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RICHMOND HILL OFFICIAL PLAN (2010)

The Planning and Economic Development Committee recommends:

- 1. Receipt of the presentation by Heather Konefat, Director, Community Planning;**
- 2. Receipt of the following deputations:**
 - a) Roslyn Houser, Land Use Planner, Goodmans LLP on behalf of Baif Developments Limited;**
 - b) Barry Horosko, Bratty and Partners LLP, on behalf of Liberty Development Corporation;**
 - c) Jeffrey Streisfield, Land Lawyer and Development Manager, Land Law, on behalf of Haulover Investments; and**
 - d) Marco Filice, Senior Vice-President and Counsel, Liberty Development Corporation; and**
 - e) Debra Kakaria, Associate, MHBC, on behalf of Quaestus Management Corporation;**
 - f) Maria Gatzios, Gatzios Planning, on behalf of Major Mac 404 Realty Inc.; and**
- 1. Receipt of the following communications:**
 - a. M. Goldberg, Principal, Goldberg Group, on behalf of Baif developments Limited, dated March 25, 2011;**
 - b. P. Chee, Mi-Ko Urban Consulting Inc., on behalf of Islamic Society of York Region, dated May 2, 2011;**
 - c. S. Zakem, Aird & Berlis LLP, on behalf of Major Mac 404 Realty Inc., dated May 3, 2011;**
 - d. S. Zakem, Aird & Berlis LLP, on behalf of Loblaw Properties Limited, dated May 3, 2011;**

- e. **J. Streisfield, Land Law, on behalf of Haulover Investments Ltd., dated May 3, 2011**
 - f. **H. Rimon, PMG, on behalf of TSMJC Properties Inc., dated May 3, 2011;**
 - g. **P. Tenuta, BILD, dated May 3, 2011**
 - h. **P. Foran, Aird & Berlis, on behalf of North Leslie Residential Landowners Group Inc., dated May 3, 2011;**
 - i. **R. Stein, Great Lands Corporation, dated May 3, 2011; and**
 - j. **C. Tanzola, McCarthy Tetrault, on behalf of Rosetown Suites Inc. and Arten Developments Inc. (collectively, "Arten"), dated May 4, 2011;**
 - k. **J. Dawson, McCarthy Tetrault, on behalf of Sanmike Construction Limited, dated May 4, 2011;**
 - l. **S. Rosenthal, Davies Howe Partners, on behalf of 775377 Ontario Ltd. ("Belmont"), dated May 4, 2011;**
 - m. **S. Rosenthal, Davies Howe Partners, on behalf of 583753 Ontario Ltd., dated May 4, 2011;**
 - n. **S. Rosenthal, Davies Howe Partners, on behalf of Amir-Hessam Limited and 668152 Ontario Limited, dated May 4, 2011;**
 - o. **R. Smith, Barrister and Solicitor, dated May 4, 2011; and**
- 4. Adoption of the recommendations contained in the following report dated April 7, 2011 from the Commissioner of Planning and Development Services.**

1. RECOMMENDATIONS

It is recommended that:

1. The Ontario Municipal Board (the Board) be requested to return the approval authority to York Region for the Richmond Hill Official Plan (2010), or portions thereof, and that the Commissioner of Planning and Development Services be

directed to issue the Notice of Decision to approve the Richmond Hill Official Plan (2010), subject to the modifications set out in *Council Attachment 1*.

2. If the Board retains the approval authority for the Richmond Hill Official Plan (2010), that it be advised that Regional Council supports the approval of the Plan, subject to the modifications set out in *Council Attachment 1*.
3. Regional staff be authorized to appear before the Board, in support of the Region's position, if required.
4. The Regional Clerk forward a copy of this report to the Ontario Municipal Board and the Clerk of the Town of Richmond Hill.

2. PURPOSE

This report provides the basis and planning justification to approve the Richmond Hill Official Plan (2010), as modified, in full or in part by either the Ontario Municipal Board or York Region.

3. BACKGROUND

The Province requires local municipalities to adopt Official Plans that conform to Provincial legislation and policies, and the Regional Official Plan

The Ministry of Municipal Affairs and Housing (MMAH), over the last several years, has prepared a number of new Provincial Plans and updated policies, including: the Provincial Policy Statement (2005), the Green Belt Plan (2005), the Growth Plan for the Greater Golden Horseshoe (2006) and the *Planning Act* (2007). A new Regional Official Plan was required to update existing Regional policies to better conform to new Provincial planning directions. The new Regional Official Plan (ROP) was adopted by Regional Council on December 16, 2009, approved by MMAH on September 7, 2010 and subsequently appealed to the Board. Local municipal Official Plans are required to conform to provincial and Regional policies, and Richmond Hill has prepared a new Official Plan. The Richmond Hill Official Plan was adopted on July 12, 2010, and was subsequently forwarded to the Region for its approval.

The Richmond Hill Official Plan is the culmination of a three year process that started in the Fall of 2007. Detailed background work was completed, including extensive public consultation and technical review work. Background reports, and preliminary versions of the draft Official Plan, were circulated to public agencies, First Nations and the general public, including special interest groups and the development industry, for their review

and comments. Local staff and Council have received and reviewed submissions, and made appropriate modifications to the Official Plan prior to submitting it to the Region.

The Official Plan has proceeded through the required Open Houses and Statutory Public Meetings held in accordance with the *Planning Act*.

The Regional Community Planning Branch has circulated the adopted Official Plan to the province, First Nations, neighbouring local and regional municipalities and various agencies, as prescribed by the *Planning Act*.

The Richmond Hill Official Plan has been appealed to the Ontario Municipal Board for a lack of decision within 180 days

The Richmond Hill Official Plan has been appealed to the OMB for a lack of decision within 180 days. Four appeals have been received as of April 6, 2011. Two of these appeals are within the North Leslie Secondary Plan Area, and are seeking residential uses on employment lands designated by the Board, and one appellant has issues with the parkland dedication rate for high density residential developments. The fourth appeal relating to certain lands within the Richmond Hill Centre does not identify any specific issues.

The *Planning Act* allows the appeal of Official Plans or Official Plan amendment applications, regardless of size and complexity, if a decision is not rendered within the 180 day timeframe. Extensive work and an open, consultative process is required prior to Regional Council issuing a decision on comprehensive local Official Plans, making it difficult to meet the legislated 180 day timeframe.

The Region's Legal Counsel will be requesting the Board to return the Richmond Hill Official Plan, or portions thereof, to the Region for its approval. This would permit Regional Council to formally affirm its position and ensure the Board will have a locally and Regionally approved document to consider during hearing(s).

Returning the approval authority back to the Region also allows for the potential scoping of appeals. It also permits the coming into force and effect of any portions of the Plan that are not under appeal. This process also assists the Board in allocating its resources in light of the potential numerous appeals, some of which might have been managed through the Regional approval process. This process could be designed in a manner that reflects the rights of current appellants.

4. ANALYSIS AND OPTIONS

The Richmond Hill Official Plan (the Plan) is: consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Green Belt Plan, the Oak Ridges Moraine Conservation Plan and the Regional Official Plan

(2010). It is innovative and progressive, and has proceeded through a thorough public consultative process and represents good planning.

THE RICHMOND HILL OFFICIAL PLAN

Environment and Sustainability, City-Building and Place-Making are key themes in the Richmond Hill Official Plan

The Richmond Hill Official Plan represents a fundamental policy shift in the way the Town will approach growth management and related land use policy implementation. Much of Richmond Hill's growth will be in the form of concentrated urbanization, as compared to new greenfield development. As such, the emphasis is on "Environment First and Sustainability", "City-Building" and "Place-Making". These key themes respond to Richmond Hill's growth management issues for the next 20 years.

"Environmental First and Sustainability" is a key theme with policies in the Plan that recognizes the Town's natural heritage, including the features and systems within the Oak Ridges Moraine. Environmental areas and a connected Greenway System are protected and enhanced. Growth is directed away from these protected areas, and the Plan has innovative policies regarding sustainable design, through the promotion of energy and water efficiency, a healthier community, and sustainability building and site design practices.

The key theme of "City-Building" recognizes that future growth will be mainly through intensification, in a network of centres and corridors connected by public rapid transit. Richmond Hill will be an increasingly urban place, with an emphasis on pedestrian friendly, mixed-use, compact development that promotes walkability and foster social interaction.

"Place-Making" policies integrate urban design, as a key priority, with land use permissions. This ensures development will protect, promote and enhance an identifiable character and sense of place.

Richmond Hill's planned urban structure is based on an intensification hierarchy that balances the environment, existing residential neighbourhoods and new areas for compact developments

The Richmond Hill Official Plan adopts a functionally similar structure to the Regional Official Plan (2010), linking Richmond Hill's key environmental systems, land uses and road infrastructure to adjacent municipalities.

Richmond Hill's planned urban structure consists of the Richmond Hill Centre, Key Development Areas, Regional Corridors, Local Centres, Local Development Areas, Local Corridors, Neighbourhoods, Employment Lands and the Greenway System. Richmond Hill's planned urban structure is consistent with the Region's planned urban

structure. Furthermore, Richmond Hill's new Official Plan enhances and strengthens growth management policies by clearly articulating a balanced approach to accommodate its growth. Intensification policies require redevelopment projects to respect and be compatible with neighbouring built form, scale and uses.

The Plan contains five core policy directions that will direct Richmond Hill's growth for the next twenty years

The Plan contains policies that can be grouped according to the five core policy directions of the Plan: "A Complete Community", "The Environment", "The Economy", "Place-Making", and "Connectivity and Mobility". Individually, each core policy direction represents a strong and positive growth management technique. When implemented together, as intended by the Plan, these five core policy directions create an integrated policy framework that enhances Richmond Hill's ability to grow and prosper.

"Complete Community" policies direct how the Town will manage growth and development by setting out the population and employment forecasts, the required intensification target and the urban structure framework, consistent with the provincial Growth Plan and Regional Official Plan (2010). There are also policies that integrate and balance land uses, such as housing, employment, community uses, parkland and infrastructure.

The environmental section of the Plan incorporates the provincially approved policies on the Oak Ridges Moraine, establishes a connected Greenway System and provides for innovative sustainable design policies. The environmental policies also integrate the built and natural environment by mitigating the impacts of urbanization.

The Plan incorporates policies to protect and improve the local economy direct office, retail, commercial and community uses to the Centres and Corridors, and also protect employment lands by limiting conversions to non-employment uses.

"Place-Making" policies ensure appropriate elements of compatibility are considered. Urban design policies promote a human-scaled, pedestrian-oriented and more compact built forms in both the public and private realm. The Plan also contains policies that preserve and manage cultural heritage and archaeological resources.

Richmond Hill's vision for their new kind of urban is supported by strong "Connectivity and Mobility" policies. These policies encourage a better connected transportation system, that include active transportation, including pedestrian and cycling, and public transit. There are also policies addressing design and functional considerations that integrate transportation infrastructure to land use development patterns, such as policies on transit-oriented development, streetscape treatments, accessibility, and rail and goods movement.

