



# Welcome!

- This meeting is about proposed official plan amendments:
  - 18.1 – Automotive Uses in Employment Lands
  - 18.2 – Leslie Street Institutional Area
- To allow time for all interested participants to join the meeting, this presentation will begin at 7:05 p.m.
- While you wait, please feel free to review materials at [Richmondhill.ca/OPUpdate](https://Richmondhill.ca/OPUpdate)
- Please forward your questions anytime to: [OPUpdate@Richmondhill.ca](mailto:OPUpdate@Richmondhill.ca)



# Public Open House

Proposed Draft Official Plan Amendments:

18.1 – Automotive Uses in Employment Lands

18.2 – Leslie Street Institutional Area

June 22, 2020 (7 – 9 p.m.)

**Presented By:**

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Andrew Crawford

**Facilitated By:**

Sybelle von Kursell MCIP, RPP





# Agenda

- Purpose of Today's Virtual Open House
- Background
- Overview of Proposed Official Plan Amendments (OPA's)
- Next Steps
- Questions and Answers



# Purpose of Today's Open House

- Provide information about the two proposed Official Plan Amendments (OPAs) related to the conversion of employment lands; and
- Provide an opportunity for the public to ask questions respecting the proposed OPAs

# Proposal

## **OPA 18.1: Automotive Uses**

- To add automotive uses as a permitted use in areas designated “Employment Area,” “Employment Corridor,” and “Office”

## **OPA 18.2: Leslie Street Institutional Area**

- To establish a new land use designation at Leslie and Major Mackenzie

# Background: Why now?

- The OPAs are part of the City's Official Plan update (initiated in November 2017).
- In the time of COVID19, we are approaching the OP Update incrementally.
- The OPAs respond to February 2020 Council direction regarding York Region's OP Review. Among other matters, Council supported requests for employment conversion for:
  - automotive uses within the City's employment lands, and
  - a mix of office, retail, commercial and institutional uses for certain lands along east side of Leslie Street, south of Major Mackenzie Drive due to the area's unique context

# Background: Why these OPA's?

- Conversion of employment lands must be considered in the context of a “municipal comprehensive review”
- Presently, the City is considering two development applications to permit automotive dealerships on lands designated employment.
- In February 2020, Regional Council supported the conversion of employment lands to enable the development of a longterm care facility located at Leslie and Major Mackenzie Drive expeditiously.

# OPA 18.1: AUTOMOTIVE USES



# Background Research and Key Findings

## Richmond Hill today:

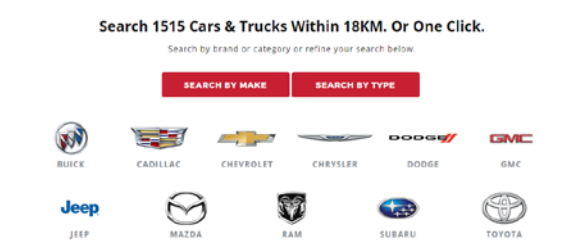
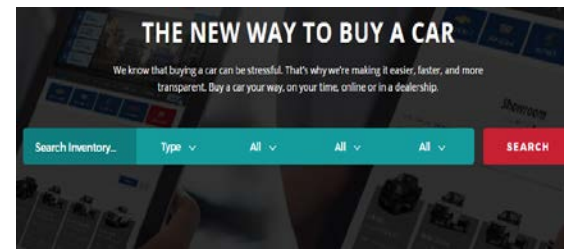
- Limited permission for auto body repair in Newkirk Business Park (Enford Road/Industrial Road)
- Automotive service commercial (e.g. gas stations) permitted at major intersections
- Sales of vehicles are not permitted in any Employment designation
- Automobile dealerships typically have located along Yonge Street corridor
- Redevelopment and intensification may lead to automotive uses needing to relocate

