

Vision and Context

Vision:

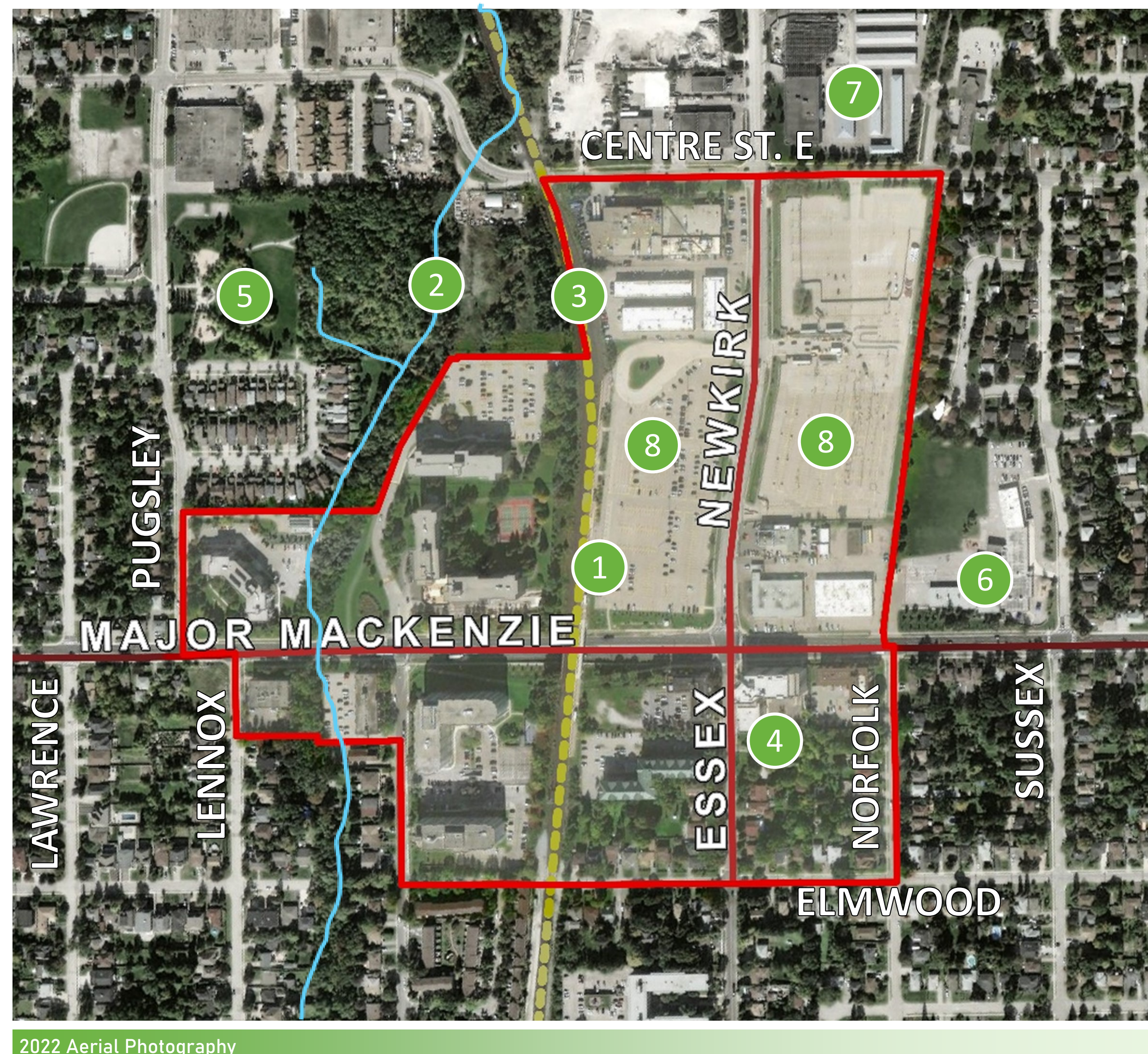
OPA 18.7 proposes to establish the vision for the Newkirk Local Centre as:

“An affordable, liveable, mixed-use community anchored by a transit station that connects commuters from across the City.”

Based on this proposed vision, the Newkirk Local Centre will not only act as a commuter connector, but also as a hub of commercial and employment activity that serves the neighbouring residential development that surrounds it.

Newkirk Local Centre Context:

- 1 Richmond Hill GO Station
- 2 German Mills Creek
- 3 C.N Rail Line
- 4 Essex Park
- 5 Unity Park
- 6 Walter Scott Public School
- 7 Newkirk Business Park
- 8 Commuter Parking lots associated with the Richmond Hill GO Station



2022 Aerial Photography

Official Plan Amendment 18.7 Newkirk Local Centre

Character Areas:

The Newkirk Local Centre consists of three distinct character areas, each with their own built form and function:

Northern Character Area:

a transit-oriented, mixed-use area adjacent to the GO rail station and containing the majority of employment uses