CONFORMITY ANALYSIS

The Richmond Hill Official Plan is consistent with the Provincial Policy Statement (2005)

The Richmond Hill Official Plan is consistent with the Provincial Policy Statement (PPS). The Plan is a progressive document with policies that reflect the intent and major policy directions of the PPS.

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety and the quality of the natural environment. According to the *Planning Act*, decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The Richmond Hill Official Plan contains policies that address the PSS “building strong community” policies. The Plan directs growth to a well defined urban structure based on a connected network of centres and corridors, and intensification policies. The Plan sets out policies to protect employment lands, defines non-employment uses and what constitutes an employment land conversion and contains policies that encourage a mix of housing types, set affordable housing percentage targets and permit secondary suites.

The Plan’s “Place-Making” policies have strong urban design guidelines to ensure public spaces, parks and open spaces are well designed, and contribute to a strong, vibrant, walkable streets that are framed by human-scaled built forms and attractive people places.

“Servicing Our Community” policies of the Plan ensure that the provision of public infrastructure and service facilities are provided in a coordinated manner, including: water and wastewater services, stormwater management, solid waste management and utilities. To ensure long-term economic prosperity, the Plan has land use policies that foster a stable built environment for businesses and employment land protection policies.

There are also policies that direct major office development to the Richmond Hill Centre, Key Development Areas, and along Regional Corridors, as well as policies that encourage a wide range of commercial uses in mixed-use formats. The Plan also has policies that promote energy efficiency in new community design and in sustainable designs of buildings.

The PPS also requires that the “wise use and management of resources” are considered. The Richmond Hill Official Plan is consistent with the PPS in this regard, as the Plan’s primary key theme is “Environment First and Sustainability”. The Plan has extensive policies that protect the natural environment. It accomplishes this by creating and protecting a Greenway System, carries forward the provincially approved Oak Ridges

Moraine policies from the current Official Plan and establishes environmental policies for all lands off the Moraine. The Plan also has policies on “Water Resource Management”, which addresses watershed planning, consideration of sensitive groundwater features and functions, natural hazards, and Special Policy Areas.

The Richmond Hill Official Plan contains a balance of policies that are consistent with the Provincial Policy Statement (2005).

The Richmond Hill Official Plan conforms to the Growth Plan for the Greater Golden Horseshoe

The Richmond Hill Official Plan is responsive to Council’s desire to grow in a more compact, efficient and connected manner. The Plan is well-thought out, balanced and integrated and conforms to the policy directions of the Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan is the province’s vision for building stronger, prosperous communities by better managing growth to a planning horizon of 2031. The Growth Plan sets out population and employment forecasts for upper and single-tier municipalities. In turn, York Region has, through discussions with all the local municipalities, assigned the forecasts to its local municipalities.

The Richmond Hill Plan has policies that manage growth by directing future development to within its designated settlement area and by focusing appropriate intensification to a network of centres and corridors, connected by public transit. The Plan also deals with the Growth Plan designated “Urban Growth Centre” by planning for its future transition to a compact, mixed-use, rapid transit commuter hub. As permitted and encouraged by the Growth Plan, the Richmond Hill Official Plan has appropriate employment land conversion policies.

The Richmond Hill Plan has policies that ensure infrastructure and community facilities, like roads, water and wastewater, schools and parks are integrated with the pace of development, in accordance with the Growth Plan. There are policies that place a priority for active transportation over single occupant vehicles, encourage the use of public transit and encourage transit oriented development. These “Moving People” and “Moving Goods” policies comply with the Growth Plan policies on “Infrastructure to Support Growth”.

In addition to growth related policies, the Growth Plan also contains “Protecting What Is Valuable” policies. In response to these Growth Plan policies, the Richmond Hill Official Plan’s “Environmental First and Sustainability” policies ensure the natural environment is well protected.

The Richmond Hill Official Plan is based on policies that reflect and conform to the Growth Plan, and therefore represents good planning.

The Richmond Hill Official Plan conforms to the Oak Ridges Moraine Conservation Plan and Green Belt Plan

Richmond Hill's Official Plan Amendment No. 218 was the Town's Oak Ridges Moraine conformity amendment, and was approved by the province in 2006. The policies of this Amendment were incorporated and carried forward into the new Official Plan. As such, the policies of the Town's new Official Plan conform to the Oak Ridges Moraine Conservation Plan.

Small portions of Richmond Hill are located within the "Protected Countryside" designation of the Green Belt Plan. These areas consist of the stream corridors that flow from the Oak Ridges Moraine and generally contained within the North Leslie Secondary Plan Area. Through the "Greenway System" land use designation, the Richmond Hill Plan protects the Key Natural Heritage Features and Key Hydrological Features of the stream corridors, therefore, conforming to the Green Belt Plan.

The Richmond Hill Official Plan conforms to the new York Region Official Plan (2010), as approved by the province

The Richmond Hill Official Plan is an excellent policy document that incorporates the spirit and intent of provincial and Regional major policy directions. The Plan protects the natural heritage system, plans for a compact urban structure of centres and corridors, provides sustainable growth management through complete communities, places a renewed emphasis on economic growth, and the timely provision of infrastructure to meet projected growth. The Richmond Hill Official Plan conforms to the York Region Official Plan, and represents good planning.

The Sustainable Natural Environment policies of the Regional Official Plan are further defined throughout the Richmond Hill Official Plan, and focused in Section 3.2 – Environment. The "Environment First and Sustainability" policies of the Richmond Hill Plan are fulsome, and comprehensively consider the natural and built environment as one system. This is achieved by combining a natural heritage system approach with sustainable design techniques. The Plan establishes a Greenway System, protects the natural heritage systems, enhances water resource management, and prescribes sustainable design techniques to promote energy and water efficiency.

The Richmond Hill Official Plan has comprehensive employment land protection policies and also encourages a wide range of employment uses to locate in the planned urban structure of centres and corridors. There are also policies that create a business friendly environment in order to retain and attract business and economic development.

Similar policies to the Region's "Building Cities" and "Complete Communities" policies can be found throughout the Richmond Hill Official Plan, and are applied and developed in a manner that will be effective in the Richmond Hill community. The Plan is an

excellent example of creating policies that not only conform to the Regional Official Plan in this regard, but enhance and strengthen this major Regional policy direction.

The Region's policies on "Servicing Our Population" address matters pertaining to transportation options, water and wastewater servicing, waste management, energy and utilities are reflected in the Richmond Hill Official Plan. The Richmond Hill Official Plan, for example, integrates land use with active transportation and public transit usage, while reducing auto dependency. Through the "Servicing Our Community" section of the Richmond Hill Official Plan, the Plan addresses the balance of the Region's servicing policies.

The Richmond Hill Official Plan conforms to the Regional Official Plan (2010).

The Richmond Hill Official Plan represents good planning

The York Region Official Plan, approved by the province on September 7, 2010, has been appealed to the Ontario Municipal Board. As such, it is not yet in full force and effect. In accordance with the *Planning Act*, the Richmond Hill Official Plan is required to conform to York Region's Official Plan. The Richmond Hill Official Plan has also been appealed to the Ontario Municipal Board.

York Region staff has worked closely with Richmond Hill staff in the preparation and development of the Richmond Hill Official Plan. This includes participating in the Technical Advisory Committee, reviewing draft versions of the Official Plan, and attending numerous meetings. The preparation of the Richmond Hill Official Plan and the Regional Official Plan proceeded in parallel, and both were prepared to conform to provincial plans and policies.

The Richmond Hill Centre policies of the Richmond Hill Official Plan are appropriate and establish the interim steps necessary to proceed with a Secondary Plan

The Richmond Hill Centre, identified as part of a Regional Centre in the Regional Official Plan and a portion of an Urban Growth Centre in the Growth Plan, is an area of significant Regional interest. The Richmond Hill Centre policies, as contained in the adopted Richmond Hill Official Plan, are appropriate for a primary Official Plan, establishing a set of interim policies necessary to proceed with a pending Secondary Plan for this area. The future secondary plan required for this Centre will address matters that reflect the Region's inter-municipal coordination efforts between Richmond Hill, Markham, Vaughan, the province and the Region, and considers the full range of public and private interests.

Regional Official Plan Amendment No. 4 (ROPA 4) is currently being prepared and will apply to the pending Richmond Hill Centre Secondary Plan. ROPA 4 outlines the

Regional interests and requirements for the Centre, with implementation details for the Centre's secondary plans.

CONSULTATION

The Region received correspondence from circulated agencies, residents and from the development industry. In total, the Region received 40 pieces of correspondence in regard to the adopted Official Plan: five from commenting agencies, four from residents and 31 from the development industry, with three requesting additional densities. More than half (23) of the total submissions where requests to receive the Region's Notice of Decision and did not specify any issues. A detailed table summarizing each submission and Regional staff response is provided in *Council Attachment 2*.

Final agency comments have been reviewed and have been incorporated, as appropriate, into the list of modifications

Four agencies have provided comment: the Ontario Realty Corporation, on behalf of Hydro One, Bell Canada, York Region District School Board, the Toronto and Region Conservation Authority and the Ministry of Municipal Affairs and Housing. The comments from Hydro One and Bell were in regard to the provision of required infrastructure. Both corporations want utilities to be specifically permitted by policy in all land use designations which is not supported by Town staff. In response, a proposed modification has been agreed to that recognises the importance of utility infrastructure, that is approved under the *Environmental Assessment Act*, in any land use category.

The Public and Separate School Boards' issues mainly pertain to sustainable building designs. Their funding model with the province limits the Boards' ability to construct sustainable building features or meet higher energy efficient rating systems. Local municipal staff is of the opinion that the school boards are a major public institution and should lead by example, similar to municipal buildings. The importance of sustainable building designs in the community need to be further pursued with the province, however, in the interim, both School Boards and the local municipalities agree that the adopted policies requiring LEED Silver certification, or equivalent, are appropriate as the Boards' current practices will allow them to meet the equivalent standards.

There have been a number of meetings with TRCA staff and Regional and local planning staff. TRCA's comments are technical in nature, and changes to reflect the comments have been incorporated into the proposed list of modifications.

A request for comments, dated July 26, 2010, was sent to the Ministry of Municipal Affairs and Housing and a response was received on April 11, 2011. The province's One Window review includes comments from the Ministries of Municipal Affairs and Housing, Natural Resources, Agriculture Food and Rural Affairs, the Environment, and Tourism and Culture.

The province commends the Town of Richmond Hill on their “progressive vision developed within the context of applicable provincial plans and policies.” The province acknowledges that “there are no substantive issues” with the Richmond Hill Official Plan. Their comments are either seeking further clarification or suggesting modifications to provide clarity and enhanced implementation of provincial policies. Appropriate minor modifications have been incorporated in *Council Attachment 1*, to address the province’s comments.

