

**NOTICE OF THE ADOPTION OF AMENDMENT NO. 41
TO THE RICHMOND HILL OFFICIAL PLAN
PURSUANT TO THE *PLANNING ACT***

TAKE NOTICE THAT the Council of The Corporation of the City of Richmond Hill adopted Amendment No. 41 to the Richmond Hill Official Plan on the 10th day of May, 2023 through the enactment of By-law 55-23 and in accordance with Sections 17 and 21 of the *Planning Act*, as amended.

Council in making its decision on these matters took into consideration all written and oral comments received on the applications.

An explanation of the purpose and effect of the Amendment describing the lands to which the Amendment to the Richmond Hill Official Plan applies is attached. A complete copy of Amendment No. 41 to the Richmond Hill Official Plan, including all background materials, is available by contacting Clement Chong, Project Manager, Richmond Hill Centre phone number 905-771-2515 or by e-mail at clement.chong@richmondhill.ca.

Dated at the City of Richmond Hill this 19th day of May, 2023

Stephen M.A. Huycke, City Clerk
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NOTE: Any person or public body will be entitled to receive the Notice of the Decision from The Regional Municipality of York provided a written request to be notified with respect to Amendment No. 41 to the Richmond Hill Official Plan (including the person's or public body's address) is made to The Regional Municipality of York, Planning Department, 4th Floor, 17250 Yonge Street, Newmarket, Ontario L3Y 6Z1.

Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to establish policies and schedules related to the development of the Richmond Hill Centre lands, shown on Schedule 1 attached to Amendment 41.

This Amendment adds a new Chapter 10 'Richmond Hill Centre Secondary Plan' to the Richmond Hill Official Plan and includes consequential changes to various policies of the Richmond Hill Official Plan.

This Amendment establishes area-specific policies related to permitted land uses, built form, urban design, transportation and mobility, public realm, parks and open spaces, community services and facilities, sustainability, servicing, stormwater management, and district energy.

It is estimated that at full build-out, the Richmond Hill Centre Secondary Plan area will accommodate a population of approximately 51,000 residents and at least 10,000 new jobs.

1.2 Location

The lands affected by this Amendment generally comprise the area to the north of Highway 7 at Yonge Street in Richmond Hill identified as "Richmond Hill Centre" on Schedule A1 (Urban Structure) of the Richmond Hill Official Plan.

The parts of the lands subject to this amendment have a total land area of approximately 94 hectares (227 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:

- The Amendment is consistent with the *Provincial Policy Statement (2020)* and addresses the following policies:
 - Promotes land use patterns within settlement areas which support active transportation and are transit-supportive(1.1.3.2)
 - Promotes economic development and competitiveness through an appropriate mix and range of uses, including employment and institutional uses (1.3.1(a))
 - Encourages a sense of place by promoting well-designed built form and cultural planning(1.7.1(e))
 - Identifies areas where growth or development will be directed, including the identification of nodes and corridors (1.2.4(b))