# Background Research and Key Findings

- Many other municipalities in GTHA permit automotive uses and dealerships in Employment lands
- Most have policy restrictions on where and how dealerships can be allowed:
  - Classified as “discretionary use” (e.g. require site-specific zoning)
  - Locational criteria (e.g. must be on arterial roads)
  - Restricted on type (e.g. new cars vs used cars)
  - Minimum size requirements

# Context: Automotive Uses

- Prefer high visibility locations
- Co-campusing of multiple brands inside one building
- Dealerships tend to form clusters
- Increasing move towards “Showroom” dealerships and online sales

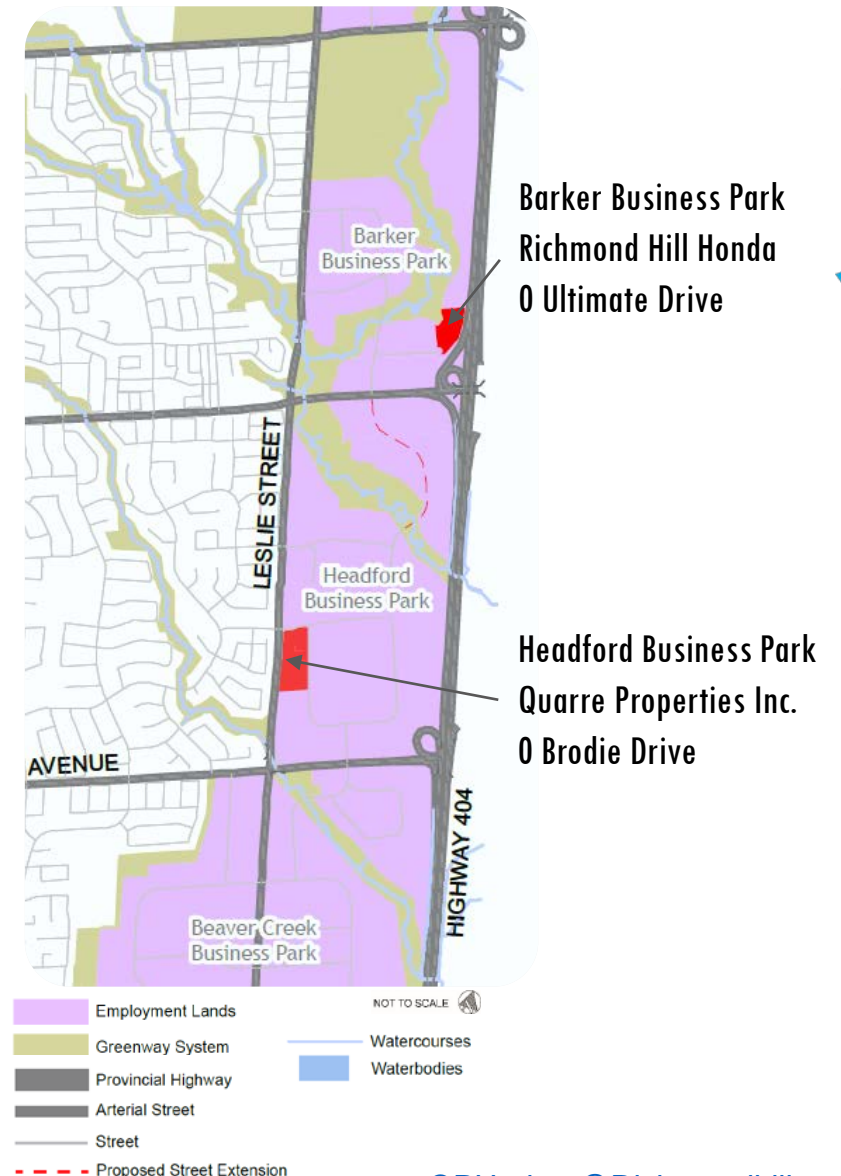


# Context: Request for Conversion

## Two Requests:

- Barker Business Park
  - Richmond Hill Honda
- Headford Business Park
  - Quarre Properties Inc./ Pfaff Automotive
- Both properties are subject to active private Official Plan Amendment applications