Resident issues pertain to redevelopment plans for their properties that are within the Lake Wilcox Special Policy Area and Richmond Hill Naturalists’ issues have been appropriately addressed in the Richmond Hill Official Plan

Four submissions were received from residents, with two simply requesting a copy of the Region’s Notice of Decision. The other two are within the Lake Wilcox Special Policy Area, a provincially regulated historic flood prone area. One of the submissions opposes the restriction of lot creation in the Special Policy Area. The Provincial Policy Statement is clear and restricts intensification within Special Policy Areas. The proposed policy is consistent with the Provincial Policy Statement and, therefore, no change in the Plan is recommended. The second submission results in a modification clarifying that the requirements for Lake Wilcox shoreline enhancements are only applicable to properties where it is physically possible to accommodate the enhancements.

Regional staff met with representatives of the Richmond Hill Naturalists. Their issues pertain to the need for: more definitions, identification of provincially significant areas and species at risk, the protection of trees, stronger sustainable building design requirements, more itemized and specific active transportation features, stronger connection and protection of the Town’s cultural and heritage resources, identify high aquifer vulnerability areas off the Moraine, the removal of the David Dunlap Observatory lands from development and new terminology used in the West Gormley Secondary Plan.

After consulting with Richmond Hill planning staff, Regional staff is satisfied that the majority of the issues raised by the Richmond Hill Naturalists have been appropriately addressed in the Town’s Official Plan, or are beyond the scope of an Official Plan. The West Gormley Secondary Plan was approved under the former 1984 Richmond Hill Official Plan. It was necessary to update the environmental terminology to reflect the new 2010 Official Plan. As such, while terminology has changed, the overall purpose and intent of the Secondary Plan remains unchanged.

The Richmond Hill Official Plan, as proposed to be modified, conforms to provincial and Regional policies, and residual site specific issues that have arisen in the process, are considered local in nature

In reviewing the site specific submissions from development interests, Regional staff considered: whether the policy issue conforms to provincial and Regional policies,

conflicts with Regional interests, has proceeded through the local process with Council rendering a decision, and does not identify a technical error. If these criteria are met, then the issue is a local matter, and local staff and Council are best positioned to determine how to proceed. Regional and local staff has consulted on the site specific matters that have arisen. Most of the other issues raised include specific requests for more height, density, and land use designations.

Regional planning staff supports the height, density and land use permissions set out in the Richmond Hill Official Plan. The Plan is a balanced approach to accommodating growth while protecting the environment and it has gone through an extensive public consultation process. A hierarchy of intensification has been established at a level and intensity that is sensitive to existing neighbourhoods and planned to be within the Region's assigned population and employment targets. It is recognised that there may be far greater redevelopment potential on an individual site and area basis, but the Town of Richmond Hill has proceeded through a fair and open process to plan, distribute and focus growth within a planned urban structure that conforms to and complements the Region's planned urban structure. This urban structure, on balance, responds to the needs of the overall community. Therefore, in this context, and based on the full consultative process, any additional modifications are not supported.

A number of appeals to the Regional Official Plan (2010) are linked to the new Richmond Hill Official Plan and to site specific development applications

There are a number of appeals to the Regional Official Plan (2010) that are directly linked to the new Richmond Hill Official Plan. The majority of these appeals come from landowners in the North Leslie Secondary Plan area. Their primary issue pertains to protecting their development interests gained through the pending Ontario Municipal Board Order and decision on the North Leslie Hearing.

The nature of the other appeals to the Regional Official Plan (2010), within the Town of Richmond Hill, is based on active site specific development applications. These issues pertain, on a site specific basis, to employment land conversion policies, Regional road right-of-way widths, and the Region's planned urban structure.

Landowners in the Richmond Hill Centre have also appealed the Regional Official Plan citing issues with sustainability standards in urban design, new community development policies, the protection for rapid transit facilities, and affordable housing targets.

MODIFICATIONS TO THE ADOPTED RICHMOND HILL OFFICIAL PLAN

There are a number of recommended modifications arising from the provincial modifications to the Regional Plan (2010) and from local Planning staff to add further clarity to certain policies

Council Attachment 1 contains the proposed modifications to the Richmond Hill Official Plan (2010). These modifications include those discussed earlier in this report, and those originating from local and Regional staff. Richmond Hill planning staff has been implementing their adopted Official Plan and has requested a number of modifications to improve clarity. The modifications do not alter the intent of the policy direction and are consider technical and minor in nature.

Relationship to Vision 2026

The Richmond Hill Official Plan further enhances the Region's goals established through Vision 2026. The Richmond Hill Plan: provides for quality communities for a diverse population, enhances the environment, heritage, culture, promotes a vibrant economy, responds to the needs of residents, increases housing choices, manages and balances growth, ensures timely provision of infrastructure and facilitates engaged and responsive communities.

5. FINANCIAL IMPLICATIONS

The Richmond Hill Official Plan implements the policies of the York Region Official Plan (2010). The Town's Plan uses the Region's assigned projected population and employment growth numbers to 2031. As such, the required Regional infrastructure costs have been identified in the Region's Transportation Master Plan and the Water and Wastewater Master Plan. Fiscal Impact Analyses will be required at the Secondary Plan stage, in conformity to Regional policy requirements.

On September 23, 2010, Regional Council adopted Clause 4 of Report No. 7 of the Finance and Administration Committee, permitting the Regional Solicitor and Commissioner of Planning and Development Services to engage external legal and planning services for matters associated with Regional Official Plan and/or Regional Official Plan Amendment appeals. As several appeals against the Regional Official Plan directly affect properties within the Town of Richmond Hill, the potential financial implications of defending the Regional position, have been authorized through this previous Council resolution.

6. LOCAL MUNICIPAL IMPACT

The Richmond Hill Official Plan (2010) was adopted by Richmond Hill Council on July 12, 2010. The approval of the Plan is consistent with the Town's position and the proposed modifications have been reviewed and supported by Town staff.

7. CONCLUSION

The Richmond Hill Official Plan, through an extensive public consultation process and a municipal comprehensive review, is a substantive and advanced public policy document that incorporates the spirit and intent of provincial and Regional major policy directions and provides a well integrated, and articulated, vision for the Richmond Hill community.

The Richmond Hill Official Plan (2010) represents an excellent policy document that is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Oak Ridges Moraine Conservation Plan and the Green Belt Plan. The Richmond Hill Official Plan conforms to the York Region Official Plan, has progressed through a full and comprehensive public consultation process and represents good planning.

For more information on this report, please contact Heather Konefat, Director, Community Planning Branch, at (905) 830-4444, Ext. 1502, or Augustine Ko, Senior Planner, at Ext. 1524.

The Senior Management Group has reviewed this report.

(The two attachments referred to in this clause are attached to this report.)

**Schedule of Modifications to the
Adopted Richmond Hill Official Plan (2010)**

Proposed Modifications: underlined text are additions and strikethrough text are deletions

Modification No.	Page No.	Policy No.(subject matter)	Proposed Modification
1	3-2	3.1(1) Growth Management	2021 Population: 231,500 <u>231,400</u> ; 2026 Population: 239,400 <u>239,100</u>
2	3-3	3.1.2(6) Managing Growth within the Settlement Area	Secondary plans and subdivision plans within the <i>designated greenfield area</i> that are not approved, are encouraged to be developed in accordance with <u>the policies of the New Community Areas section</u> policies 5.6.4 through 5.6.16 of the Region of York Official Plan.
3	3-15	3.1.9.2(8) Servicing Our Community - Stormwater Management	Stormwater Management Plans shall be prepared prior to the approval of <i>development</i> to the satisfaction of the Town and, in consultation with the Conservation Authority. Where an MESP applies, the content of the Stormwater Management Plans shall be in conformity with and implement the provisions of the relevant policies of this Plan.
4	3-17	3.1.9.5(1) Energy Conservation	<i>Renewable energy systems</i> systems <u>projects</u> and <i>alternative energy systems</i> shall be permitted throughout the Town in accordance with Provincial and Federal requirements and shall be promoted in accordance with the policies of Section 3.2.3 (Sustainable Design) of this Plan.
5	3-18	3.1.9.6(1) Utilities - NEW POLICY; subsequent policies in this section to be renumbered.	Public utilities, authorized in accordance with the requirements of the <i>Environmental Assessment Act</i> , <u>where applicable, and that do not conflict with the Vision and Guiding Principles of this Plan, are permitted in all land use designations.</u>
6	3-19	3.1.9.7.4(e) Noise, Odour and Vibration -NEW POLICY	<u>Address the Ministry of the Environment land use compatibility guidelines.</u>
7	3-20 to 3-34; 4-39 to 4-47	Sections 3.2 Environment; 4.10 Greenway System	Reference to a Provincial Plan shall be revised to include the words "Plan Area" at the end where appropriate.
8	3-22	3.2.1(7) Greenway System	<i>Development</i> <u>and site alteration</u> shall be directed away from the Greenway System in accordance with the policies of this Plan.

Modification No.	Page No.	Policy No.(subject matter)	Proposed Modification
9	3-23, 3-24	3.2.1.1(3) Oak Ridges Moraine Land Use Designation	Schedule A2 (Land Use) to this Plan identifies land use designations within the Oak Ridges Moraine Conservation Plan Area and has been developed based upon maps prepared by the Province of Ontario. <u>Amendments to land use designations will only be considered within the Oak Ridges Moraine Conservation Plan Area:</u> a. as part of a provincial review of that Plan; b. as provided for in the <u>Oak Ridges Moraine Conservation Plan and the Oak Ridges Moraine Conservation Act, 2001, as amended; or</u> c. within Urban Areas of Towns and Villages. <u>However, in no event will amendments to this Plan be considered which would have the effect of removing lands from the ORM Natural Core and the ORM Natural Linkage designations.</u> Within the ORM Natural Core, ORM Natural Linkage, and ORM Countryside designations as set out in the ORMCP will be considered, including amendments to the outer boundaries of the settlement area and the Hamlet Area shown on Schedule A3 (Settlement Area), prior to the 10-year review of the Oak Ridges Moraine Conservation Plan (ORMCP) and then only in conformity with any changes implemented through the ORMCP, as provided for under the Oak Ridges Moraine Conservation Act, 2001. However, in no event will amendments to this Plan be considered which would have the effect of removing lands from the ORM Natural Core and the ORM Natural Linkage designations.
10	3-30	3.2.1.1(22) Lands on the ORM	3.2.1.1(22) Schedule A4 (Key Natural Heritage Features and Key Hydrological Features) to this Plan identifies....The following are key natural heritage features: a. Wetlands;....and h. Sand barrens, savannahs and tallgrass prairies. Schedule A4 does not define <i>fish habitat, significant valleylands, significant wildlife habitat</i> and the <i>habitat of endangered, rare and threatened species</i>. These features are to be identified using criteria established by the Province-, <u>including those species identified by the Species at Risk in Ontario list and Provincially rare species on the Oak Ridges Moraine.</u>