- Manages and promotes growth and development that is integrated with infrastructure planning (1.2.1(a))
 - Promotes the use of active transportation and transit, and plans for land use patterns, densities, and mix of uses to minimize the length and number of vehicle trips (1.6.7.4, 1.8.1 b)
 - Provides transportation systems that are safe, energy efficient, and that facilitate the movement of people and goods (1.6.7.1)
 - Plans for public streets, spaces and facilities to be safe, foster social interaction and facilitate active transportation and community connectivity (1.5.1(a))
 - Provides for an appropriate range and mix of housing options, including affordable housing (1.4.3)
 - Plans for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including parkland, public spaces, open spaces areas, trails, and linkages, and where practical, water-based resources (1.5.1(b))
 - Promotes water conservation and water use efficiency (1.6.6.1(c))
 - Prepares for the impacts of climate change through stormwater management, including the use of green infrastructure (1.6.6.7)
 - Maximizes vegetation within settlement areas, where feasible (1.8.1(g))
 - Provides opportunities for the development of the energy supply, including district energy and renewable energy systems, as well as alternative energy systems (1.6.11(1))
- The Amendment conforms to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)*, and addresses the following policies:
 - Directs growth to existing settlement areas and within areas with existing or planned transit, with a priority on higher order transit (2.2.1 (2), 2.2.4)
 - Supports Richmond Hill Centre as an Urban Growth Centre, intending it to be a vibrant urban mixed-use centre, a place for employment uses and major office growth, and focused around a major new inter-modal transit hub (2.2.3, 2.2.5(2))
 - Supports the achievement of complete communities that feature a diverse mix of land uses and convenient access to local stores, services and public service facilities (2.2.1 (4))
 - Promotes a range and mix of housing options to accommodate the needs of various household sizes and incomes, including rental housing, affordable housing, and larger residential units (2.2.1 (4)(c), 2.2.6 (1), (3))
 - Ensures that development contributes to the creation of a vibrant public realm, including parks, publicly-accessible open spaces, trails, and recreational facilities (2.2.1 (4)(d), 2.2.1 (4e), 4.2.5)
 - Prioritizes active transportation, transit, and goods movement over the use of single-occupant automobiles (2.2.1 (4d), 3.2.2 (2)(b)(c)(d), 3.2.2 (4)(c))

- o Promotes green infrastructure and low-impact development to mitigate and adapt to the impacts of a changing climate, improve resilience, and reduce greenhouse gas emissions (2.2.1 (4)(f)(g), 4.2.9, 4.2.10)
 - o Promotes infrastructure investment and other implementation tools and mechanisms to facilitate intensification and higher density development in strategic growth areas and near transit(3.2.1)
- The Amendment conforms and does not conflict with the Province’s High Tech Transit- Oriented Community (TOC), centred around High Tech Station within the Richmond Hill Centre Secondary Plan, in accordance with the Transit-Oriented Communities Act, 2020.
 - The Amendment conforms and does not conflict with the permissions of Ontario Regulation 344/22: Zoning Order – City of Richmond Hill. Ontario Regulation 344/22 is an in-force Enhanced Ministerial Zoning Order applicable to a large portion of the Richmond Hill Centre Secondary Plan area.
 - The Amendment conforms to the York Region Official Plan (2022), which designates the lands affected by this Amendment as a ‘Regional Centre’ located along two ‘Regional Corridors’ (Yonge Street and Highway 7), an ‘Urban Growth Centre’, and within two Protected Major Transit Station Areas – ‘PMTSA 49: Richmond Hill Centre Subway Station’, and ‘PMTSA 41:Bantry-Scott BRT Station’.
- o The Amendment supports the prescribed minimum density targets that must be achieved in PMTSA 49, including the minimum density target of 1,400 persons and jobs per hectare for the lands referred to in section 2 of Ontario Regulation 344/22, the minimum density target of 400 persons and jobs per hectare for the remainder of ‘PMTSA 49: Richmond Hill Centre Subway Station’, and the minimum density target of 200 persons and jobs per hectare for ‘PMTSA 41: Bantry-Scott BRT Station’.
- o The Amendment addresses the following York Region Official Plan policies for Regional Centres:
 - Accommodates the highest density, scale, and land use mix of development (4.4.3)
 - Serves as a primary location for the most intensive mixed-use development (4.4.27, 4.4.29)
 - Serves as a primary location for public facilities and services (4.4.31)
 - Contains a wide range of uses and activities, and is a primary focal point for intensive development that concentrates residential, employment, live-work, mobility, investment, and cultural and government functions (4.4.33)
 - Provides a diverse mix of uses and built form, to create vibrant and complete communities including living, working, shopping, recreation and entertainment opportunities (4.4.33 b)
 - Offers mobility choices and associated facilities for all residents and employees for walking, cycling, transit, and carpooling (4.4.33c)
 - Provides protection and construction of a continuous fine-grained street grid that facilitates the flexible and efficient movement of people and goods (4.4.33 d)
 - Provides high-density employment to attract provincially, nationally, or internationally significant employment uses (4.4.33h)