

Amendment ZZ to the Richmond Hill Official Plan

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Richmond Hill Official Plan

Official Plan Amendment ZZ

The attached schedule and explanatory text constitute Amendment ZZ 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.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City of Richmond Hill

By-Law _____

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 ZZ 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.

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 ZZ 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 ground related block townhouse and single family dwelling and an eight storey apartment building.

1.2. Location

The lands affected by this Amendment are located at the south west corner of Yonge Street and Coon's Road, and are legally described as Part of Lot 69, Concession 1 and municipally described as 13564 and 13580 Yonge Street and 40 Coon's Road. The subject lands have a total site area of 0.88 hectares (2.17 acres), possess a frontage onto Coon's Road of 110.80 metres and a flankage onto Yonge Street of 77.72 metres.

1.3. Basis

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

- The development proposal is consistent with the *Provincial Planning Statement (PPS)*, 2024, wherein PPS directs growth to Settlement Areas and to locations which have appropriate levels of infrastructure and services to accommodate intensification, with the aim of creating more sustainable and efficient communities;
- The development proposal conforms to the Oak Ridges Moraine Conservation Plan, which designates the subject lands "Settlement Area", which encourages sustainable development while preserving the integrity of the ecological system and natural environment of Oak Ridges Moraine. The development can take place without adversely affecting the ecological integrity of the Moraine;
- The development proposal conforms to the York Region Official Plan, which designates the subject lands "Urban Area" and designates Yonge Street as a Regional Corridor. The majority of future growth within the Region is to be directed to the "Urban Area". The placement of 285 housing units adjacent to several Regional supportive of the Region's objective of creating transit-supportive development.
- 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;

- The mid-rise apartment building and ground related single family and townhouse dwelling units will contribute to providing a range of affordable residential housing options for the immediate community and residents of the City;
- 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;
- The scale of the built form will serve to promote this location as the northern gateway for the City of Richmond Hill, and through the use of appropriate setbacks, and building design will built form which will be complementary to the surrounding low density community and mitigate shadowing and overlook impacts;
- OPA 18.8 provides for high density residential uses in specific locations within the Local Centre. in the form of low and mid-rise development. The subject land possess many similar attributes to the locations where high density residential uses are permitted.
- OPA 18.8 provides for mix of uses with higher densities within the Local Centre aligning with future BRT stations to support transit. Yonge Street is a primary transportation corridor hosting multi-modal inter and intra forms of transportation.
- A tiered building and use of ground-related block townhouse units is proposed to create a compatible transition to the abutting single family residential community to the west. Furthermore, the ground-related built form which is proposed in the form of a single detached unit and block townhouses, will provide an additional buffer in density and height between the low-rise built-form interior of the neighbourhood and the proposed mid-rise building. The proposed development will create compact and intensified housing forms and will be designed to promote active pedestrian presence along a major arterial road.

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 ZZ to the Richmond Hill Official Plan.

2.2. Details of Amendment

The 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 legally described known as Part of Lot 69, Concession 1, municipally described as 13564 and 13580 Yonge Street and 40 Coon’s Road, and shown on Schedule ‘1’ attached hereto, the following policies shall apply:

“A coordinated development consisting of single family residential uses, block townhouse uses and a mid-rise building having a maximum height of eight storeys shall be permitted. On the land described as 40 Coon’s Road, the only built forms permitted shall be single family homes and block townhouse dwellings having a maximum height of three storeys. The maximum site density for all residential uses on the total landholding shall be 325 units per hectare.”

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 ZZ shall prevail unless otherwise specified.



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

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