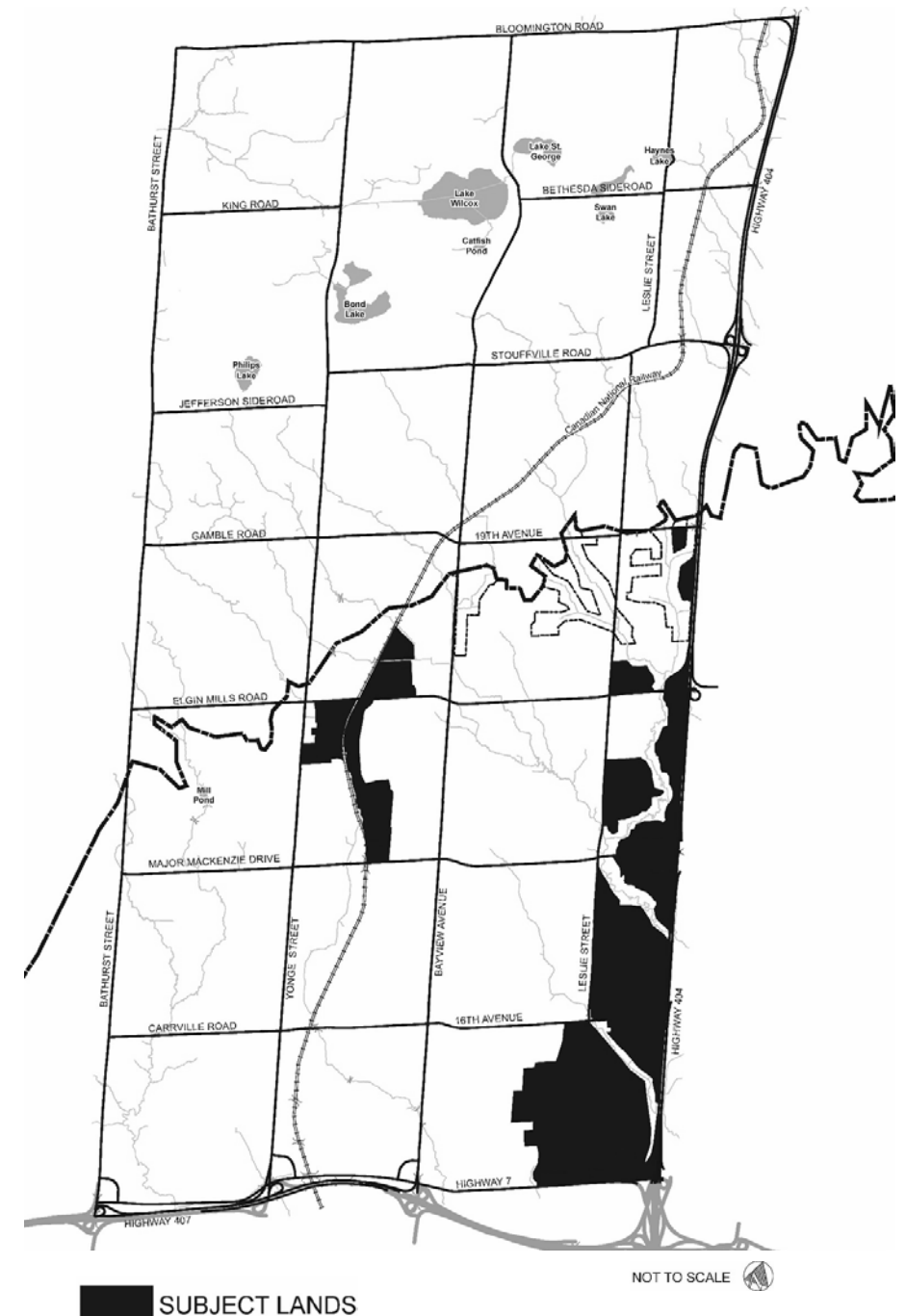
## Location of Conversion Requests for Automotive Uses in Richmond Hill