Modification No.	Page No.	Policy No.(subject matter)	Proposed Modification
11	3-35	3.2.1.2.(8)(b)Lands South of the Oak Ridges Moraine	<i>Significant habitat of endangered and threatened species, which will require a minimum vegetation protection zone₁ in accordance with policy 3.2.1.2 (15) of this Plan.</i>
12	3-38	3.2.1.2(22)(f) Woodlands - NEW POLICY	<u>Notwithstanding 3.2.1.2(22)(a) to (e), on lands within the Greenbelt Plan Area, the <i>woodland</i> will be evaluated for significance based on the requirements of the Greenbelt Plan and associated technical papers.</u>
13	3-44	3.2.2.2(1) Sensitive Groundwater Features and Functions	<u>Development and site alteration shall be restricted in or near sensitive groundwater features such that these features and their related hydrologic functions will be protected, enhanced or restored. Sensitive groundwater features and functions will be protected and, where possible, enhanced as part of the development approval process.</u>
14	3-45	3.2.2.3(3) Natural Hazards	The Town shall support the efforts of the Conservation Authority in the management of floodplain lands and <i>Special Policy Areas</i> , which are within the Floodplain Regulation Area as shown on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas). Special Policy Areas shall only be applied with Provincial approval. <u>The identification of a new Special Policy Area and any change or modification to the site specific policies, designation or boundaries applying to an existing Special Policy Area shall be approved by the Province, prior to the approval authority issuing its approval.</u>
15	3-45	3.2.2.3(7) Water Resource Management - Natural Hazards	A minimum protection zone (or buffer) of 10 metres shall be provided and enhanced from the outer limits of <i>hazardous lands</i> and <i>hazardous sites</i> , as defined by the Town and in consultation with the Conservation Authority, or such greater distance as may be determined through a Natural Heritage Evaluation, a Geotechnical Study, a floodplain assessment, or to conform to Provincial regulations.
16	3-46	3.2.2.4(2) Water Resource Management – Special Policy Areas	<u>Development, redevelopment or rehabilitation of buildings or structures in accordance with the Zoning By-law may be permitted in Special Policy Areas shown on Schedule A7 (Floodplain Regulation Areas, Special Policy Areas and Flood Vulnerable Areas) and shall be subject to site plan control.</u>
17	3-46	3.2.2.4(4) Water Resource Management – Special Policy Areas	<u>The approval of minor variance and/or site plan applications for buildings or structures in Special Policy Areas shall be conditional upon the landowner incorporating into the project flood measures capable of ensuring that the new buildings or structures, or additions to existing buildings or structures, will not be flooded under Regulatory Flood conditions, to the satisfaction of the Town and the Conservation</u>

Modification No.	Page No.	Policy No.(subject matter)	Proposed Modification
			Authority.
18	3-46	3.2.2.4(5) Water Resource Management - Special Policy Areas	Where it is not technically feasible or it is impractical to flood protect a building or a structure, or an addition to a building or a structure to the level of the Regulatory Flood control, then notwithstanding other provisions of this Plan, the Town, in consultation with <u>to the satisfaction of</u> the Conservation Authority, may permit a reduced level of flood protection.
19	3-46	3.2.2.4(6) Water Resource Management – Special Policy Areas	The specific level of flood protection to be imposed and any flood protection measures to be implemented relative to individual <i>development</i> applications shall be determined by the Conservation Authority and the Town <u>and in no case shall any building or structure be subject to a risk of flooding in excess of the 1:350 year flood.</u>
20	3-46, 3-47	3.2.2.4(7) Water Resource Management – Special Policy Areas	Ingress and egress for all buildings and structures shall comply with all applicable Provincial safety standards and shall achieve the maximum level of flood protection determined to be feasible. No new building, structure or addition, shall be permitted within the <i>Special Policy Area</i> unless it has been demonstrated to the <u>satisfaction of the Town's and Conservation Authority</u> satisfaction that it would not be: a. Subjected to flows, which due to their velocity, depth or both, would be a hazard to life; or b. Susceptible to major structural damage as a result of a flood below or equal to the level of the Regulatory Flood.
21	3-47	3.2.2.4(8) Water Resource Management – Special Policy Areas	<i>Development applications</i> on lands within a <i>Special Policy Area</i> shall be accompanied by engineering studies, prepared by a qualified professional, detailing such matters as flood frequency, the velocity and depth of storm flow, soil conditions, proposed flood damage reduction measures, flood protection measures, including structural design details, stormwater management techniques, and other necessary information and studies as may be required by the Conservation Authority and the Town. <u>These studies shall demonstrate no adverse down stream or upstream impacts and no increase in risk to life or property as a result of flooding.</u>

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22	3-47	3.2.2.4(9) Water Resource Management – Special Policy Areas	Prior to the issuance of a building permit, applications for <i>development</i> on lands wholly or partly within a <i>Special Policy Area</i> shall require the approval of the Conservation Authority pursuant to the <i>Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses</i> , REG 166/06 . The alteration of a watercourse or intensification within a <i>wetland</i> , or development (as defined by the Conservation Authorities Act), shall not be permitted within the <i>Special Policy Area</i> without the approval of the Conservation Authority.
23	3-47	3.2.2.4(10) Water Resource Management – Special Policy Areas	New <i>development</i> shall be prohibited on any parcel of land which is wholly or partly in a <i>Special Policy Area</i> where the use is: a. Associated with the manufacturing, storage, disposal or consumption <u>treatment</u> of hazardous substances or the treatment, collection and disposal of sewage, which would pose a threat to public health or safety if it were to escape its normal containment/use as a result of flooding or failure of flood proofing measures; b. Associated with institutional services, such as hospitals, nursing homes and schools, which would pose a significant threat to the safety of the inhabitants (e.g. the sick, the elderly, the disabled or the young), if involved in an emergency evacuation situation as a result of flooding or failure of flood proofing measures; b. An institutional use associated with hospitals, nursing homes, pre-school, school nurseries, daycare and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, <u>failure of floodproofing measures or protection works, or erosion;</u> c. Associated with <u>essential emergency</u> services such as those that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an <u>flood</u> emergency as a result of flooding, or the failure of flood proofing measures; and/or protection works and/or erosion. d. Where any of the proposed uses identified in (a), (b), and (c) above are considered to pose an acceptable risk to public safety, a higher level of flood protection or additional flood proofing precautions above the regulatory flood level, may be required due to the sensitive nature of these uses.

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24	3-47, 3-48	3.2.2.4(12) Water Resources Management - Special Policy Areas - NEW POLICY	<u>Special Policy Areas should not be planned for intensification beyond the level of development that is currently provided for in this Plan, unless it has been demonstrated that no other alternatives exist outside the floodplain. Any change in the level of development within the Special Policy Area must be comprehensively assessed by the Town in accordance with policy 3.2.2.4(13).</u>
25	3-48	3.2.2.4(13) Water Resources Management - Special Policy Areas - NEW POLICY	<u>The identification of a new Special Policy Area and any change or modification to the site specific policies, designation or boundaries applying to an existing Special Policy Area shall be approved by the Province, prior to the approval authority issuing its approval.</u>
26	3-49	3.2.2.6(3) Lake Remediation	<u>Development on lakefront properties shall be required to enhance the Lake Wilcox shoreline by restoring the minimum vegetation protection zone required, as set out in Table 3 to this Plan, which shall include restoring the natural shoreline edge, to the satisfaction of the Town and the Conservation Authority, and by ensuring the use of best management practices, including reduced fertilizer use, on the site. Where the minimum vegetation protection zone as set out in Table 3 to this Plan cannot be achieved, an alternate remediation strategy may be approved by the Town and the Conservation Authority.</u>
27	3-51	3.2.3 Sustainable Design - preamble	Sustainable design techniques are an essential component....long term. Minimum sustainable design performance will enhance the Town's environment through the promotion of energy and water conservation and efficiency, a healthier community, and sustainable building and site design practices. Through the process of urbanization...design.
28	3-54	3.2.3(25) Building Design	<u>Development shall be encouraged to achieve the following energy efficiency and conservation standards:...</u>
29	3-54	3.2.3(26) Building Design	<u>Development shall be encouraged to achieve 10% greater water conservation and efficiency than the Ontario Building Code.</u>
30	3-54, 3-55	3.2.3(29) Building Design	<u>Development is encouraged to achieve the following energy efficiency and conservation standards:...</u>
31	3-55	3.2.3(30) Building Design	<u>Development is encouraged to achieve 20% greater water efficiency-conservation than the Ontario Building Code.</u>

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32	3-66	3.4.1(8)(e) Leadership in Design	8. In advance of the preparation of a Public Art Master Plan, public art shall be directed to the following areas to create unique gathering places and focal points: ...e. The <i>centres and corridors</i> ;...
33	3-73	3.4.2(2)(b) Cultural Heritage	May designate <i>cultural heritage resources</i> under the <i>Ontario Heritage Act</i> ;
34	3-74	3.4.2(5) Cultural Heritage - NEW POLICY to be added and subsequent policies in 3.4.2 to be re-number accordingly	<i>5. Development and site alteration adjacent to a property with a designated cultural heritage resource shall be designed so as to ensure that the heritage attributes of that property are conserved.</i>
35	3-74	3.4.2(10) Cultural Heritage	The Town may establish identification and evaluation criteria, <u>consistent with Provincial regulations</u> , in order to guide and prioritize designation and conservation strategies.
36	3-75	3.4.3 Archaeological Resources	<i>Archaeological resources, both pre-contact Aboriginal and European, contribute to Richmond Hill's unique, local identity. They include sites that may contain scatters of artefacts, the remains of structures, cultural deposits or subsurface strata of human origin. Archaeological sites are both highly fragile and non-renewable. This Plan recognizes the importance of conserving archaeological resources and of the potential to incorporate appropriate archaeological discoveries in the Town's place-making efforts.</i>
37	3-75	3.4.3(1) Archaeological Resources	<i>Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential where the significant archaeological resources have been assessed and conserved on site or are conserved by removal and documentation to the satisfaction of the Town in compliance with Provincial requirements, standards or guidelines. Where significant archaeological resources are preserved on site, development and site alteration shall maintain the heritage integrity of the site.</i>
38	3-76	3.4.3(2) Archaeological Resources	Prior to approval of development or site alteration on lands containing significant or potentially significant archaeological resources identified in the Town's Archaeological Master Plan, <u>or as identified in an archaeological assessment required as part of a development application</u> , a plan for the protection and/or management of these resources shall be