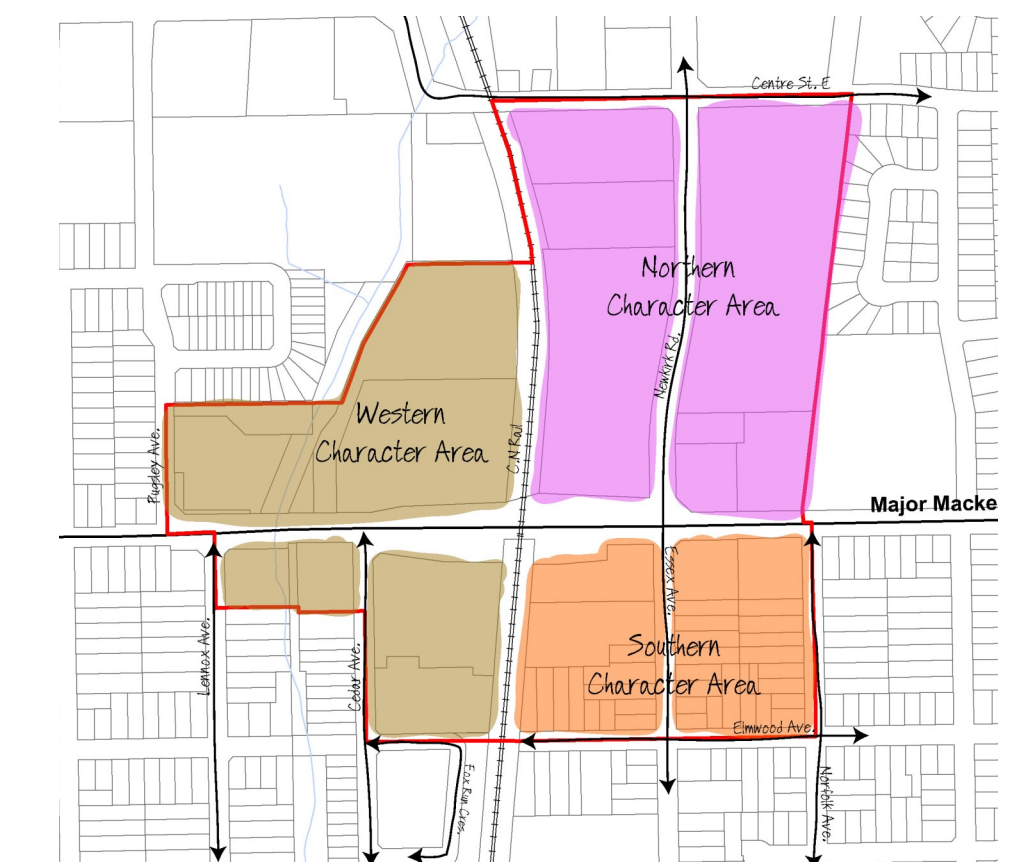
Southern Character Area:

a predominantly low-rise and mid-rise residential area, functioning as a transitional area towards the stable residential neighbourhoods to the south and east

Western Character Area:

will continue to be a mid-rise apartment neighbourhood, and allow for opportunities for infill development around existing apartments

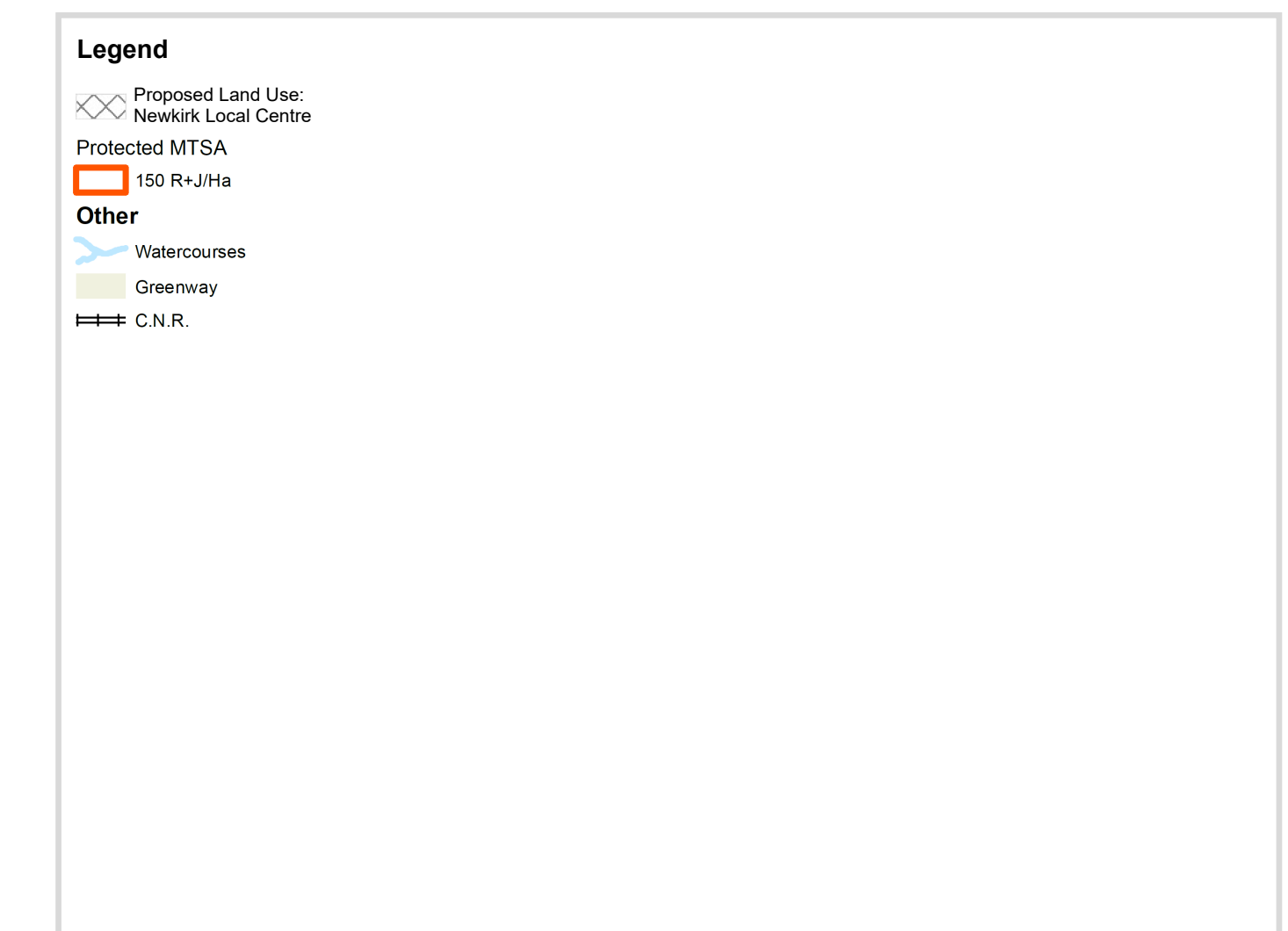
Character Area Key Map



Protected Major Transit Station Area:

To satisfy Protected Major Transit Station Area requirements, OPA 18.7 proposes a minimum prescribed density of 150 residents and jobs per hectare, and provides permitted use and built form policies to achieve and exceed this minimum density target over the long term.

