

OPA 18.4 to the Richmond Hill Official Plan (2010) – Neighbourhoods

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>2. If known, the approximate area of the subject land, in metric units.</p>	<p>The lands affected by this Amendment include all lands presently designated “Neighbourhood” under Schedule A2 (Land Use) to the City’s Official Plan (herein referred to as the “subject lands”).</p> <p>The lands subject to the amendment occupy a total estimated land area of approximately 4,800 hectares in the City.</p>
<p>3. Whether the proposed amendment changes, replaces or deletes a policy in the official plan.</p>	<p>The proposed amendment to the Richmond Hill Official Plan (2010) updates various land use and design policies applicable to the Neighbourhood designation. Specifically, the amendment proposes changes and adds new policies to the Official Plan as it relates to development within the Neighbourhood land use designation.</p> <p>For more information on the proposed modifications to the Official Plan, see the attached draft Official Plan Amendment 18.4.</p>
<p>4. If the answer to paragraph 3 is yes, the policy to be changed, replaced or deleted.</p>	<p>The proposed amendment highlights modifications to the policy text and schedules of the Richmond Hill Part I Official Plan to change or add new policies.</p> <p>Please see the proposed OPA for the list of policies, sections and mapping that is proposed to be modified and/or added to the Official Plan.</p>
<p>5. Whether the proposed amendment adds a policy to the official plan.</p>	<p>The proposed amendment includes new and revised policies to be included under Sections 3.3, 4.1 and 4.9 of the Official Plan. The proposed modifications primarily affect lands within the Neighbourhood designation.</p> <p>For more information on the proposed modifications to the Official Plan, see the attached draft Official Plan Amendment 18.4.</p>
<p>6. The purpose of the proposed official plan amendment.</p>	<p>This amendment largely focuses on updating Section 4.9 (Neighbourhoods) of the Richmond Hill 2010 Official Plan to primarily address matters related to “15 minute” complete community principles. The amendment introduces policy direction for neighbourhood commercial uses, home occupations and live-work units, and also includes policy direction to facilitate “gentle density” within the Neighbourhood designation.</p>

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<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>In accordance with the York Region Official Plan 2010, the lands subject to the proposed amendment form part of the "Urban Area". The policies of the amendment support the Regional Official Plan objective of creating vibrant and sustainable urban areas that are socially inclusive, environmentally sustainable, and economically vibrant.</p> <p>In particular, the proposed OPA 18.4 implements the policies of the York Region Official Plan with respect to, but not limited to:</p> <ul style="list-style-type: none"> • human services and economic vitality by promoting entrepreneurship and job creation through home occupations and live-work units; • healthy communities by promoting a mix and range of housing types and gentle density aimed at low to moderate income households, and by promoting context-sensitive development that respond to distinguishing features within residential areas; • cultural heritage by recognizing, conserving and promoting cultural heritage; and • complete communities by ensuring that neighbourhoods are walkable and offer a variety of services and provide structure to create healthy, liveable places to live, work and play.
<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 lands subject to OPA 18.4 as "Neighbourhood". Permitted land uses in the Neighbourhood generally include:</p> <ul style="list-style-type: none"> • <i>low-density residential</i> uses, including low-rise single detached, semi-detached and duplex dwellings; • <i>medium density residential</i> uses including low-rise townhouses, triplexes, fourplexes and walk-up apartments; • <i>neighbourhood commercial</i> uses, including home occupations and live-work units; and • <i>community uses</i> including public and private elementary and secondary schools, arts and culture facilities, places of worship, day nurseries, long term care facilities and government facilities such as libraries, community centers recreation centres and fire and emergency services

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<p>8. Whether the proposed amendment changes or replaces a designation in the official plan.</p>	<p>The proposed amendment does not replace the Neighbourhood designation in the Official Plan, however the amendment proposes to introduce new policies and proposed modifications to policies in Sections 3.3, 4.1 and 4.9 of the Plan, which primarily affect lands within the Neighbourhood designation.</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>The proposed amendment does not change or replace a designation in the Official Plan.</p>
<p>10. The land uses that the proposed amendment would authorize.</p>	<p>Among other policy direction addressed via OPA 18.4, the proposed amendment would authorize and clarify policy direction and land use permissions for home occupations within neighbourhoods, the conversion of neighbourhood commercial sites for residential land uses, the development of “gentle density” with neighbourhoods, and policies respecting distinguishing features of neighbourhoods.</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>The majority of the subject lands subject to the proposed amendment are presently serviced by public water and wastewater infrastructure.</p>
<p>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.</p>	<p>The majority of the subject lands subject to the proposed amendment are presently serviced by public sanitary, sewage and wastewater infrastructure.</p>
<p>13. Deleted because n/a</p>	<p>Not applicable</p>
<p>14. Whether the subject land or land within 120 metres of it is the subject of an application under the Act for,</p>	<p>The proposed Official Plan Amendment is city-wide, and primarily affect lands within the Neighbourhood designation. The lands subject to the proposed official plan amendment are within 120 metres of lands that are subject to applications for development under the <i>Planning Act</i>.</p>
<p>i. a minor variance or a consent,</p>	<p>Not applicable – proposed OPA is City-wide</p>

