

OPA 18.3 to the Richmond Hill Official Plan (2010) – Vision and City Structure

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 proposed amendment affects all lands in the City of Richmond Hill.</p>
<p>2. If known, the approximate area of the subject land, in metric units.</p>	<p>The City of Richmond Hill comprises a land area of approximately 100 square kilometres.</p>
<p>3. Whether the proposed amendment changes, replaces or deletes a policy in the official plan.</p>	<p>Yes</p>
<p>4. If the answer to paragraph 3 is yes, the policy to be changed, replaced or deleted.</p>	<p>See draft OPA attached.</p>
<p>5. Whether the proposed amendment adds a policy to the official plan.</p>	<p>Yes; see draft OPA attached.</p>
<p>6. The purpose of the proposed official plan amendment.</p>	<p>The proposed Amendment is part of the City's Official Plan Update project, and is one of multiple proposed amendments that will form the statutory municipal comprehensive review of the Richmond Hill Official Plan.</p> <p>The purpose of this amendment is to update the Vision and the City Structure components of the Official Plan, and to implement the Key Directions that were endorsed by Council in February 2022.</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 amendment conforms to the York Region Official Plan (2010) for the following reasons:</p> <ul style="list-style-type: none"> • The proposed City Structure corresponds with the Regional Structure as depicted on Map 1 and in Chapter 5 of the ROP. The City Structure directs growth to the Urban Area, and intensification specifically to the Centres and Corridors along Yonge Street and Highway 7. It also reflects the Rural and Agricultural Areas, the Oak Ridges Moraine and the Regional Greenlands System in the City's Greenway System. • The proposed City Structure continues to designate Richmond Hill Centre as a Regional Centre with the highest densities and greatest mix of uses. It also continues to depict Key Development Areas (KDAs), Regional Corridors, and Local Centres and Corridors in areas near existing or planned rapid transit

OPA 18.3 to the Richmond Hill Official Plan (2010) – Vision and City Structure
 Prescribed Information in accordance with Ontario Regulation 543/06

	<p>stations as areas for intensification and a mix of uses.</p> <ul style="list-style-type: none"> • Changes proposed to policies in section 3.1.9 support the use of Master Plans, and especially the policies in Chapter 7 of the ROP dealing with water and wastewater servicing, and the coordination of land use approvals with the provision of infrastructure. • The policy changes proposed in 3.1.9.6 implement ROP policies contained in Chapters 5.2 and 7.5 surrounding sustainable buildings and energy. • The existing policies in section 3.2.3 implement Regional policies and direction in Chapters 5.2 and 7.5; the amendments are intended to be improvements based on 12 years of experience in implementing the policies. • The proposed Mobility Hierarchy in policy 3.5.5 (2) implements Regional direction in Chapters 5.2 and 7.2 towards prioritizing the use of active transportation and transit over other modes of transport.
<p>7. The current designation of the subject land in the official plan and the land uses that the designation authorizes.</p>	<p>As the amendment is City-wide, it affects all land use designations.</p>
<p>8. Whether the proposed amendment changes or replaces a designation in the official plan.</p>	<p>The amendment does not propose to change the designation of any lands.</p>
<p>9. If the proposed amendment changes or replaces a designation in the official plan, the designation to be changed or replaced.</p>	<p>No land use designations are proposed to be changed through this OPA; however, a revised version of Schedule A1 (City Structure) proposes to add or change a number of city structure elements, including changing the Local Development Area at Major Mackenzie and Newkirk to a Local Centre, and adding new Local Centres at the intersections of Bathurst and Highway 7 and East Beaver Creek and Highway 7.</p>
<p>10. The land uses that the proposed amendment would authorize.</p>	<p>Not applicable</p>
<p>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.</p>	<p>Not applicable</p>

OPA 18.3 to the Richmond Hill Official Plan (2010) – Vision and City Structure
 Prescribed Information in accordance with Ontario Regulation 543/06

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.	Not applicable
13. Deleted because n/a	Not applicable
14. Whether the subject land or land within 120 metres of it is the subject of an application under the Act for,	
i. a minor variance or a consent,	Not applicable – proposed OPA is City-wide
ii. an amendment to an official plan, a zoning by-law or a Minister’s zoning order, or	Not applicable – proposed OPA is City-wide
iii. approval of a plan of subdivision or a site plan.	Not applicable – proposed OPA is City-wide
15. If the answer to paragraph 14 is yes, the following information about each application: i. its file number, ii. the name of the approval authority considering it, iii. the land it affects, iv. its purpose, v. its status, and vi. its effect on the proposed amendment.	Not applicable – proposed OPA is City-wide
16. An explanation of how the proposed amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.	<p>The amendment is consistent with the Provincial Policy Statement (2020), and addresses the following policies:</p> <ul style="list-style-type: none"> • Promote land use patterns within settlement areas to support active transportation and are transit-supportive (1.1.3.2) • Provide for an appropriate mix and range of employment, institutional and broader mixed of uses (1.3.1(a)) • Encourage a sense of place by promoting well-designed built form and cultural planning (1.7.1(e)) • Identify areas where growth or development will be directed, including the identification of nodes and corridors (1.2.4(b)) • Manage and promote growth and development that is integrated with infrastructure planning (1.2.1(a)) • Establish and implement phasing to ensure orderly progression of development within designated growth areas and timely provision of infrastructure (1.1.3.7(b))