Overall, the Centre is estimated to accommodate up to 350 residents and jobs per hectare at full build-out.



Statistics:



Centre
Land Area:
31.8 ha



Estimated
Density:
350 R+J/HA



Residents:
2,500 Existing
7,500 Forecasted¹



Jobs:
440 Existing
3,600 Forecasted¹

¹ Represents estimated figures at build-out



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SCAN QR CODE OR VISIT:
<https://www.richmondhill.ca/OPUpdate>



Land Use Permissions

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Permitted Uses:

Communities that are well designed are able to meet people's needs for daily living. They do this by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range and mix of land uses. OPA 18.7 proposes a mix and range of land uses, including:



High Density Residential



Parks and Open Space



Office and Major Office



Medium Density Residential



Commercial



Retail



Automotive Service Commercial

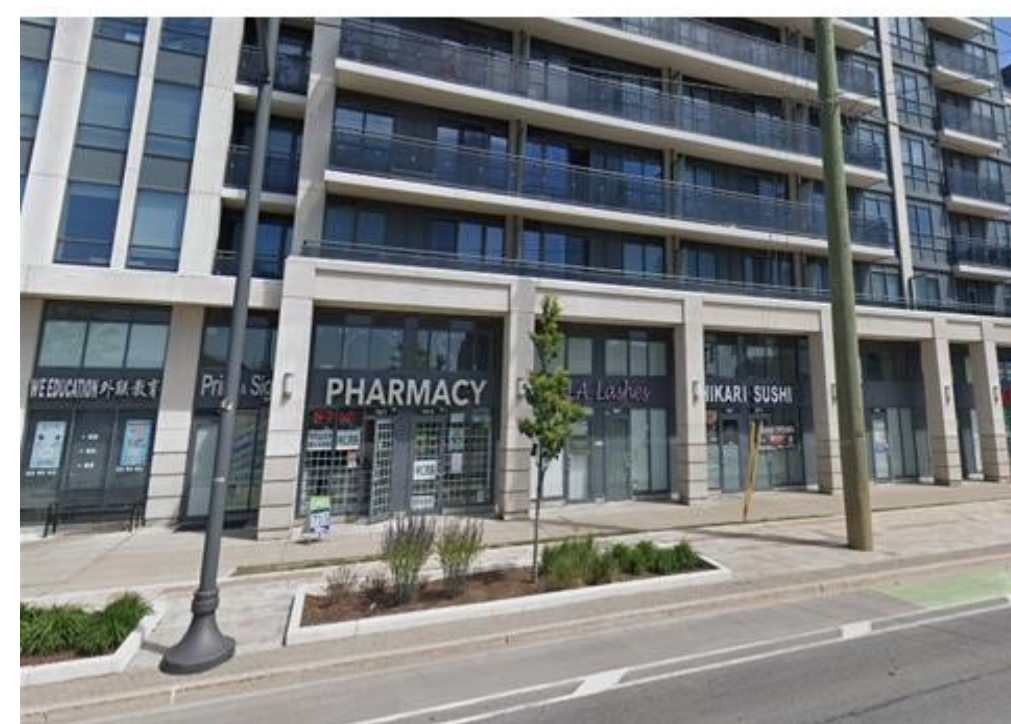


Community Uses

Approach to Employment and Job Creation:

OPA 18.7 sets out to achieve a long-term target of 7 Residents to 3 Jobs within Newkirk by:

- 1 Establishing requirements for at-grade retail/commercial uses:



*Source: Google Street View



- 2 Requiring a certain amount /percentage of density for non-residential uses within Northern Character Area (lands formerly designated Employment Corridor & Employment Area)

A minimum of 0.5 FSI of the allocated density shall be provided for non-residential uses such as office, commercial, and retail uses, to be integrated within buildings or in separate buildings on the same site.

Supporting GO Station:

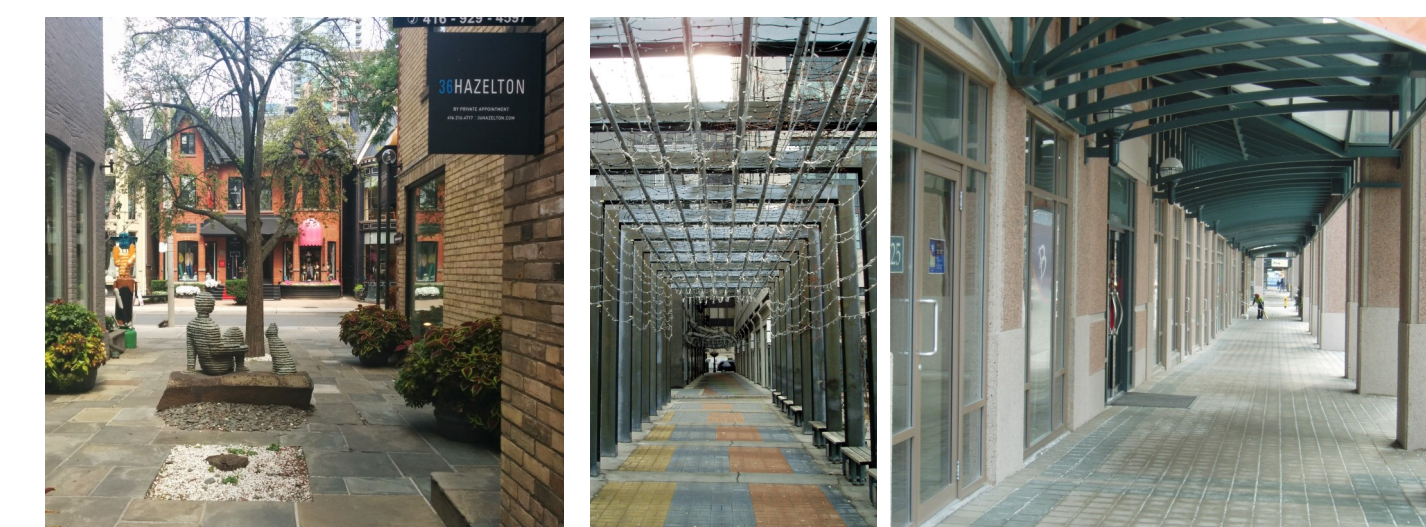
To support the GO Station, OPA 18.7 proposes a number of improvements to connections to and from the station. In particular, in the Northern Character Area, development shall be required to provide east-west pedestrian and/or active transportation connections between the Richmond Hill GO rail platform and Newkirk Road, and between Newkirk Road and a north-south multi-use trail along the eastern edge of the Local Centre, in order to improve site permeability and improve access to transit facilities.