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			developed, in cooperation with the Town and York Region, in accordance with Provincial legislation and guidelines. If the archaeological resources pertain to First Nations and/or Métis Nation heritage, the protection and/or management plan will be developed in consultation with appropriate First Nations and Métis Nation communities. <u>Where the appropriate cultural affiliation cannot be identified, the closest First Nation or Métis shall be consulted.</u> In circumstances where archaeological resources are to be preserved on a site, the Town shall consider regulatory tools such as zoning restrictions and heritage easements.
39	3-76	3.4.3(3) Archaeological Resources - DELETED POLICY	The Town shall support York Region's efforts to prepare the York Region Archaeological Resources Master Plan.
40	3-76	3.4.3(4) Archaeological Resources - re-numbered to become new 3.4.3(3)	3.4.3(3) Upon receiving information that lands proposed for development may include archaeological resources or constitute an area of archaeological potential, the owner of such land shall be required to undertake studies by a qualified licensed archaeologist to: a. Assess the property; <u>in compliance with current Provincial standards and guidelines for consulting archaeologists;</u> b. Assess the impact of the proposed development on any archaeological resources; c. Identify methods to mitigate any negative impact that the proposed development may have on any archaeological resources, including methods of <u>preservation on site or recovery and preservation; ...</u>
41	3-76	3.4.3(5) Archaeological Resources - re-numbered to become new 3.4.3(4)	3.4.3(4) Where burial sites are encountered during any excavation or other action, the provisions of the Cemeteries Act and its regulations shall apply. Where First Nations and/or Métis Nation burials are discovered, the proponent shall engage in consultations with the nearest First Nation and/or Métis Nation and the Nation with the closest cultural affiliation, if that can be determined. <u>archaeological work or land disturbing activity, all work must immediately cease and the site secured. The appropriate provincial and municipal authorities shall be notified by the proponent and the required provisions under the Cemeteries Act, Ontario Heritage Act, along with other applicable protocol or policy must be followed to provide for culturally appropriate and respectful treatment of the discovery. A licensed archaeologist(s) shall be required to assess</u>

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			<u>and/or monitor the property, and recommend conservation strategies.</u>
42	3-76	3.4.3(6) Archaeological Resources - re-numbered to become new 3.4.3(5)	3.4.3(5) Where First Nations or Métis Nation artefacts or remains <u>archaeological resources</u> are discovered and preservation in their current location is not possible, the proponent shall engage in consultations with the Town and York Region and First Nations and/or Métis to investigate the potential for a secure re-internment site and interpretation centre for such artefacts or remains.
43	3-76	3.4.3(7) Archaeological Resources - re-numbered to become new 3.4.3(6)	3.4.3(6) All undisturbed First Nation and/or Métis Nation village sites, cemeteries and ossuaries shall be considered as features and First Nations and/or Métis Nation the First Nations with the closest cultural affiliation and/or the nearest First Nations and/or Métis shall be consulted to identify preservation or commemorative approaches.
44	3-76	3.4.3(7) Archaeological Resources - NEW POLICY	3.4.3(7) <u>Where development is proposed on or adjacent to a known archaeological site thought or found to be First Nations or Métis in origin, the First Nation with the closest cultural affiliation and/or the nearest First Nation and/or Métis shall be notified by the proponent's archaeologist and a representative(s) of the First Nation(s) shall be invited to attend the site and participate in the Archaeological Assessment work.</u>
45	3-77	3.4.3(9) Archaeological Resources - NEW POLICY	3.4.3(9) <u>The Town shall support York Region's efforts to prepare and implement the York Region Archaeological Management Plan.</u>
46	3-77	3.4.3(10) Archaeological Resources - NEW POLICY	3.4.3(10) <u>The Town shall work with York Region and others to investigate the potential for a secure re-internment site and interpretation centre for First Nations archaeological resources.</u>
47	3-77	3.4.3(11) Archaeological Resources - NEW POLICY	3.4.3(11) <u>The Town shall work with York Region, other local municipalities in York Region, First Nations, Métis and the Province to develop and implement a First Nations and Métis development review and consultation protocol.</u>

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48	4-1	4.1.1(2)(g) Community Uses - Land Use	2. Within the <i>centres and corridors</i> , the following community uses shall be permitted:... g. Government facilities including: i. Government offices; ii. Public community facilities...; iii. Fire and emergency services; and iv. Other public facilities. h. Places of Worship...; i. Arts and cultural facilities; j. <i>Day Nurseries</i> ; k. <i>Private-home day care facilities</i> ; and l. <i>Long-term care facilities</i> ; and <u>m. Social services.</u>
49	4-2	4.1.1(4) Community Uses - Land Use (private schools)	4. Private secondary and elementary schools, where permitted, shall be located at the intersection of an arterial street and a collector street. Mid-block sites on arterial streets may be considered only where they abut the Greenway System, a park, educational facility, <i>commercial or retail use</i> . <u>Private secondary and elementary schools shall be</u> subject to the following requirements: a. Minimum of two access points are provided; b. The site size shall be a minimum of 1 hectare and a maximum of 2.5 hectares; c. Transportation studies shall be submitted in accordance with Section 5.26; d. Impact on adjacent residential areas is minimized by providing adequate parking, landscaping, setbacks and buffering; and e. Adequate on-site vehicular pick-up and drop-off.
50	4-5	4.2.1.5 - Richmond Hill Centre - Land Use - Insert NEW 2nd paragraph below j.	5. The following land uses shall be permitted within the Richmond Hill Centre: a... j...this Plan. <u>Development fronting on Yonge Street shall be required to provide commercial, retail or community uses at grade in a mixed-use building format. Additional requirements for mixed-use development shall be set out in the Secondary Plan.</u>
51	4-11	4.3.1.1(5)(a) - Downtown Local Centre - Land Use	5. The following land uses shall be permitted for lands fronting on Yonge Street in the Downtown Local Centre: a. Residential apartments in the form of low-rise and mid-rise buildings ;...
52	4-27	4.8.1.1(2)(f) Employment Area - Land Use (permitted uses)	2.The following uses shall be permitted within the Employment Area designation:... f. Linear parks and urban squares in accordance with Section 3.4.4 of this Plan ; and...

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53	4-35	4.9.1.2(2) Medium Density Residential	4.9.1.2(2) <i>Development of medium density residential</i> uses may be permitted <u>on lands that have frontage on:</u> a. On lands that have frontage on an arterial street; b. On lands that have frontage on a collector street and are <u>is</u> within <i>walking distance</i> to a public transit stop and as identified in a Tertiary Plan undertaken by the Town and approved by Council <u>or identified as part of a priority infill area under policy 4.9.1.1 (1); and</u> c. On lands that have frontage on a local street and only in proximity to an existing <i>medium density residential</i> development as identified in a Tertiary Plan undertaken by the Town and approved by Council <u>or identified as part of a priority infill area under policy 4.9.1.1 (1).</u>
54	4-35	4.9.1.2(3) Medium Density Residential	<i>Medium density residential development</i> shall have a maximum site density of 50 units per hectare <u>hectare</u> (20 units per acre).
55	4-39	4.9.2(4) Neighbourhood - Design (Building a Strong Identity and Character)	<i>Development</i> shall be <i>compatible</i> with the existing character of adjacent and surrounding areas with respect to the following: a. Predominant building forms and types; b. Massing; c. General patterns of streets, blocks, lots and lanes; d. Landscaped areas and treatments; <u>and</u> e. General pattern of yard setbacks; or f. Other criteria as set out in an infill plan or a tertiary plan approved by Council. <u>Where development is subject to an infill plan or tertiary plan, the criteria as set out in an infill plan or tertiary plan approved by Council shall apply.</u>
56	4-43	4.10.3 ORM Countryside - Preamble	The ORM Countryside designation area includes rural land uses such as agriculture, recreation, rural settlements, <i>mineral aggregate operations</i> , <u>and</u> parks, and open spaces. The purpose...
57	4-51, 4-52	4.10.7.1(2) Countryside - NEW POLICY	<u>2. Outside of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan Area, refinements to the Countryside designation, shown on Schedule A2 (Land Use) of this Plan, are not permitted unless undertaken through a <i>Regional municipal comprehensive review</i>.</u>
58	4-53	4.10.9.1(3) Major Urban Open Space - Land Use	Permitted uses on lands known as Part of Lot 24 and Part of Lot 25, Concession 3 E.Y.S. (1591-1753 Elgin Mills Road East)} <u>designated as...</u> facilities.
59	5-2	5.1(5)(l) Secondary Plans	<u>A Greenway System Plan that:</u> i. <u>includes</u> the boundaries of the Greenway System including <i>key natural heritage features</i> , <i>key hydrological</i>

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			features and their functions, and natural linkages between these features in accordance with any relevant MESP or Natural Heritage Evaluations prepared in accordance with Section 5.23 and Section 5.24 of this Plan; ii. identifies strategic areas for enhancement and restoration to maximize the quality of the entire Greenway System; iii. identifies how infrastructure projects within the System, including permitted stream crossings for streets, water and wastewater systems, contribute to an overall ecological gain by increasing natural cover, enhancing ecological function, providing recreational access or contributing to off-site enhancements; iv. identifies securement opportunities and management requirements; v. includes a trail system, which is integrated into the mobility systems of the community; vi. examines the feasibility of providing local community gardening plots where appropriate, outside of the lands dedicated for parkland; and vii. identifies hazard lands and hazardous sites, incorporates them into the Greenway System, directs development away from these areas and includes an appropriate buffer or access allowance.
60	5-20	5.15(9) Plans of Subdivision, Plans of Condominium, Part Lot Control and Deeming By-laws - NEW POLICY	<u>9. If approval of a draft plan of subdivision lapses, opportunities for achieving the growth management targets established in Sections 3.1.1 and 3.1.2 of this Plan shall be considered as part of the development review process.</u>
61	5-20	5.15(10) Plans of Subdivision, Plans of Condominium, Part Lot Control and Deeming By-laws - NEW POLICY	<u>10. Approvals of draft plans of subdivision shall include a lapsing date in accordance with Section 50 of the Planning Act.</u>
62	7-3	7.1(14)(c) Interpretation	Altering punctuation, and language to obtain a uniform mode of expression, grammar and or correcting typographical, grammatical, mathematical or technical mapping errors;
63	5-29	5.25(1)(e) Hydrogeological Studies	Identify groundwater and surface water interactions (i.e. cold water fisheries, wetlands, lakes fed by groundwater) <u>and/or linkages</u>;

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64	7-10	7.2 Definitions	<u>HERITAGE ATTRIBUTES</u> - The principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.
65	7-14	7.2 Definitions	OFFICE - means any building or part thereof with a gross floor area up to a maximum of less than 10,000 square metres used for the practice of a profession, the carrying on of a business such as the management or direction of an agency or organization, public administration, or administration of an industry including research and development.
66	7-15	7.2 Definitions	<u>RENEWABLE ENERGY SYSTEMS PROJECTS</u> - means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, solar and geothermal energy.
67	7-18	7.2 Definitions	SPECIAL POLICY AREA - means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by the Province, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and to address the significant social and economic hardships to the community that would result from strict adherence to Provincial policies concerning <u>development</u> . <u>The criteria and procedures for approval are established by the Province.</u> A Special Policy Area is not intended to allow for new or intensified <u>development</u> and <u>site alteration</u> if a community has feasible opportunities for <u>development</u> outside the flood plain.
68	7-19	7.2 Definitions	WETLAND - means lands that are seasonally or permanently covered by shallow water, or lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Wetlands on On the Oak Ridges Moraine and Greenbelt, <u>wetlands</u> include any wetlands identified by the Ministry of Natural Resources, as amended from time to time. Elsewhere in Richmond Hill, wetlands include any wetland that has been evaluated as Provincially significant <u>per</u> under the Ontario Wetland Evaluation System and approved by the Ministry of Natural Resources.