OPA 18.3 to the Richmond Hill Official Plan (2010) – Vision and City Structure
 Prescribed Information in accordance with Ontario Regulation 543/06

	<ul style="list-style-type: none"> • Provide for an appropriate range and mix of housing options, including affordable housing (1.4.3) • Support rural and agricultural areas (1.1.4.1 and 2.3.1) • Recognize provincial parks, conservation reserves, and other protected areas (1.5.1(d)) • Promote water conservation and water use efficiently (1.6.6.1(c)) • Prepare for the impacts of climate change through stormwater management, including the use of green infrastructure (1.6.6.7(c)) • Promote design and orientation which maximizes energy efficient and conservation, and considers the mitigation effects of vegetation and green infrastructure (1.8.1(f)) • Maximize vegetation within settlement areas, where feasible (1.8.1(g)) • Provide transportation systems that are safe, energy efficient, and that facilitates the movement of people and goods (1.6.7.1) • Plan for public streets, spaces and facilities to be safe, to foster social interaction and facilitate active transportation and community connectivity (1.5.1(a)) • Provide opportunities for the development of energy supply, including district energy and renewable energy systems as well as alternative energy systems (1.6.11.1) <p>Note: subsequent amendments to the Official Plan will address policies which have yet to be updated to ensure consistent policy direction with the PPS 2020.</p>
<p>17. Whether the subject land is within an area of land designated under any provincial plan or plans.</p>	<p>Yes – all lands are subject to the Growth Plan for the Greater Golden Horseshoe; portions are located within the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan.</p>
<p>18. If the answer to paragraph 17 is yes, an explanation of how the proposed amendment</p>	<p>OPA 18.3 conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), for the following reasons:</p>

OPA 18.3 to the Richmond Hill Official Plan (2010) – Vision and City Structure
 Prescribed Information in accordance with Ontario Regulation 543/06

<p>conforms or does not conflict with the provincial plan or plans.</p>	<ul style="list-style-type: none"> • Changes proposed to the Vision directly support the creation of complete communities (2.2.1 (4)). • The proposed City Structure directs growth to the existing settlement areas, without adding new settlement areas. Within the settlement area, it further directs growth to areas with existing or proposed higher order transit stations and along priority transit corridors (2.2.1 (2), 2.2.4 (1)). The proposed City Structure maintains Richmond Hill Centre as an urban growth centre, intending it to be a vibrant urban mixed-use centre, a place for major office growth, and focused around a major new inter-modal transit hub (2.2.3, 2.2.5(2)). • Proposed changes to housing policies in sections 3.1.5 and 3.1.7 promote a range and mix of housing options, including strengthening the protection of rental housing, ensuring the construction of 3-bedroom units in high-rise development, and ensuring excess public lands can be used to create affordable housing (2.2.1 (4)(c), 2.2.6 (1), (3)). • New section 3.1.9.1 proposes to align development approvals with infrastructure capital plans and investment, to ensure sufficient capacity for new development (3.2.1 (1), (3)). • Urban agriculture is promoted through the proposed changes to policy 3.2.3 (9) (2.2.2 (4)(d)(iv)). • The proposed changes in section 3.2.3 help the OP promote green infrastructure, low-impact development, 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). • Improvements to the Urban Design policies in section 3.4.1 will help ensure that development contributes to the creation of a vibrant public realm (2.2.1 (4)(e)).
---	--

OPA 18.3 to the Richmond Hill Official Plan (2010) – Vision and City Structure
 Prescribed Information in accordance with Ontario Regulation 543/06

	<ul style="list-style-type: none"> • The Mobility Hierarchy proposed in section 3.5.1 (2) prioritizes active transportation, transit, and goods movement over single-occupant automobiles (3.2.2 (2)(b)(c)(d), (4)(c)). • Introduction of greenhouse gas emissions targets in policies 3.1.1 (2) and 5.2.2 (3)(g) from the CEEP (4.2.10 (2)(c)). <p>Note: subsequent amendments to the Official Plan will address policies which have yet to be updated to conform with the Growth Plan.</p> <p>OPA 18.3 conforms to the Oak Ridges Moraine Conservation Plan, as the proposed City Structure maintains the existing land use designations within the Oak Ridges Moraine Conservation Area, and does not propose to expand the settlement area into any protected areas.</p> <p>Note: subsequent amendments to the Official Plan will address policies which have yet to be updated to conform with the ORMCP and the Greenbelt Plan.</p>
<p>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.</p>	<p>Not applicable</p>