Unique Design Elements:

OPA 18.7 provides direction for development to address the unique context within Newkirk by aiming to unify the Neighbourhood and Employment area, and improving the transit experience.

New development encouraged to create entrance features oriented to public street frontages:



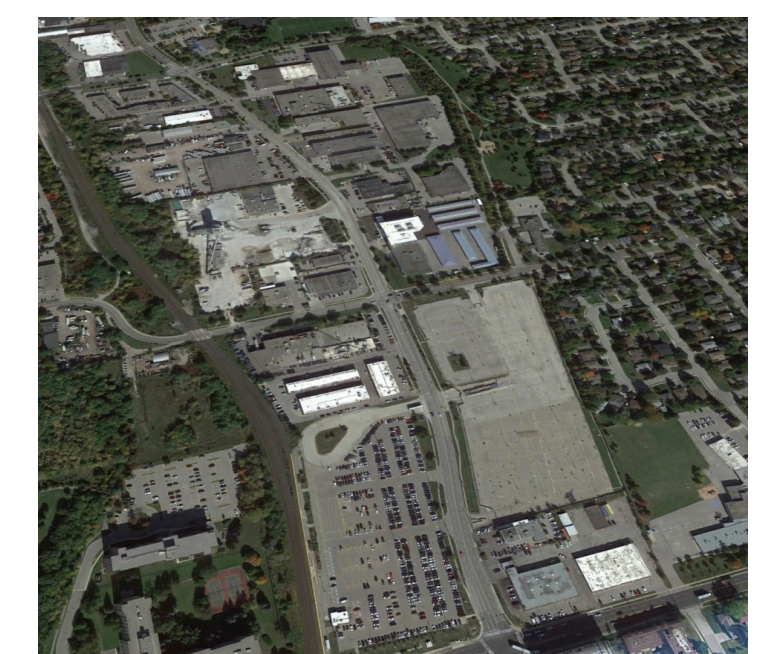
Continue to advocate for commuter parking in relation to the GO Rail service, via structured parking facilities:



Provide focal points with coordinated streetscape elements that contribute to a unified theme:



Within Northern Character Area, provide transition to Employment Area, through mitigation approaches and prioritization of non-residential uses abutting Employment Area designation:



Density, Height and Built-Form

Density Allocation:

Schedule G1 to OPA 18.7 illustrated below, highlights how density is proposed to be allocated within the Newkirk Local Centre. Site densities for development are displayed as maximum Floor Space Indexes (FSI).

Proposed Building Heights:

OPA 18.7 proposes a range of building height permissions. These permissions propose to limit building heights within each Character Area to reflect the local context of each area.

Height Parameter	Minimum Bldg Height (in storeys)	Maximum Bldg Height (in storeys)		
		Northern C.A	Southern C.A ³	Western C.A
Overall Building Height ^{1, 4}	3	20	4 - 10	15
Street Wall ²	n/a	4		

Notes:

¹ Overall building height maximums are dependent on character area. Also, the maximum height of a building is also dependent on not exceeding the allocated density, angular plane, and other placemaking policies of the Official Plan.

² Maximum street wall heights are 3 storeys for development that abuts the Neighborhood designation.

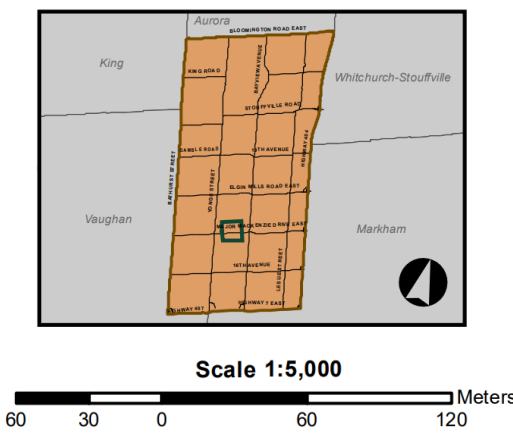
³ In the Southern Character Area, a maximum building height of 10 storeys for properties fronting Major Mackenzie Drive, and a maximum of 4 storeys for properties that do not front Major Mackenzie and are adjacent to the Neighbourhood designation.

⁴ Maximum building heights are 4 storeys for development that abuts the Neighbourhood designation.

Built-Form:



Conceptual - representing one of many scenarios of how this area could develop over the long term.



Public Realm

Schedule G2 conceptually identifies parks as well as the street and active transportation network. These public realm elements are proposed to support the Centre as a complete community.



