

***THE CITY OF RICHMOND HILL***

***BY-LAW***

**BY-LAW NUMBER \_\_\_\_\_-202\_\_\_\_\_**

**A By-law to adopt Amendment Number \_\_\_\_ to the Richmond Hill Official Plan 2010.**

**NOW THEREFORE** the Council of The Corporation of the City of Richmond Hill

**ENACTS AS FOLLOWS:**

1. THAT the attached Amendment Number \_\_\_\_ to the Richmond Hill Official Plan 2010, Richmond consisting of the attached text and Schedule “1” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Richmond Hill Council this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Hon. David West, Mayor

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

**AMENDMENT NUMBER \_\_\_\_\_**

**TO THE RICHMON HILL OFFICIAL PLAN**

The following text and Schedule "1" constitute Amendment Number \_\_\_\_ to the Official Plan of the City of Richmond Hill.

## I PURPOSE

The purpose of this Amendment to the City of Richmond Hill Official Plan is to amend the provisions of the Official Plan, specifically, Section 3.2.2.3 Natural Hazards to facilitate residential development on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, “Area Subject to Amendment No. \_\_\_\_” on Schedule “1” attached hereto:

1. To permit the development of 12 new parcels of tied land, each containing single detached dwelling units, containing the potential for up to two (2) additional dwelling units (“ADUs”), resulting in a total of 36 dwelling units at 174, 176, and 180 Weldrick Road East.
2. To permit the expansion of the existing single-storey dwelling at 180 Weldrick Road West.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the north side of north side of Weldrick Road West, approximately 41 metres to the east of the Walmer Road and Weldrick Road West intersection, being Lots 93, 95 and 96, Registered Plan 1923, City of Richmond Hill, Regional Municipality of York as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. \_\_\_\_.”

## III BASIS

The decision to amend City of Richmond Hill Official Plan 2010 is based on the following considerations:

1. The Amendment promotes the efficient use of a presently underutilized site, contributing an increased supply and type of housing options in this area of the City, leveraging existing surface and higher-order transit systems along Yonge Street, 16th Avenue, Bathurst Street, Rutherford Road, and Springhead Gardens, promoting public transit use and further discouraging automobile dependency. The Subject Lands are in an area that is serviced by infrastructure that is existing, under construction, and planned. The proposed density and built form will promote the efficient use of land and resources while supporting the City's growth management objectives, aligning with Provincial and Municipal policy directions, and fostering a transit-supportive and pedestrian-oriented urban environment.

2. The Provincial Planning Statement, 2024 (“PPS”) are applicable to the Subject Lands and replaces the previous in effect Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The development intensifies the existing underutilized site in a designated settlement area, at a higher density than the existing surrounding land uses, and contributes to the overall range of housing options that would meet Richmond Hill’s housing needs. It utilizes the Subject Lands efficiently, takes advantage of existing and planned infrastructure within the built-up area, and reduces land consumption and servicing costs. This provides opportunities to reduce the negative impact of climate change by promoting active transportation by providing a sufficient parking supply, introducing an assortment of transportation demand management strategies, and being located in proximity to public transportation, pedestrian and bicycle friendly environments that encourage walking and cycling. The development is consistent with the housing policies of the PPS and it contributes towards increasing the supply and type of available housing options that would support the planned and existing retail, office and cultural uses in the Richvale North neighbourhood, in the City of Richmond Hill. The development is consistent with the policies of the PPS and promotes its goals and objectives.
3. The York Region Official Plan (“YROP”) designates the Subject Lands “Urban Area”. The YROP encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscape, and public streetscapes. The Proposed Development efficiently redevelops a presently underutilized site by contributing 12 new single detached dwellings, with the

potential of containing up to 2 additional ADUs, for a total of 36 dwelling units, that contribute to a diverse housing stock in the Region that is in adjacency to existing and planned employment, retail, open space, community facilities, and higher-order transit. The Proposed Development will gain access by way of a private driveway, which would provide a pedestrian-friendly urban form that integrates with, and is enhanced by, the high-quality streetscape. Adequate landscaping will be provided on the subject lands to further ensure that the proposed development is compatible with and complements the surrounding community. The development conforms to the YROP as it includes increases the supply and type of available housing choices in the City to meet the needs of residents and workers of York Region. It would also support and achieve an urban and integrated transportation system, and contribute to a high-quality and sustainable community in the City of Richmond Hill.

4. The City of Richmond Hill Official Plan (“OP”) designates the Subject Lands “Neighbourhoods”. The Proposed Development contributes thoughtfully designed residential intensification which is located within the built-up area of the Region, in close proximity to existing employment and retail destinations, as well as a broad range of community services, facilities, parks, and open spaces. The development also supports active transportation and transit expansion within the City of Richmond Hill. The Proposed Development introduces 12 new single detached dwellings, each with generous dimensions to accommodate families and larger households. Each dwelling includes the option to incorporate up to 2 ADUs, allowing for a potential maximum of 36 dwellings on the Subject Lands. This

project will contribute to diversifying the housing supply in both the City of Richmond Hill and York Region.

5. The statutory Public Meeting was held on \_\_\_\_\_. The recommendation of the Committee of the Whole to receive the \_\_\_\_\_, Public Meeting report, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Richmond Hill Council on \_\_\_\_\_. Richmond Hill Council approved Official Plan Amendment File \_\_\_\_\_ on \_\_\_\_\_, having considered a comprehensive report at a Committee of the Whole meeting on \_\_\_\_\_.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Richmond Hill Official Plan is amended as follows:

1. Adding Site Specific Exemption to Section 6 as follows:

“**Area** \_ (OPA #\_\_\_\_)

6.\_\_\_\_ Notwithstanding any other provision of this Plan to the contrary, for the lands known as Lots 93, 95 and 96, Registered Plan 1923 (Municipal Addresses: 174, 176, and 180 Weldrick Road West) and shown as Exception Area Number XX on Schedule A11 (Exceptions) to this Plan shall be permitted subject to the following:

- a) Residential development and site alteration, including the creation of new lots, shall be permitted within the hazardous lands (floodplain), including

within the minimum protection zone and/or buffer associated with the hazardous lands.

2. That Schedule A11 (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number XX, as shown on Schedule 1.

## V IMPLEMENTATION

It is intended that the policies of the City of Richmond Hill Official Plan pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Richmond Hill Zoning By-law 2523, and Site Plan Approvals, pursuant to the *Planning Act*.

## VI INTERPRETATION

The provisions of the City of Richmond Hill Official Plan, as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



WALMER RD

WAINWRIGHT AVE

WELDRICK RD W



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

 Area Affected by the Amendment