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69	Schedule A3 (Settlement Area)		The color of the Greenbelt Plan Area will be shown as white, consistent with the legend of Schedule A3.

Submission No.: D06.2010.R.01.001	Submission Author: Jordan Erasmus, Ontario Realty Corp. Client: Ontario Realty Corp. Location: Town wide Local Participation: Yes
Submission Comments	York Region Responses
Hydro corridors, for the transmission and distribution of electricity, should be permitted in all designations. Reference to “Ontario Hydro” should be to “Hydro One Networks”. Suggested addition to policy 3.1.9.6. Utilities: <u>"A public utility is a public body or private corporation, together with its associated physical infrastructure, that provides services to the public such as hydro, natural gas, communication/telecommunication and cable .</u> <u>Public utility facilities that are authorized under the requirements of the Environmental Assessment Act may be permitted in all land use designations of this Plan.</u> <u>Secondary land uses such as parking lots, active and passive recreation, outdoor storage, other utilities, etc. shall be permitted on public utility lands and corridors where they are compatible with surrounding land uses and approved by the utility provider."</u> Should list “Utilities” as permitted use in Policy 4.10.9 Major Urban Open space.” Suggested improvements to Policy 4.11.1.1 and 4.11.1.2, as follows: “1. The following uses shall be permitted in the Utility Corridor designation shown on Schedule A2 (Land Use) of this Plan: a. Stormwater management works; b. <u>Transmission and distribution of electricity and related facilities;</u>	The correct name of “Hydro One Networks Inc.” will be used. The Richmond Hill Official Plan already contains a definition of “Utilities”, which sufficiently addresses ORC’s issue. The following policy will be added to Section 3.1.9.6 Utilities: <u>Public utilities, authorized in accordance with the requirements of the Environmental Assessment Act and that do not conflict with the Vision and Guiding Principles of this Plan, are permitted in all land use designations.</u> Permissions for secondary uses should require local Council approval. With the addition of the new policy that permits utilities in all land use designations, specific reference in policy 4.10.9 is not required. With the addition of the new policy that permits utilities in all land use designations, specific reference in policies 4.11.1.1 and 4.11.1.2 are not required.

c. District heating distribution stations and related facilities; d. <u>Secondary uses including parks pedestrian and bicycle trails, agriculture, parking lots, open storage, essential public services, stormwater management ponds, public transit facilities, and garden centres with temporary buildings. Secondary uses in hydro corridors will:</u> I. <u>be compatible with the primary use of the corridor and the existing and proposed use of adjacent land in terms of environmental hazard, visual impacts, grading and site drainage;</u> II. <u>protect for potential road and public transit corridors, where appropriate; and</u> III. <u>protect for an open space corridor link to develop or extend pedestrian or bicycle trails, where appropriate.</u> e. Existing automotive service commercial uses as of the date of the adoption of this Plan. 2. Written approval from <u>Hydro One Networks Inc.</u> shall be required as part of a complete application for <u>secondary land use</u> development proposals within the Utility Corridor designation."	The addition of "secondary land use" is not required as Hydro One could approve or not approve any development proposal on ORC lands. Contact information has been added to the mailing list (courtesy).
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Submission No.: D06.2010.R.01.002	Submission Author: Christopher Tanzola, McCarthy Tetrault Client: Rosetown Suites and Arten Developments Inc. Location: 64 & 72 Major Mackenzie Dr., and 115 & 199 Church St. Local Participation: Yes
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.003	Submission Author: Roslyn Houser, Goodmans LLP Client: Wal-Mart Canada Corp. Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.004	Submission Author: Roslyn Houser, Goodmans LLP Client: Stonecourt Construction Inc. Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.005	Submission Author: Roslyn Houser, Goodmans LLP Client: Baif Developments Limited Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.006	Submission Author: Patricia A. Foran, Aird & Berlis LLP Client: North Leslie Residential Landowners' Group Inc. Location: North Leslie Secondary Plan area Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.007	Submission Author: Ira Kagan, Kagan Shastri LLP Client: David Bawden and Mary Wood Location: North Leslie Secondary Plan area Local Participation: Yes
Submission Comments	York Region Responses
Suggests that there be a specific policy clarifying that lands within the North Leslie Secondary Plan are only subject to the policies of the Secondary Plan.	Considered local issue. Richmond Hill Planning staff advised that when the Ontario Municipal Board releases its Order, the North Leslie Secondary Plan will be added to the Part II section of the Official Plan. York Region staff agrees with this course of action.
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.008 (see also D06.2010.R.01.022)	Submission Author: Robert A. Dragicevic, Walker, Nott, Dragicevic Associates Limited Client: Mount Pleasant Group of Cemeteries Location: 1591 Elgin Mills Rd. E. (Elgin Mills Cemetery) Local Participation: Unspecified
Submission Comments	York Region Responses
Requesting notice of meetings, notice of changes to the Official Plan, especially as they may pertain to the Elgin Mills Cemetery, and notice of Decision.	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.009	Submission Author: Steven A. Zakem, Aird & Berlis LLP Client: Unspecified Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.010	Submission Author: Lorne Wolinsky, Zelinka Priamo Ltd. Client: Unspecified Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.011	Submission Author: Mike Everard, Augusta National Inc. Client: Unspecified Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.012	Submission Author: M. Thompson Client: Unspecified Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.013	Submission Author: Ron Stein, Great Lands Corporation Client: Great Lands Corporation Location: A number of properties along Yonge St., between Hwy. 7 and Major Mackenzie Dr. Local Participation: Yes
Submission Comments	York Region Responses
Request for meeting	Issues now resolved through negotiated settlement at the OMB. No further meetings required.
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.014	Submission Author: Peter Chee, Mi-Ko Urban Consulting Inc. Client: Islamic Society of York Region Location: 1380 Stouffville Road (NW corner with Leslie St.) Local Participation: Yes
Submission Comments	York Region Responses
Proponent has existing facilities on-site with plans to expand. Issues with Official Plan requirements: - Two access points [Region may not grant second access to Stouffville Road] - Minimum 1 ha and maximum 2.5 ha site size [current site is 6.5 ha] “Neighbourhood” designation maximum heights of 3, and 4 storeys adjacent arterial streets, conflicts with their future development plans for affordable seniors’ housing	Considered local issue. Richmond Hill Planning staff advises that the West Gormley Secondary Plan has been carried forward into the new Official Plan and prevails over the primary plan policies.
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.015	Submission Author: David Bronskill, Goodmans LLP Client: Landowners Location: 10720 & 10731 Yonge St. and 39 & 41 Elgin Mills Rd. Local Participation: Yes
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.016	Submission Author: Jeffrey E. Steisfield, Land Law Client: Haulover Investments Ltd. Location: 9251 Yonge St. (SE corner with 16 th Ave.) Local Participation: Yes
Submission Comments	York Region Responses
Request for meeting	Site specific development application has been appealed to the OMB.
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.017	Submission Author: Yvonne & William Worden Client: Unspecified Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.018	Submission Author: Claudio P. Brutto, Brutto Consulting Client: Intracorp Projects Acquisitions Ltd. Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for notice of meetings and decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.019	Submission Author: Michael Melling, Davies Howe Partners LLP Client: Intracorp Projects Acquisitions Ltd. Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for notice of meetings and decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.020	Submission Author: Patrick J. Devine, Fraser Milner Casgrain LLP Client: Unspecified Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.021	Submission Author: Lauren Capilongo, Malone Given Parsons Ltd. Client: Unspecified Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for notice of meetings and decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.022	Submission Author: Robert A. Dragicevic, Walker, Nott, Dragicevic Associates Limited Client: Mount Pleasant Group of Cemeteries Location: 1591 Elgin Mills Rd. E. (Elgin Mills Cemetery) Local Participation: Yes
Submission Comments	York Region Responses
Would like site specific protection, for the Elgin Mills Cemetery, from any potential adverse effects that may result from adjacent employment uses. Would like to reinstate policy permitting cemetery uses east of the Rouge River valley as part of the Town's Greenway System. A Natural Heritage Evaluation is redundant due to extensive Regional and Conservation Authority requirements. Request for notice of meetings and decision.	Considered local issue. Richmond Hill Planning staff advises that mitigation measures are sufficient, cemetery use not intended for their lands between the Rouge River and Hwy 404 and Natural Heritage Evaluation appropriately required for any future development. EIS is a standard requirement for all development applications. Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.023	Submission Author: Susan Rosenthal, Davies Howe Partners LLP Client: 775377 Ontario Ltd. (Pinedale Properties) Location: North Leslie Secondary Plan Area Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.024 Appellant	Submission Author: Susan Rosenthal, Davies Howe Partners LLP Client: 583753 Ontario Limited Location: North Leslie Secondary Plan Area Local Participation: Unspecified
Submission Comments	York Region Responses
Request for Notice of Decision	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.025	Submission Author: Michael Manett, Michael S. Manett Planning Services Ltd. Client: Landowner on Sylvan Cres. Location: Lake Wilcox area Local Participation: Yes
Submission Comments	York Region Responses
Issue with new policy prohibiting the creation of a new lot within Special Policy Areas Request for Notice of Decision	New policy is consistent to PPS Special Policy Area policies that discourage intensification in SPA's. No modification recommended. Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.026	Submission Author: John La Chapelle, Bell Canada Client: Bell Canada Location: Town wide Local Participation: Yes
Submission Comments	York Region Responses
Would like utility infrastructure to be permitted in all land use designations. Suggested the following modification: “Utility infrastructure shall be permitted in all land use designations and the city will ensure that appropriate locations for large utility facilities and cluster sites have been determined.” Request for notice of meetings and decision.	The following policy will be added to Section 3.1.9.6 Utilities: <u>Public utilities, authorized under the requirements of the Environmental Assessment Act and that do not conflict with the planned function of this Plan, are permitted in all land use designations.</u> Contact information has been added to the mailing list.
Submission No.: D06.2010.R.01.027 Appellant	Submission Author: Lezlie Philips, Liberty Development Client: 1612072 Ontario Inc. (Liberty Development) Location: 5, 9 & 15 Rockwell Rd. and 372, 276 & 382 Hwy. 7 Local Participation: Yes
Submission Comments	York Region Responses
Parkland dedication, for high density residential developments, is too onerous. Request for Notice of Decision	Parkland dedication is a local issue. Local Councils have the prerogative to require the maximum dedication standard per the <i>Planning Act</i>. Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.028	Submission Author: Yuriy Michael Pelech, EMC Group Limited Client: Unspecified Location: Unspecified Local Participation: Yes
Submission Comments	York Region Responses
Request for notice of meetings and decision.	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.029	Submission Author: David Bronskill, Goodmans LLP Client: Corsica Development Inc. Location: 123 Hillview Dr. and 350 16 th Ave. (David Dunlap Observatory) Local Participation: Yes
Submission Comments	York Region Responses
Issues include: • OP's reliance on incomplete Conservation Management Plan • Premature for OP to establish policies for servicing, urban design, cultural heritage and natural heritage, while development application still under review • Land use designations and boundaries for subject lands • Subject lands not included as a priority intensification area, nor an infill area • Urban design policies: 3.4.1.37 – backlotting on public road, parks, etc.; 3.4.1.51 – minimizing surface parking, joint accesses; 3.4.1.54 – shared parking; could impede development on subject lands • Permission for a private residence in the restored Elms Lea homestead • Locational restrictions of medium density housing adjacent to railway tracks and Bayview Avenue • Should require land on both sides of railway tracks for pedestrian link	The applicant has appealed their site specific applications to the Ontario Municipal Board. As such, their issues with the new Richmond Hill Official Plan will be adjudicated at the Board.