PEDESTRIAN/ACTIVE TRANSPORTATION CROSSING OF CN RAILWAY



SUGGESTED URBAN PLAZA



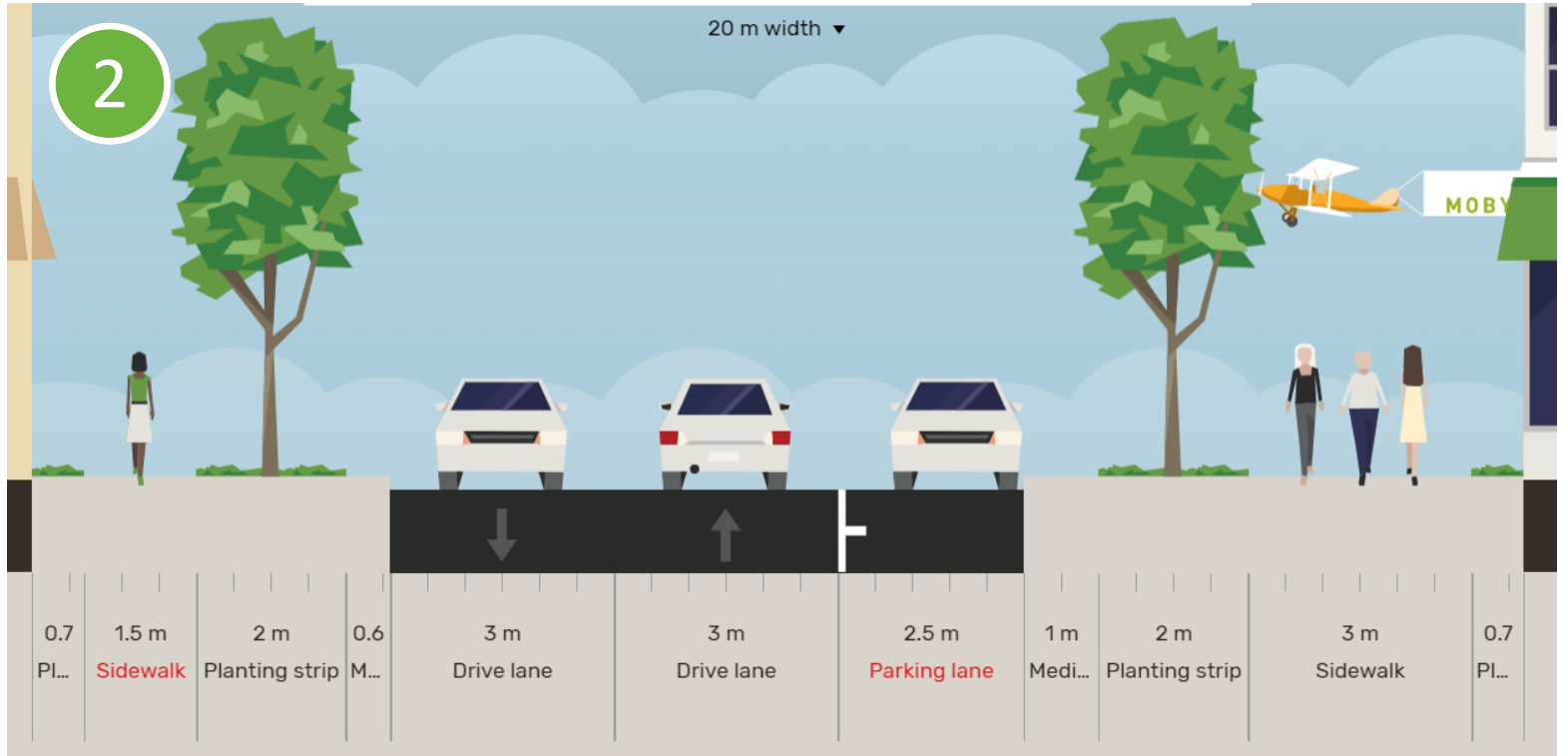
REGIONAL CYCLING FACILITY



PLANNED OFF-ROAD TRAILS



