

OPA 18.2 to the Richmond Hill Official Plan (2010) – Leslie Street Institutional Area
 Prescribed information in accordance with Ontario Regulation 543/06

<p>1. A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.</p>	<p>The lands affected by this Amendment are located on the east side of Leslie Street, south of Major Mackenzie Drive East in the Headford Business Park. The lands are presently designated as Employment Area in the Official Plan and are generally described as: Concession 3, PT Lot 19, RP65R4761 Part 1, Concession 3, PT Lot 20, Concession 3 PT Lot 20, RP65R25179 Part 1, Concession 3 PT Lot 20, RP65R7096, PT Part 1, Concession 3 PT Lot 20, Markham Concession 3, PT Lot 20 RP65R27165 Parts 1 and 3 RP65R33834 Parts 2 and 4, Concession 3 PT Lot 20., municipally known as 9843, 9853, 9861, 9875, 9893, 9901, and 9947 Leslie Street respectively (the “subject lands”). See Schedule 1 attached to Amendment 18.2.</p>
<p>2. If known, the approximate area of the subject land, in metric units.</p>	<p>The subject lands occupy a total land area of approximately 3.0 hectares.</p>
<p>3. Whether the proposed amendment changes, replaces or deletes a policy in the official plan.</p>	<p>The intent of the proposed amendment to the Richmond Hill Official Plan (2010) is to redesignate the subject lands from “Employment Area” to “Leslie Street Institutional Area”, the amendment changes and adds new policies to the Official Plan. See attached draft amendment 18.2.</p>
<p>4. If the answer to paragraph 3 is yes, the policy to be changed, replaced or deleted.</p>	<p>The proposed amendment includes several amendments to the policies and schedules of the Richmond Hill Part I Official Plan to change or add new policies as follows:</p> <p>Policies:</p> <ul style="list-style-type: none"> 3.1.3 (Change to Preamble) 3.1.3 (Change to Figure 2) 3.1.3(2) – Policy change; revised text 3.1.3(17) – New policy 3.1.4(7) – New Policy 3.1.6(2) – Policy change; revised text 3.1.7(4) – Policy change; revised text 3.1.9.7(3) – Policy change; revised text 3.3.2(6)(d) – Policy change; revised text 3.3.2(6)(e) – Policy change; revised text 3.3.2(6)(f) – New Policy 4.1.1(1) – Policy Change; revised text 4.1.1(9) – New Policy 4.12 – New Section (Leslie Street Institutional Area) <p>Schedules:</p> <ul style="list-style-type: none"> Schedule A1 (Urban Structure); revised schedule

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	Schedule A2 (Land Use) revised schedule
<p>5. Whether the proposed amendment adds a policy to the official plan.</p>	<p>In addition to several proposed amendments to the in-force policies of the Part I Official Plan, the proposed amendment includes new area-specific land use and design policies to be included under Chapter 4 of the Official Plan as a new Section entitled “Leslie Street Institutional Area”. See attached draft amendment 18.2.</p>
<p>6. The purpose of the proposed official plan amendment.</p>	<p>Presently, the subject lands are designated “Employment Area,” this designation precludes the expansion of several existing uses in this area, and prohibits similar new development from occurring in the area. The purpose of proposed amendment to the Richmond Hill Official Plan is to redesignate the lands shown on Schedule 1 attached to Amendment 18.2 from “Employment Area” to “Leslie Street Institutional Area”, and to establish area-specific policies related to permitted uses and design policies related to the development of the lands for a mix of institutional, office, and small-scale retail and commercial uses. The proposed changes also recognize and provide direction to enhance heritage values in this area.</p>
<p>6.1 In the case of a proposed amendment to a lower-tier municipality’s official plan, an explanation of how the proposed amendment conforms with the upper-tier municipality’s official plan.</p>	<p>The proposed amendment redesignates the subject lands from “Employment Area” to “Leslie Street Institutional Area”. Under the York Region Official Plan the lands form part of the “Urban Area”, and are proposed to be excluded from being identified as part of the Region’s employment lands through the Region’s municipal comprehensive review process, so as to facilitate a conversion of the amendment area from employment to non-employment uses within the City’s Official Plan. The proposed OPA implements York Region policies with respect to human services, cultural heritage, and complete communities, among other policies.</p>
<p>7. The current designation of the subject land in the official plan and the land uses that the designation authorizes.</p>	<p>The Richmond Hill Official Plan (2010) presently designates the subject lands as “Employment Area”. Permitted land uses in the Employment Area include:</p> <ul style="list-style-type: none"> • High Performance Industrial uses in wholly enclosed buildings • Warehousing and enclosed storage of goods • Major Office and office uses • Hotels, convention centres and banquet facilities • Community Uses (limited to day nurseries integrated with an office use) • Linear Parks and urban squares • Automotive service commercial