• OP contains inappropriate affordable housing targets • Clarification that approval of development application will not have to wait for the implementation of the York Region Housing Supply Strategy and the completion of an affordable housing implementation framework • Cultural Heritage policies, as they apply to the subject site, are premature and should await the review of more detailed analysis of the site's cultural heritage • The OP prematurely and inappropriately designates portions of the subject site as Greenway System, Natural Core and Significant Woodlands • Multiple issues cited with Section 3.2.1 Greenway Systems • Definition of "walking distance" is overly broad and too vague • Lands for excess parkland or for cultural heritage purposes should not be included as "development" for the purpose of calculating park land dedication requirements • Servicing allocation criteria needs to be more clear • Stormwater management policies greatly exceed current best practices, are too onerous, and in some cases, impossible to satisfy • Many sustainable policies are overly prescriptive and potentially in violation of the Planning Act. Example: requiring ground oriented buildings to be built to Energy Star standards • Many sustainable design policies use the word "shall". This eliminates any flexibility when considering options; therefore, should use "will be encouraged". Request for Notice of Decision.	Contact information has been added to the mailing list.
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Submission No.: D06.2010.R.01.030	Submission Author: John A.R. Dawson, McCarthy Tetrault LLP Client: Sanmike Construction Limited Location: East side of Bayview Ave., south of Elgin Mills Road Local Participation: Yes
Submission Comments	York Region Responses
• The new Official Plan does not consider a site's full intensification potential by considering the urban structure, urban design, and infrastructure. • There is insufficient framework for achieving the policy direction of the Growth Plan. • Onerous control of exterior design and sustainable design. • Official Plan purports to be in conformity with the Growth Plan. This appears to pre-empt the approvals authorities' determination of conformity and prevents independent application of Growth Plan policy to subsequent applications. • Down-designates lands suited for intensification • Onerous urban design and housing standards limit the ability to respond to existing conditions • Failure to promote a mix and range of housing types outside of Centres and Corridors • Parkland dedication policy that discourages intensification • Official Plan, in at least two instances, restrain statutory rights of appeal Request for notice of meetings and decision.	The applicant has appealed their site specific applications to the Ontario Municipal Board. As such, their issues with the new Richmond Hill Official Plan will be adjudicated at the Board. Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.031	Submission Author: Hessie Rimon Client: Unspecified Location: Unspecified Local Participation: Unspecified
Submission Comments	York Region Responses
Request for notice of meetings and decision.	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.032	Submission Author: David A. McKay, MHBC Client: CMHC Location: 110, 115, 125, 135, and 140 York Boulevard Local Participation: Yes
Submission Comments	York Region Responses
Loss of existing permitted commercial/retail uses, including site specific permission for “specialty theme retail development”. New designations (“Employment Area” and “Employment Corridor” do not permit the range and variety of employment uses that are currently permitted. New designations jeopardize their proposed redevelopment plans for their site. Suggested modifications: • Area on the north side of Hwy 7, between Leslie St. and Hwy 404, should be a Key Development Area. • Subject lands should be designated “Regional Mixed-use Corridor” • Under Policy 4.6.1.7 – Regional Mixed-Use Corridors: - o Maximum base building height of 4 storeys, should only apply to buildings that front onto Hwy 7 - o Remove policy that directs tallest buildings to Hwy 7	Regional staff supports Richmond Hill’s efforts in protecting their limited employment lands. The removal of major retail uses from the employment area is consistent with the Regional Official Plan and the Growth Plan. Richmond Hill Planning staff and Council have decided, through their comprehensive review, not to designate this area as a Key Development Area and to protect the business park for employment purposes.

frontage	
Requested meeting.	Met on November 4, 2010.
Request for Notice of Decision.	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.033	Submission Author: David A. McKay, MHBC Client: Home Depot Holdings Inc. Location: 50 Red Maple Road Local Participation: Yes
Submission Comments	York Region Responses
There is a need for stronger policies to protect their existing retail warehouse operation from future residential intensification development, like appropriate noise mitigating measures for new sensitive land uses. Under Policy 3.1.9.7.3: suggested adding existing commercial and retail uses, to the list of uses where proposed residential uses are required to study noise impacts. Request for Notice of Decision.	Considered local issue. Regional staff agrees with Richmond Hill staff that existing policies are appropriate. Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.034	Submission Author: Jennifer Meader, Townsend and Associates Client: Unspecified Location: Unspecified Local Participation: Yes
Submission Comments	York Region Responses
Request for notice of meetings and decision.	Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.035	Submission Author: Jessica Peak, York Region District School Board Client: York Region District School Board Location: Town wide Local Participation: Yes
Submission Comments	York Region Responses
Due to Provincial funding model, school boards may not be able to satisfy LEED Silver or Energy Star standards. Policy 3.2.3 Sustainable Design - Schools should be exempt from 3.2.3.25, where buildings 3 storeys or less shall be designed to achieve a minimum level of Energy Star standard - Board experience that water efficiency fixtures are not robust enough for a school environment (Policy 3.2.3.26 and 3.2.3.30) - Financial implications to implement Policy 3.2.3.27, requiring public buildings, with a GFA over 500 sq.m., to achieve a minimum LEED Silver standard - Schools should be exempt from 3.2.3.29.a, where buildings 3 storeys or less shall be designed to achieve a rating of 83 or more when evaluated in accordance with Natural Resources Canada's EnerGuide - Schools should be exempt from 3.2.3.31, where development is encouraged to be designed and certified to LEED Silver, Gold or Platinum standards Policy 3.4.1 Urban Design - Requirement for below grade or structured parking, in centres and corridors, exceed Minister benchmarks (3.4.1.49) - School parking requirements are unique, and may not be realistic to locate surface parking to the rear of the property	A meeting with the York Region District School Board, York Region District Catholic School Board, York Region, Richmond Hill, Vaughan and East Gwillimbury staff took place on March 11, 2011. In regards to the Richmond Hill Official Plan, both school boards appreciate the need for public agencies to lead by example. To reduce operating costs, it is in the best interest of schools to build energy efficient buildings. Schools often incorporate energy efficient HVAC, electrical and building materials, but may not specifically align with the LEED point system. The Richmond Hill Official Plan contains an appropriate degree and balance between flexibility and requirement of sustainable design considerations, especially with the use of the term, "or equivalent." No modifications are recommended. Sufficient flexibility is built into the approvals process to deal with school parking requirements at the site plan stage.

Policy 4.1.1 Land Use - Policy 4.1.1.5 requires elementary schools to front onto a collector road. The School Board will not locate elementary schools on major collector roads. The Board's preference is to locate schools on minor collector roads or local roads. Policy 4.2.2 Design - Requirement for under ground or structured parking within the Richmond Hill Centre will require external funding through partnerships with municipalities and developers. (Policy 4.2.2.8) - Safety and controlled access issues with required below grade connections with transit stations, other buildings, and parking areas (Policy 4.2.2.10) Policy 5.5 Bonusing - Schools should also be included in the list of community benefits Policy 8.6.2.5.3.a - Issue with requiring elementary schools to have frontage and access on a collector street Policy 8.6.4 Institutional Policies - Issue with requiring schools to locate on arterial and/or major collector streets Policy 8.6.5.3 Schools - This policy states that Council is to obtain a first right-of-refusal on designated school sites deemed surplus. Under Provincial Legislation, if the property is under School Board ownership, the coterminous school board is given the first opportunity to acquire the land.	The Richmond Hill Official Plan has collapsed the minor/major collector road to just "collector road". Sufficient flexibility is built into the approvals process to deal with school access requirements at the site plan stage. Town's response is that schools are a required facility and should not be bonused. No longer a school board issue. No longer a school board issue. Intent of Official Plan policy is to take effect after school board has deemed their property as surplus. Contact information has been added to the mailing list (courtesy).
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Submission No.: D06.2010.R.01.036	Submission Author: Randolph I. Smith Client: Landowners Location: Southwest quadrant of Bayview Ave. and Elgin Mills Road Local Participation: Unspecified
Submission Comments	York Region Responses
Requesting modification to the natural feature policies to permit boundary revisions without the need to amend the Official Plan.	Minor boundary adjustments are already permitted without amendment to the Plan. No modifications recommended. Contact information has been added to the mailing list (courtesy).

Submission No.: D06.2010.R.01.037	Submission Author: Helen Lepek, Lepek Consulting Inc. Client: Property Owners Location: 13126 Bayview Ave. (84 Old Bayview Ave.) Local Participation: Yes
Submission Comments	York Region Responses
The landowners have plans to replace the existing dwelling with a new dwelling and do not want the new Official Plan policies to restrict their plans. The property is within the Lake Wilcox Special Policy Area. Specific issues include: • Policies that prohibit relocating an existing structure • Designating the property to be within the Greenway System • Policies that require the dedication of lands subject to flooding • Policies that require more than a 10 meter buffer • Excluding the property from the Special Policy Area • Policies that may delay development approvals while a Flood Risk Assessment Study is completed and approved	Considered a local issue. Richmond Hill Planning staff advises they will be requesting a minor modification to clarify that an alternate remediation strategy may be approved by the Town and TRCA. Contact information has been added to the mailing list (courtesy).

Submission No.: D06.2010.R.01.038	Submission Author: Rosemarie L. Humphries, Humphries Planning Group Inc. Client: Westgrant Investments Limited Location: 60 Granton Drive Local Participation: Yes
Submission Comments	York Region Responses
Requesting a site specific exception to recognise an existing fitness club, as the club is in excess of the new OP size restrictions.	Considered a local issue. Richmond Hill Planning staff advises that new size restrictions are intended to protect the integrity of the employment area. No modifications recommended.