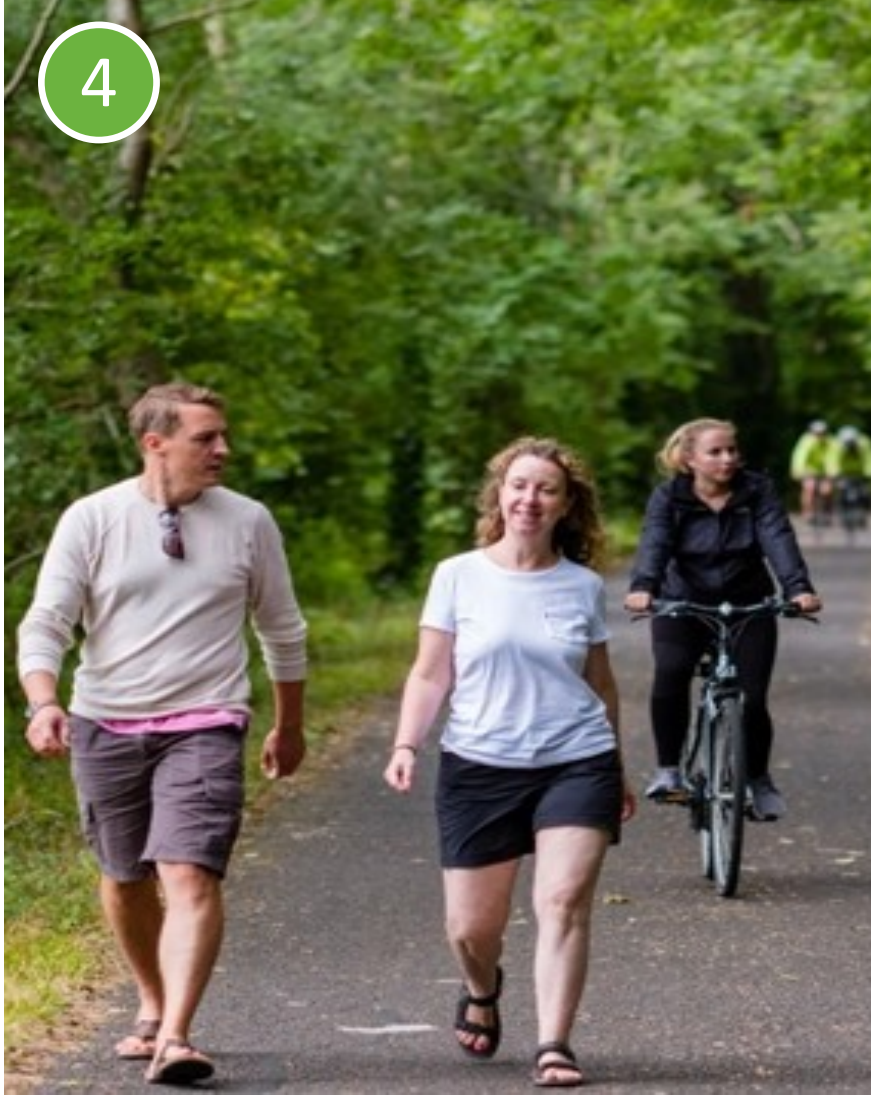
PLANNED LOCAL STREET



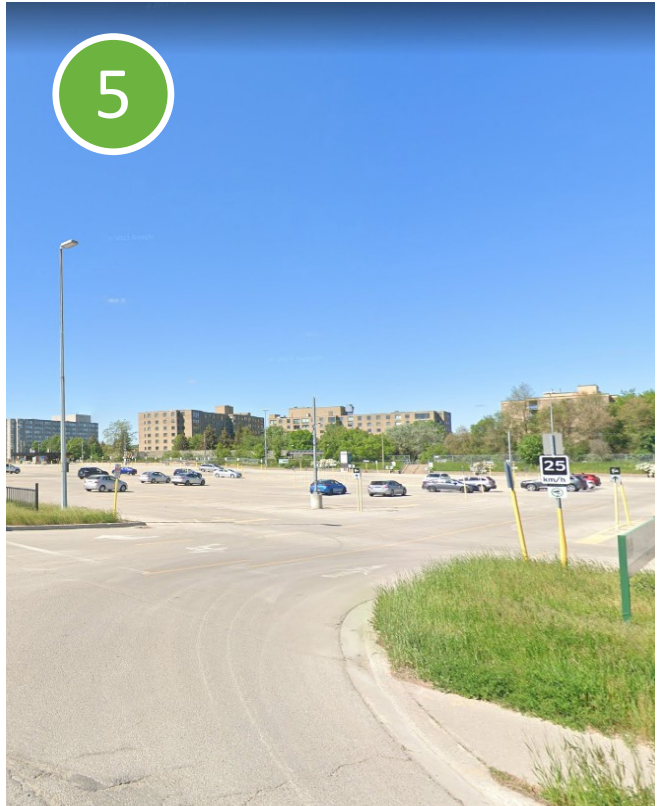
TYPICAL LOCAL STREET ROW— EXAMPLE: 20m METRE ROW, ONE PARKING LANE