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	<ul style="list-style-type: none"> Automotive Repair and Service (limited to the area of Enford Road, and Industrial Road within the Newkirk Business Park) Accessory retail involving limited sales of retail goods up to 15% of the total GFA provided goods are manufactured, processed and/or assembled on the premises <p>Ancillary commercial uses involving limited personal service uses, up to maximum of 500 square metres of a building's floor area are also permitted. Where permitted, ancillary commercial uses are required to serve the office and industrial function of the Employment Area and include uses such as copy shops, banks, financial institutions, fitness centres, restaurants, dry cleaners and similar compatible uses intended to serve the needs of businesses in the employment lands.</p>
8. Whether the proposed amendment changes or replaces a designation in the official plan.	The proposed amendment redesignates the subject lands from "Employment Area" to "Leslie Street Institutional Area."
9. If the proposed amendment changes or replaces a designation in the official plan, the designation to be changed or replaced.	The proposed amendment proposes to add a new land use designation to Schedule A2 (Land Use) of the Official Plan and corresponding land use and design policies under a new section entitled "Leslie Street Institutional Area."
10. The land uses that the proposed amendment would authorize.	The proposed amendment would authorize a mix of institutional, office, and small-scale retail and commercial uses.
11. Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body, or other means.	The subject lands are presently serviced by public water and wastewater infrastructure.
12. Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.	The subject lands are presently serviced by public sanitary, sewage and wastewater infrastructure.
13. Deleted because n/a	n/a
14. Whether the subject land or land within 120 metres of it is the	The lands subject to the proposed official plan amendment are within 120 metres of the lands municipally known as

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subject of an application under the Act for,	1577-1621 Major Mackenzie Drive East that is the subject of development application under the Planning Act.
i. a minor variance or a consent,	n/a
ii. an amendment to an official plan, a zoning by-law or a Minister's zoning order, or	The lands municipally known as 1577-1621 Major Mackenzie Drive East are under application for Zoning By-law Amendment.
iii. approval of a plan of subdivision or a site plan.	The lands municipally known as 1577-1621 Major Mackenzie Drive East are also under application for Site Plan and Plan of Subdivision approval.
15. If the answer to paragraph 14 is yes, the following information about each application:	
i. its file number,	Zoning By-law Amendment – File No. D02-09023 Site Plan – File No. D06-12116 Plan of Subdivision – File No. D03-11004
ii. the name of the approval authority considering it,	The Regional Municipality of York
iii. the land it affects,	1577-1621 Major Mackenzie Drive East, Richmond Hill
iv. its purpose,	<p>The purpose of the proposed Zoning By-law Amendment affecting the lands municipally known as 1577-1621 Major Mackenzie Drive East is to establish a mix of land uses on the lands as permitted under OPA 38 and 139 to the previous Richmond Hill Official Plan (1982), as amended by OPA's 38 and 139.</p> <p>The purpose of the proposed Site Plan application is to facilitate the construction of a commercial development comprised of nine (9) buildings with a total gross floor area of approximately 21,338 square metres (229,676 square feet) and 1,115 parking spaces within Block 2 on draft approved Plan of Subdivision 19T(R)-11004. The development proposal also seeks to relocate the David Hislop House to the Major Mackenzie Drive frontage.</p> <p>The purpose of the proposed Plan of Subdivision application is to create two blocks for future high performance industrial-commercial uses and one open space block and to facilitate the southerly extension of Vogell Road from Major Mackenzie Drive through the subject lands. Draft Approval for the proposed Plan of Subdivision has been extended given until November 17, 2020</p>
v. its status, and	The proposed Zoning By-law and Site Plan applications have been appealed to the Local Planning Appeal Tribunal (LPAT)

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vi. its effect on the proposed amendment.	The proposed applications do not have an effect on the proposed Official Plan Amendment
16. An explanation of how the proposed amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.	The proposed amendment is consistent with the Provincial Policy Statement (2020). In particular, the proposed amendment promotes economic competitiveness by providing for a mix of institutional and business-related uses to meet long term needs and providing for opportunities for a diversified economic base, including maintaining a range and choice of economic activities and ancillary uses in the proposed amendment area.
17. Whether the subject land is within an area of land designated under any provincial plan or plans.	The subject lands are located within the Greater Golden Horseshoe plan area and are subject to the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).
18. If the answer to paragraph 17 is yes, an explanation of how the proposed amendment conforms or does not conflict with the provincial plan or plans.	The proposed amendment conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as it 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;
19. The original or a certified copy of any other information and material that is required to be provided by the official plan of the municipality or planning board. O. Reg. 543/06, s. 2; O. Reg. 68/18, s. 1.	n/a