# Proposed OPA Intent

## OPA 18.1 – Automotive Uses in Employment Lands

- OPA Intent:
  - To add new permissions to allow automobile dealerships containing sales, repair and service uses within certain areas of employment designations
  - Ensure that provision of high performance industrial, warehousing and office uses continue to be the priority development in our business parks
  - Ensure that these uses compliment our business parks and surrounding area, and are built applying good urban design elements





# Proposed OPA Policy Direction

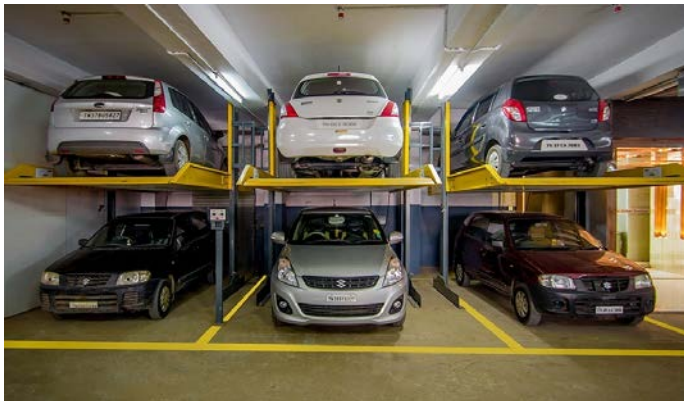
## Draft Policy Direction:

- LOCATION - on sites along arterial streets or 400-series highways, which have high visibility and easy access from surrounding areas
- CONDITION - repair/service components must accompany the retail component of a dealership
  - stand-alone repair/service facilities continue to only be permitted within a portion of the Newkirk Business Park to maintain that area as a cluster for such businesses, and to ensure that the balance of employment areas are preserved for high-performance industrial uses, warehousing, and office uses

# Proposed OPA Policy Direction (cont'd)

## Design

- Inventory of vehicles to be accommodated indoors and in a compact form, to be consistent with the policies for the rest of the business park areas (e.g. underground, multi-level, or stacked parking technologies such pneumatic lifts)
- Automotive uses will require a high standard of design and include incorporation of low-impact development features into outdoor parking areas and landscaping buffers to streets and neighbouring residential properties



Source: [Quora.com](https://www.quora.com/What-is-the-best-way-to-park-cars-in-a-small-space)



Source: [Schollen & Company Inc.](https://www.schollen.com/), Edwards Gardens



Source: Google Streetview, Grand Touring Automobiles

# OPA 18.2: LESLIE STREET INSTITUTIONAL AREA



# Background Research and Key Findings

- Very few examples of institutional uses in a “business” or “employment-institutional” type designation
- Many municipalities have some form of institutional designation permitting major institutional uses (e.g. hospitals, medical centres and accessory uses)
- No clear examples of where institutional uses/designations interface with a core employment area
- Requires policy direction to address sensitive lands uses near employment areas

# Context: Institutional Uses

- A coherent cluster of institutional uses and cultural heritage resources
- Cultural heritage resources are listed in the City's inventory of properties that have architectural and historical importance