DEDICATED BICYCLE FACILITY



PROPOSED MULTI-USE TRAIL



PROPOSED SIGNALIZED INTERSECTION



EXPANSION OF ESSEX PARK

1

3

9

2

4

5

7

8

6

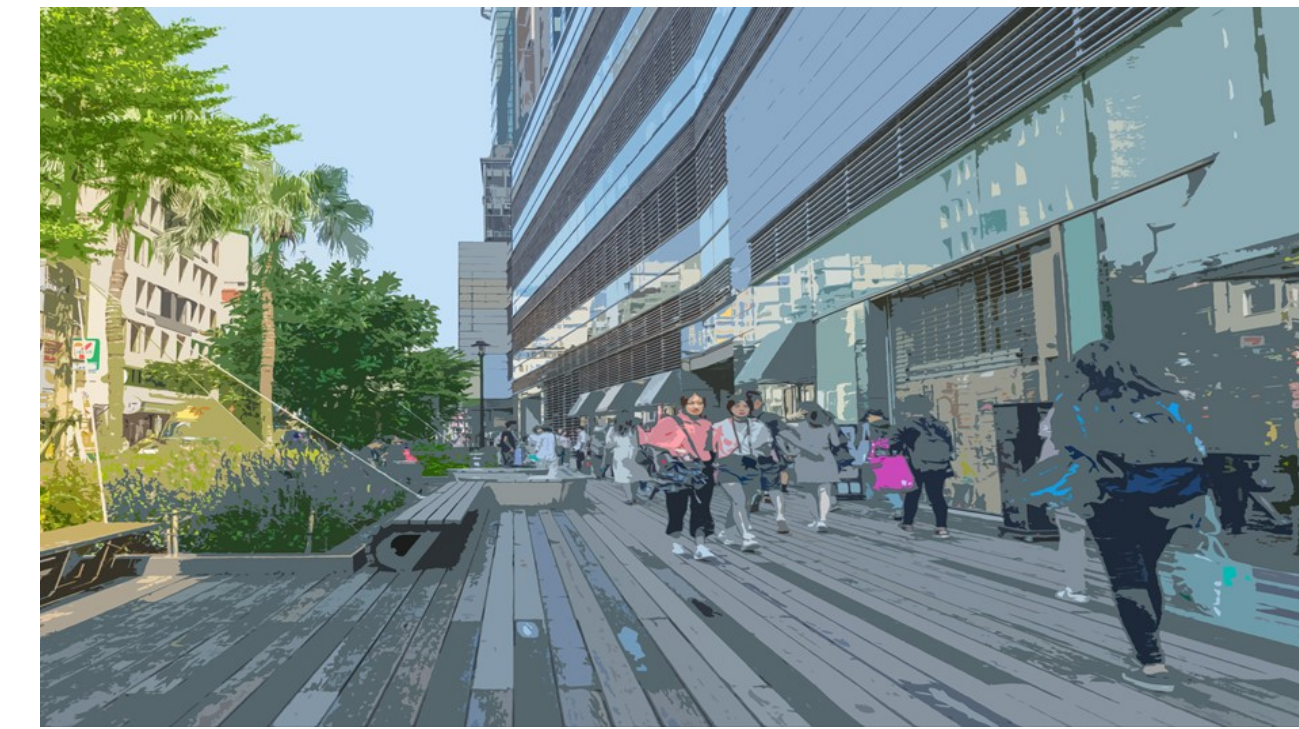
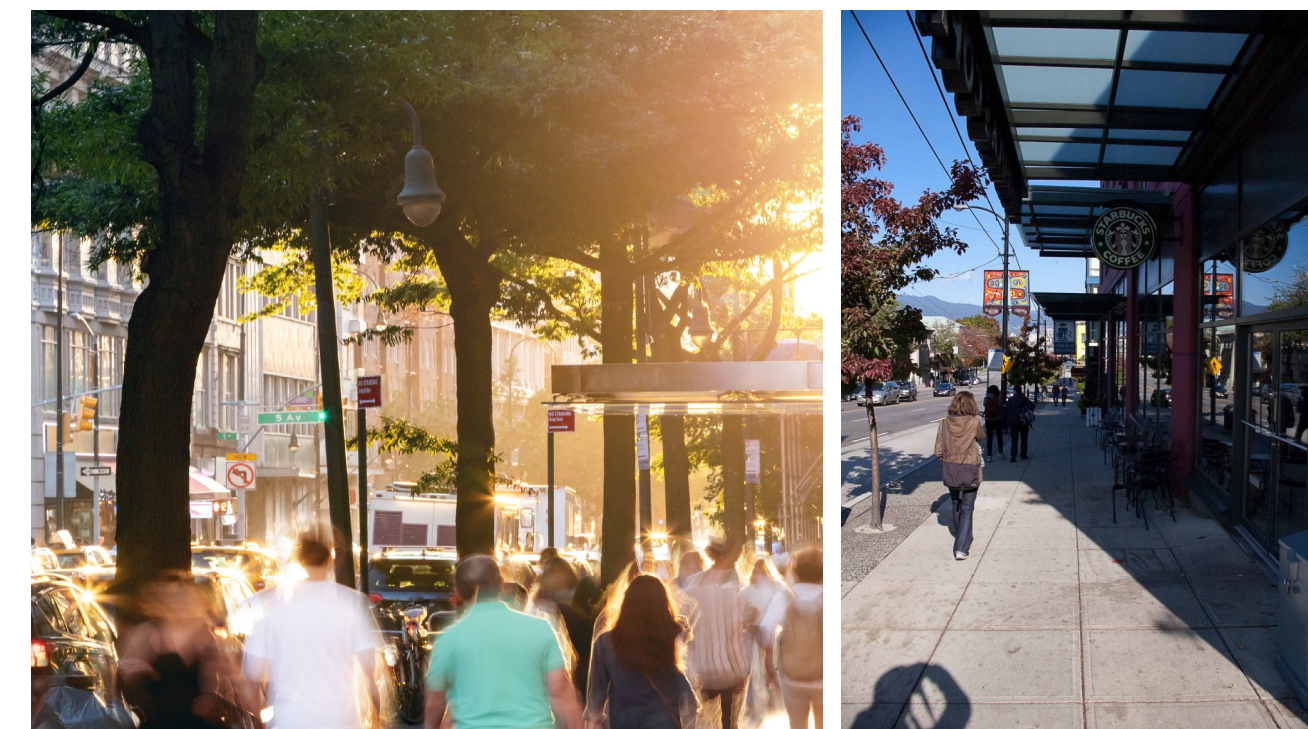
Alignment with OP Pillars

Official Plan Amendment 18.7 Newkirk Local Centre

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GROW OUR ECONOMY

OPA 18.7 supports this pillar by providing opportunities for new businesses in order to create a vibrant, mixed-use centre. Policies to require at-grade retail, commercial, or community uses along Major Mackenzie Drive and Newkirk Road will create spaces for new businesses that provide the types of uses residents need nearby. The requirement of a minimum amount of non-residential GFA in the Northern Character Area will create new office spaces that will provide opportunities for jobs.

