie Street, and more particularly as shown as lands subject to this amendment on Schedule “1” hereto:
  - a. The maximum building height shall not exceed the greater of five (5) storeys;
  - b. Outdoor amenity space may be permitted on the rooftop;
  - c. High-density residential dwelling and commercial uses may be permitted; and,
  - d. Underground and surface level parking may be permitted.



**AMENDMENT No. \_\_\_\_ TO THE  
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA  
SCHEDULE 1**

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.

- |  |                            |  |   |  |   |
|--|----------------------------|--|---|--|---|
|  | Residential Medium Density |  | Storm Ponds                             |  | Area to be Re-designated from 'Neighbourhood Commercial' to 'Residential Mixed Use' |
|  | Residential Mixed Use      |  | Neighbourhood Commercial                |  |   |
|  | Institutional              |  | Oak Ridges Moraine Natural Core Area    |  |   |
|  | Parks                      |  | Oak Ridges Moraine Natural Linkage Area |  |   |
|  | Schools                    |  | Arterial Road                           |  |   |
|  |                            |  | Minor Collector Road                    |  |   |