

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: November 13, 2025

CASE NO.: OLT-24-000503

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Yonge and Bloomington Ltd.
Appellant:	Streamgrove Developments Inc.
Appellant:	Worthington Ridge Development Inc.
Subject:	Proposed Official Plan Amendment No. 18.8 (Oak Ridges Local Centre)
Municipality:	City of Richmond Hill
OLT Case No.:	OLT-24-000503
OLT Lead Case No.:	OLT-24-000503
OLT Case Name:	Streamgrove Developments Inc. v. York (Regional Municipality)

BEFORE:

A. MASON	)	Wednesday, the 4 th
MEMBER	)	
	)	day of November, 2025

THIS MATTER, having come before the Tribunal as a written Hearing to consider a settlement reached between Yonge and Bloomington Ltd. and the City of Richmond Hill pertaining to a site-specific appeal under subsections 17(36) of the *Planning Act*, R. S. O. 1990, c. P. 13, as amended, of municipally initiated City of Richmond Hill Official Plan Amendment 18.8 ("OPA 18.8") with respect to the lands at 13723 Yonge Street, Richmond Hill;

AND THE TRIBUNAL, having received the affidavit and exhibits in support of the approval of OPA 18.8, as approved by the Region of York except as modified by the settlement reached herein, of Megan Cobbold (MCIP, RRP), affirmed and dated October 31, 2025, whom the Tribunal recognizes as qualified to assist in its deliberations through opinion evidence in the area of land use planning;

AND THE TRIBUNAL, having accepted the uncontroverted evidence of Megan Cobbold as to the changes to OPA 18.8 agreed between the Parties and set out in terms of settlement dated October 21, 2025, which facilitated the proffered settlement, including:

1. Amending Schedule 1 of OPA 18.8 so that the Local Centre Designation is extended over the entirety of the 13723 Yonge Street;
2. Amending Schedule F1 of OPA 18.8 to indicate that the maximum density permitted in OPA 18.8 over the 13723 Yonge Street is increased to 2.5 FSI; and
3. Amending Schedule F2 in OPA 18.8 so that the East-West Road and North-South Road on 13723 Yonge Street will be identified as a "Planned Local Street".

AND THE TRIBUNAL, having reviewed and considered the uncontroverted affidavit evidence of Megan Cobbold, being satisfied that the approval of OPA 18.8 on the lands at 13723 Yonge Street, in the form as approved by the Region of York except as modified by the settlement reflected herein, is consistent with the Provincial Planning Statement, 2024, conforms to the relevant policies of the York Region Official Plan and

the Richmond Hill Official Plan, and does so in a manner that constitutes good planning and is in the public interest;

NOW THEREFORE:

THE TRIBUNAL ORDERS THAT;

1. The Appeal is allowed in part, and OPA 18.8, as approved by the Region of York, is approved for lands at 13723 Yonge Street, Richmond Hill, save and except for the modifications referenced in paragraph 2 below;
2. Schedules 1, F1, and F2 of OPA 18.8 of the City of Richmond Hill Official Plan are amended as reflected in **Attachment 1** to this Order as these schedules apply to the lands at 13723 Yonge Street, Richmond Hill;
3. The City Clerk is authorized to format the City of Richmond Hill Official Plan, as may be necessary, to incorporate the amendments referenced in paragraphs 1 and 2 of this Order for record keeping purposes; and

AND THE TRIBUNAL ORDERS that it may be spoken to in the event that any issues should arise in connection with the implementation of this Order.

“Matthew D.J. Bryan”

MATTHEW D.J. BRYAN
REGISTRAR

Ontario Land Tribunal

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The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Attachment "1"

ATTACHMENT "1"