**Victoria Education Centre Montessori School**  
9901 Leslie Street



**Carefirst Seniors**  
9893 Leslie Street



**Children's Development Group**  
9875 Leslie Street



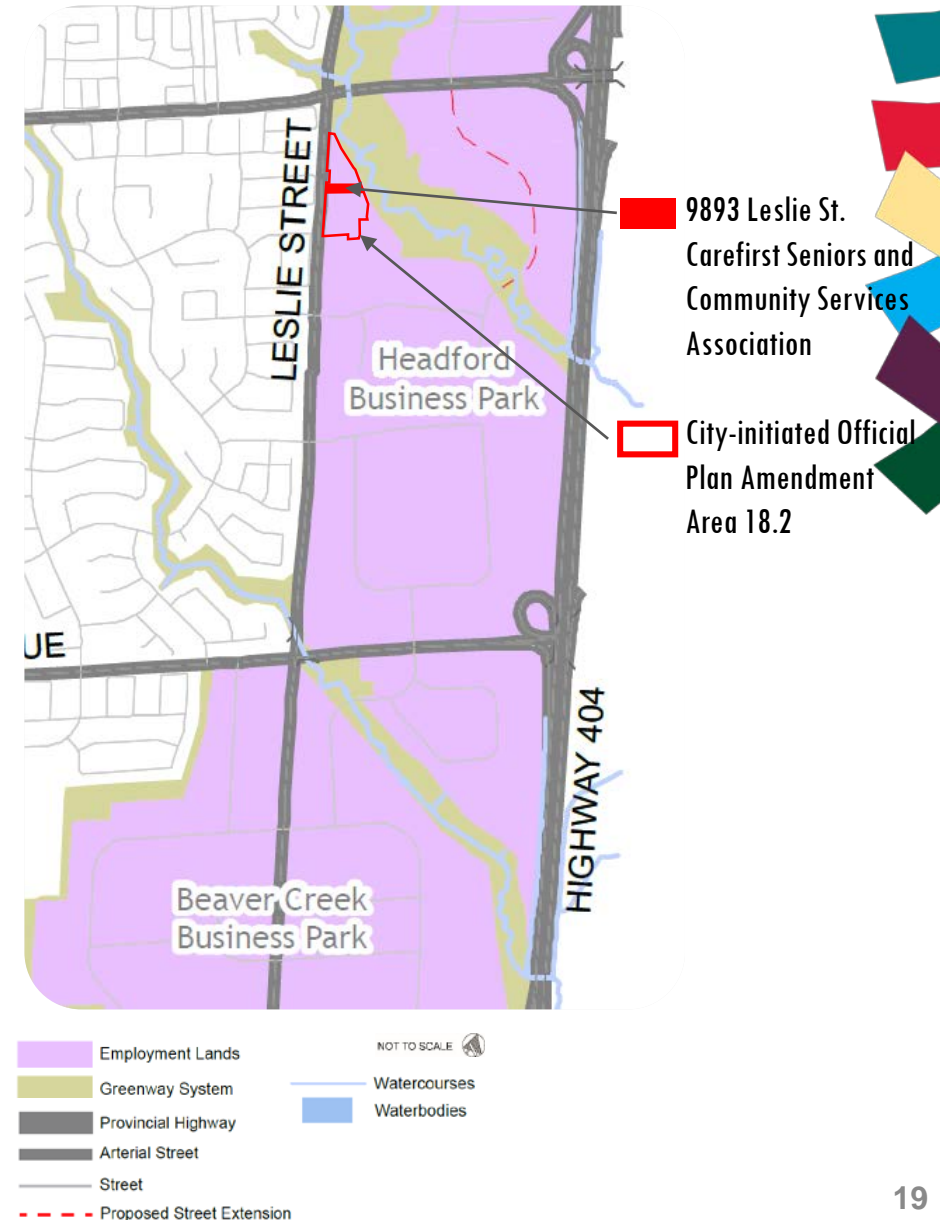
**Rahmat Centre (Musallah and Islamic Centre)**  
9853 Leslie Street