Submission No.: D06.2010.R.01.039	Submission Author: Quentin Hanchard, Toronto and Region Conservation Authority Client: N/A Location: Townwide Local Participation: Yes
Submission Comments	York Region Responses
1) There are instances where certain studies are conducted in consultation with the TRCA, whereas the language should be strengthened from “consultation” to “satisfaction of”.	Appropriate modifications have now been incorporated.
2) MESP’s: i) Subwatershed studies should commence prior to MESP’s ii) Need for MESP’s within redevelopment and infill areas should be clarified iii) MESP’s should be updated with revisions to an approved Secondary Plan	Appropriate modifications have now been incorporated. Contact information has been added to the mailing list (courtesy).

Submission No.: D06.2010.R.01.040	Submission Author: Michael Goldberg, Goldberg Group Client: Baif Developments Limited Location: SW Quadrant of Yonge St. & Major Mackenzie Dr. Local Participation: Yes
Submission Comments	York Region Responses
Proponent has long held ownership of these vacant lands and plans on submitting development applications • The new Official Plan does not recognize the full development potential of their properties • The intersection of Yonge Street and Major Mackenzie Drive should be a Key Development Area • Their properties can contribute to Provincial and Regional intensification policy directions Request for notice of meetings and decision.	Considered local issue. The Town went through an extensive consultative process to arrive at their planned urban structure. The Downtown area went through an even more detailed review. The planned urban structure can accommodate the projected growth numbers. Additional intensification would alter Council's publically endorsed adopted urban structure. No further modification is recommended. Contact information has been added to the mailing list.

Submission No.: D06.2010.R.01.041	Submission Author: Mark Christie, MMAH Client: Location: Townwide Local Participation: Yes
Submission Comments	York Region Responses
The following summarizes MMAH's comments: - Urban boundary expansions will affect the Greenbelt Plan and ORMCP areas, as such, would also require provincial approval - Direction regarding opportunities for brownfield redevelopment - Prohibiting sensitive land uses from Employment Area designations - Major office in Employment Area and Employment Corridor designations - Waste management systems of appropriate size - Buttonville Airport noise contour impacts - Region's watershed and water budget policies should be carried forward and implemented <u>Greenbelt Plan Conformity</u> 30m VPZ buffer in Greenbelt's Natural Heritage System - Larger VPZ requirements for significant woodlands in the Greenbelt's NHS - Significance of woodlands within NHS of the Greenbelt's Protected Countryside will be determined through technical criteria developed by the province (MNR) "Protected Countryside" woodlands, but not in NHS, are not	- This comment is noted, as boundary changes to the Greenbelt Plan and ORMCP require provincial approval - Sufficient redevelopment policies exist within the Plan. Brownfields are addressed in section 3.2.3 - Non-employment uses, including sensitive land uses, are not permitted in Employment Area designations - Within the Employment Areas, major office uses are encouraged to front onto an arterial street - Major Mackenzie Drive is identified as a Local Corridor with planned rapid transit which would support a more compact built form of employment such as major office - Waste management is a Regional interest, appropriately addressed in the Regional Official Plan, and is beyond the scope of a local Official Plan - Policy 3.1.9.8 requires development to comply with Federal Zoning Regulations for Buttonville Airport - NEF/NEP contours maps are currently set out in the zoning by-law - Policy 3.2.2.1(2) adequately supports the implementation of the Region's watershed and water budget policies - Conformity with the Greenbelt Plan will be contained within the policies of the North Leslie Secondary Plan, as approved by the Board - The Ontario Municipal Board has already made rulings with respect to the North Leslie lands. Once the Board's Order is final, the Richmond Hill Official Plan will be amended so as to conform

subject to Greenbelt Plan, and subject to PPS • Natural Heritage evaluation and hydrological evaluation are required to identify VPZ for new development or site alteration within 120m of a key natural heritage feature in the NHS, or a key hydrological feature in the Protected Countryside • Should prohibit development and site alteration unless the natural heritage evaluation demonstrates no negative impact on the natural features or on their ecological functions • Should provide a definition of “adjacent lands” for properties outside of ORMCP and Greenbelt Plan • Additional polices required to fully address groundwater features and functions • Add policy that restricts development and site alteration on or near sensitive surface water features and sensitive groundwater features so that the features and their hydrological functions will be protected, improved or restored • SPA policies need to be updated to reflect the current PPS • Flood Vulnerable Areas: further clarification is required • Cultural Heritage policies should be expanded to include policies that deal with adjacent lands • DDO: add policy that requires an archaeological assessment on adjacent lands, as well as conserve any significant features and/or remains • Sustainable building designs should not conflict with the Ontario Building Code • Priority Infill Areas: should ensure policies do not preclude or	to the Order of the Board by adding the North Leslie Secondary Plan to Part II of the Richmond Hill Official Plan. • Policies 3.2.1.2(8) and (9) implement the “adjacent lands” concept of the PPS by requiring a minimum vegetation protection zone and not permitting development or site alteration within the VPZ • Appropriate policies are contained in sections 3.1.9.2, 3.2.3 and 5.25 with modifications to strengthen groundwater protection • The Greenway System includes sensitive surface water features. Policy 3.2.2.2(1) of the Richmond Hill Official Plan has been modified to incorporate the language of policy 2.2.2 of the PPS with respect to sensitive groundwater features • Appropriate modifications dealing with SPAs have been included • The Region and TRCA have been consulted and are supportive of Richmond Hill’s Flood Vulnerable Area policies • Appropriate modifications dealing with cultural heritage have been included • Appropriate modifications dealing with section 2.6.3 of the PPS have been included • Appropriate modifications dealing with sustainable building design have been included • The Region is satisfied that Section 4.9.1.1 of the Richmond Hill
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forestall small scale infill • Unclear status and approval process for Tertiary and concept plans • Exceptions: clarification required as to how the three exceptions are consistent with employment land protection policies of the Growth Plan • Clarification required for “altering language” not requiring notice or statutory approval	Official Plan is not intended to “preclude or forestall” small-scale infill development in the absence of a study • Tertiary Plans/Concept Plans are common plans that are often approved by a Council of a local municipality to further guide development in accordance with the policies of the Official Plan • Exceptions 6(1) and 6(2) are recognizing existing uses or OMB approved uses. • Exception 6(3) recognizes a site specific unique situation: decision to permit high density residential units, that is vertically integrated into a hotel, has progressed through the current municipal comprehensive review and does not set a precedent • Modification added to address issue Contact information has been added to the mailing list.
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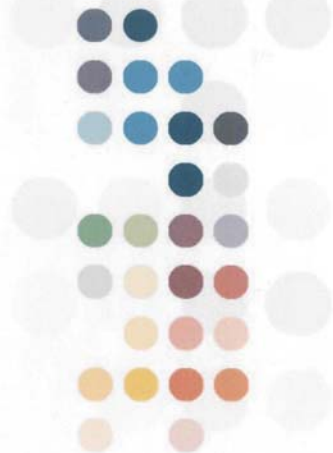
Richmond Hill Official Plan (2010)

**Presentation to the Planning
and Economic Development
Committee
(Report D.4)**

Heather Konefat, Director, Community Planning
May 4, 2011

Richmond Hill Official Plan

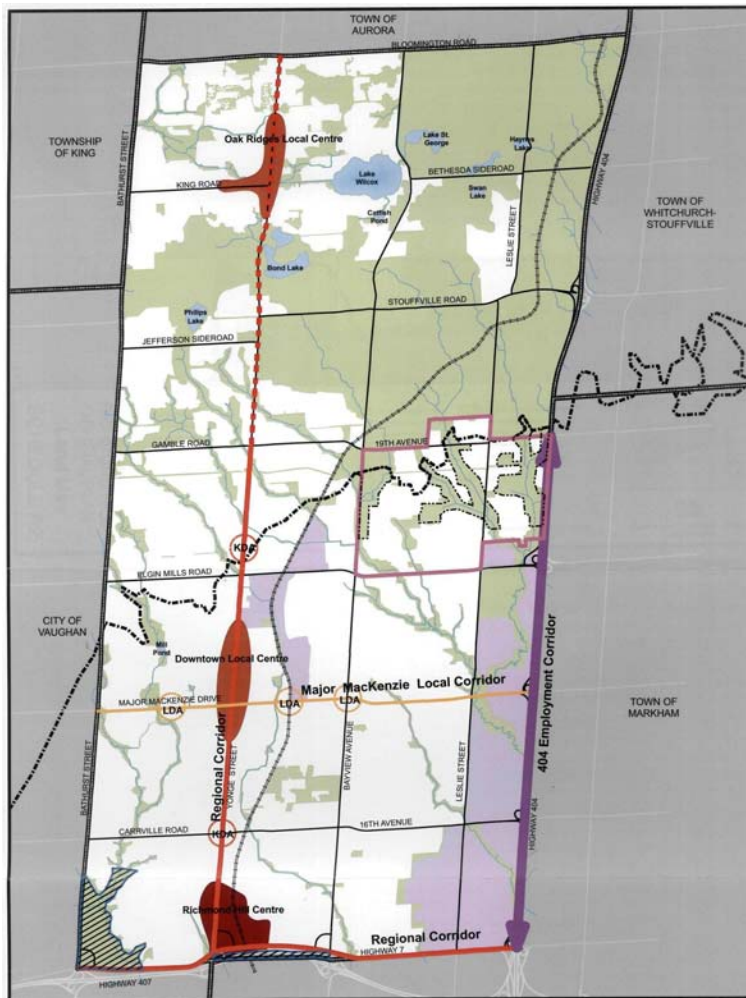
BUILDING A NEW KIND OF URBAN
JULY 2010



Overview

- ❑ “Building a New Kind of Urban”
- ❑ Extensive Public Engagement
- ❑ Respecting Provincial and Regional Policies
- ❑ York Region supports approval

The Richmond Hill Plan represents good planning



“Building a New Kind of Urban”

- ❑ Three key messages:
Environment First/
Sustainability, City Building, &
Place Making
- ❑ Approaching full build-out
- ❑ Planned urban structure:
orderly and functional
- ❑ Appropriate balance:
respecting communities

Residents, special interest groups,
agencies have had meaningful participation

Extensive Public Engagement

- ❑ Consultation process started in the Fall of 2007 with the “People Plan Richmond Hill”
- ❑ Alignment with the Strategic Plan
- ❑ Thorough detailed background studies
- ❑ Every step reported to local Council for a public review; integrated process
- ❑ Local Council reviewed and fully considered submission comments

The Richmond Hill Official Plan respects Provincial and Regional policies

The Plan is consistent and conforms to Provincial and Regional policies

- ❑ The Provincial Policy Statement (2005)
- ❑ Provincial Plans (Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan)
- ❑ Regional Official Plan (2010)

Return approval authority to York Region

York Region supports approval of the Richmond Hill Plan

- ❑ The Plan has been appealed to the Ontario Municipal Board (OMB) for no decision within 180 days
- ❑ OMB requested to return approval authority back to York Region
- ❑ If OMB retains approval authority, that it be advised that Regional Council supports approval of the Richmond Hill Official Plan