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<p>ii. an amendment to an official plan, a zoning by-law or a Minister’s zoning order, or</p>	<p>Not applicable – the proposed OPA is City-wide</p>
<p>iii. approval of a plan of subdivision or a site plan.</p>	<p>Not applicable – the proposed OPA is City-wide</p>
<p>15. If the answer to paragraph 14 is yes, the following information about each application:</p>	<p>Not applicable – the proposed OPA is City-wide</p>
<p>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.</p>	<p>Not applicable – the proposed OPA is City-wide</p>
<p>16. An explanation of how the proposed amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.</p>	<p>The proposed amendment is consistent with the Provincial Policy Statement (2020). In particular, the proposed OPA includes policy direction that provides for an appropriate range and mix of housing options which are aimed at low- to moderate-income households, and which seek to address “missing middle” housing and gentle density within neighbourhoods so as to expand opportunities and options for affordable, ground-oriented housing. In addition, the proposed amendment promotes opportunities for intensification within neighbourhoods through infill development, where appropriate levels of infrastructure and public service facilities exist or will be available to support current and projected needs.</p> <p>The proposed amendment also introduces policies that are consistent with the PPS as it relates to long-term economic prosperity and well-designed built form, and direction for the conservation features that help define character including built heritage resources and cultural heritage landscapes (PPS, 2020 Policies 1.1.1(b), 1.1.3.2, 1.1.3.3, 1.1.3.6, 1.3.1(a), 1.4.1, 1.4.3(b)(1),(c), (d), (e) and (f))</p>

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<p>17. Whether the subject land is within an area of land designated under any provincial plan or plans.</p>	<p>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). In addition, the lands subject to the Official Plan Amendment are also located within the Settlement Area of the Oak Ridges Moraine Conservation Plan Area (2017).</p>
<p>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.</p>	<p>A Place to Grow</p> <p>The proposed amendment conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) as it supports directing growth to settlement areas with existing or planned public service facilities, and addresses provincial policy direction respecting the achievement of complete communities by featuring a diverse mix of land uses and access to services. Moreover, the OPA conforms to the Growth Plan by supporting the achievement of infill development through the provision of a diverse range and mix of housing options to accommodate people at all stages of life, household sizes and incomes.</p> <p>The proposed amendment also conforms to and addresses the following policies set out in the Growth Plan, 2019:</p> <ul style="list-style-type: none"> 2.1 – (Where and How to Grow, Context) 2.2.1(3)(c) – (Managing Growth) 2.2.1(4)(e) – (Managing Growth) 2.2.5(15) – (Employment) 2.2.6(1)(a)(i) – (Housing) 5.2.5(6) – (Targets) <p>Oak Ridges Moraine Conservation Plan</p> <p>The proposed amendment conforms to the Oak Ridges Moraine Conservation Plan (2017), which directs growth and intensification to be focused within existing urban areas that are located within Settlement Areas (18(0.a), (1)(b)). The provisions of the ORMCP also encourage the development of communities that provide residents with convenient access to a mix of employment, transportation and local services, and a full range of housing and public service facilities. The proposed amendment conforms to the ORMCP by promoting the efficient use of land within neighbourhoods through minor infill development, and by including policy direction for</p>

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	<p>neighbourhood commercial uses that aim to improve residents' day-to-day activities and access to local services.</p> <p>In addition, the proposed amendment also conforms to and addresses the following policies set out in the ORMCP, 2017:</p> <p>10.(1)4 – (Division of Plan Area, Land Use Designations) 18.(1)b – (Settlement Areas) 18.(1)c – (Settlement Areas) 18.(2)c – (Settlement Areas) 18.(2)c.3 – (Settlement Areas)</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.	Not applicable – the proposed OPA is City-wide