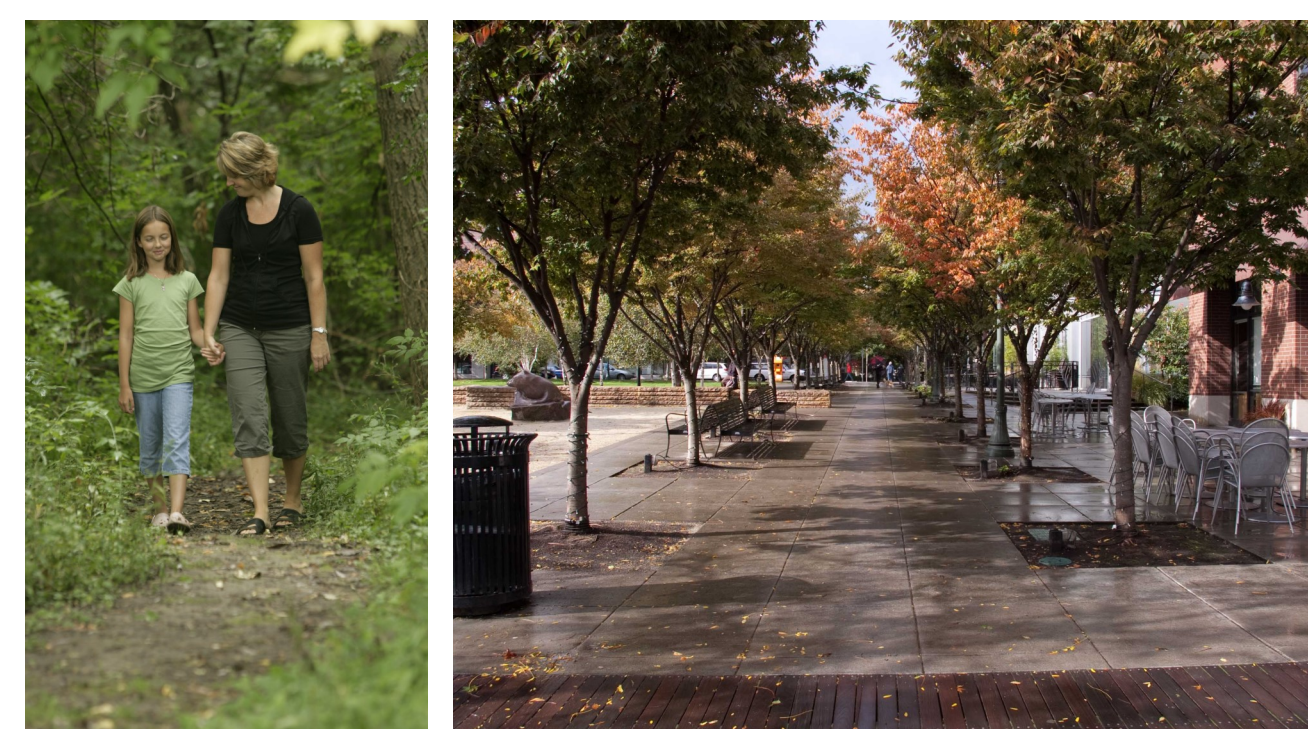


DESIGN EXCELLENCE

OPA 18.7 supports this pillar by envisioning the expansion and creation of high-quality parks and urban plazas, including the expansion of Essex Parkette and a new plaza next to the GO Station, which will create gathering places and memorable destinations. New design policies will enhance the public realm by ensuring entrance features are oriented towards public street frontages, and that streetscape elements are coordinated to contribute towards a unified theme for the Local Centre.

OPA 18.7 supports this pillar by protecting the existing affordable rental apartment buildings within the Local Centre; it will not only allow for their continued existence, but will provide opportunities for infill development to occur around these apartment buildings to further expand. A variety of housing types is also promoted, from ground-related townhouses to mid-rise and high-rise apartments, as well as affordable housing options that allow for opportunities to age in place within the same community.

Commuter parking will continue to be permitted in order to support the GO Station, but it will be encouraged to be located underground or in structured parking allowing for opportunities for redevelopment. The OPA will also ensure the continued operation of the Newkirk Business Park by locating sensitive land uses such as residential away from the Centre Street frontage, across from existing businesses.



OPA 18.7 supports this pillar by promoting transit-supportive development and the creation of a complete community around the Richmond Hill GO Station, which will help advance the City's goals in reducing greenhouse gas emissions. The OPA also promotes the creation of a network of trails and connections to nearby parks and natural areas for residents and employees in the Newkirk Local Centre to enjoy.

PROTECT AND ENHANCE

GREEN AND SUSTAINABLE

Providing your Feedback

Official Plan Update Public Open House

For providing comments on the Draft OPA to Council, please contact the City Clerk as noted below:

Pursuant to the Planning Act s. 17 and s. 26,

A Council Public Meeting, pursuant to Section 26 (3) of the Planning Act, is scheduled for **Tuesday, June 20, 2023, at 7:30 p.m.** to notify the public and receive comments on the proposed Official Plan Amendments. This meeting will be held in the Council Chambers of the Municipal Offices, 225 East Beaver Creek Road. Members of the public may attend in person or watch the livestream of the meeting at RichmondHill.ca/CouncilMeetings.

Making a delegation at the Council Public Meeting: There is the option of attending in person or electronically by video conference or by phone. No prior registration is required to make an in-person delegation, but is encouraged. Prior registration is required should the public intend to make an electronic delegation by video conference or telephone. Applications to appear as a delegation must be submitted by 12 p.m. on the day of the meeting by email to clerks@richmondhill.ca or by using the on-line application form found on Richmondhill.ca. The Office of the Clerk will provide instructions on appearing as a delegation.

Providing Comments at the Council Public Meeting:: The public may submit written correspondence regarding agenda matters by email to clerks@richmondhill.ca. Written correspondence on the Draft OPA must be submitted by 12 p.m. on the day of the meeting. Comments submitted will be provided to all Members of Council, considered as public information and noted in the public record.

Official Plan Appeal: If a person or public body would otherwise have an ability to appeal the decision of the Approval Authority to the Ontario Land Tribunal (OLT), but the person or public body does not make oral submissions at the public meeting or make written submissions to the **City of Richmond Hill** (clerks@richmondhill.ca) before the proposed Official Plan Amendments are adopted, the person or public body is not entitled to appeal the decision of City Council to the Ontario Land Tribunal (OLT), and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of Council of the City of Richmond Hill in respect to the adoption of the Draft Official Plan Amendments: OPA 18.5 (File No.: MOPA-22-0001), OPA 18.6 (File No.: MOPA-23-0001), OPA 18.7 (File No.: MOPA-23-0002), and OPA 18.8 (File No.: MOPA-23-0003), you must make a written request to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at clerks@richmondhill.ca.

Notice of Collection: Personal information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13; and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list, and/or the minute of the public meeting, and made part of the public record. The City collects this information in order to make informed decision on the relevant issues, and to notify interested parties of Council's decision. It may also be used to serve notice of an Ontario Land Tribunal hearing. The name, address, and other information contained in the submitted letter will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56. Any questions about this collection and disclosure should be directed to the City Clerk, The Corporation of the City of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at clerks@richmondhill.ca.

Additional information:

For more information, please contact the Office of the Clerk at 905-771-8800 or by e-mail at clerks@richmondhill.ca.

For general questions or inquiries, or to get more information on the Draft OPA, you can direct them to the Lead Planner as noted below:

OPA 18.7 - Newkirk Local Centre	
OPA Number, File Number and Planner Contact Info:	Purpose and Effect:
OPA No.: 18.7 File No.: MOPA-23-0002 Contact: Andrew Crawford, Planner II Policy Planning Tel: 905-771-5528 E-mail: Andrew.Crawford@richmondhill.ca	To address City Plan Key Directions to create a mixed use transit supportive centre that is served by a GO Station, and to implement PMTSA direction provided in the York Region Official Plan