# Context: Request for Conversion

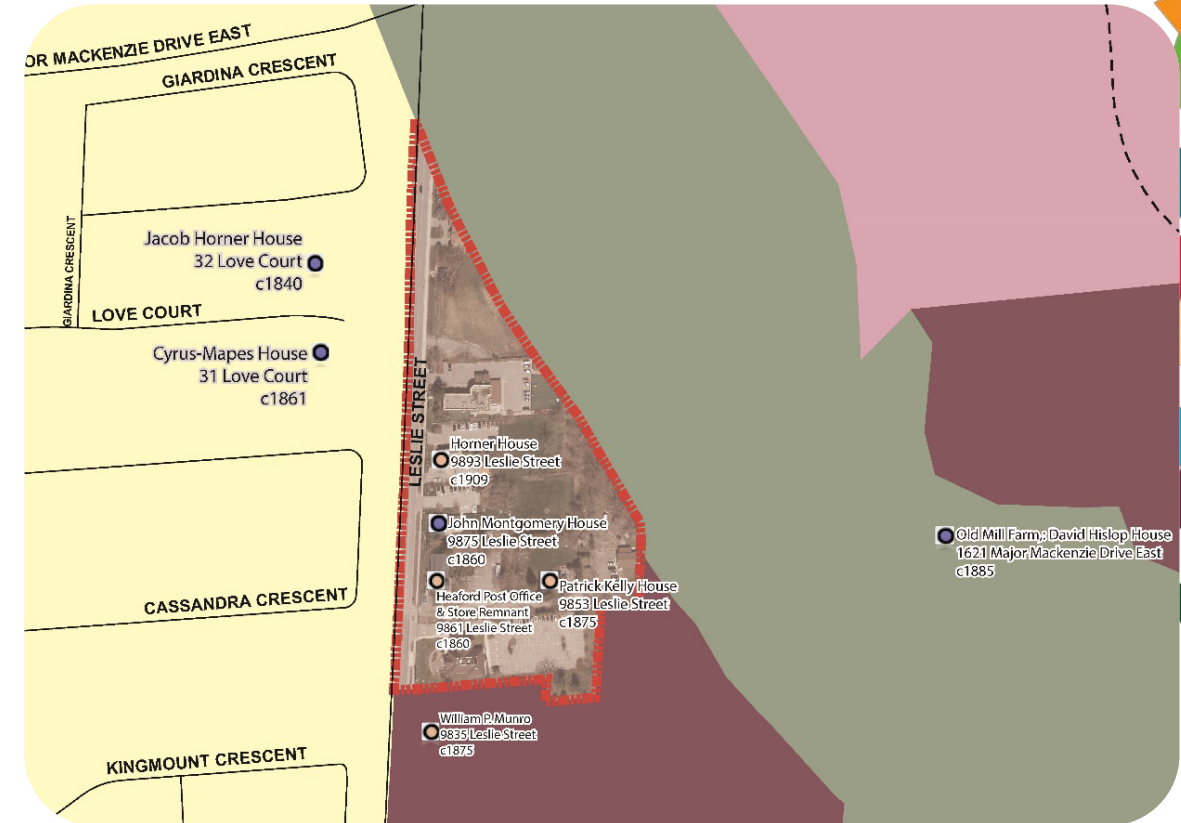
## Two Requests:

- Headford Business Park
  - 9893 Leslie Street  
(Carefirst Seniors and Community Services Association)
- Municipally Initiated Conversion recommended by the City for the broader area in recognition of its unique context

Location of Conversion Requests for Institutional Uses in Richmond Hill



# Cultural Heritage Resources



## Legend

Heritage Property

○ Not Designated

● Designated

■ Natural Core

■ Employment Area

■ Employment Corridor

■ Neighbourhood



# Cultural Heritage Resources (cont'd)

1. Horner House c.1909
2. John Montgomery House c.1860
3. Heaford Post Office c.1860
4. Patrick Kelly House c.1875



9893 Leslie Street



9875 Leslie Street



9861 Leslie Street



9853 Leslie Street

# Proposed OPA Intent

## OPA 18.2 – Leslie Street Institutional Area

- OPA Intent:
  - recognize the current function of this area and to intensify this area for a mix and range of institutional and business land uses, in a context that respects the cultural heritage resources of this area,
  - provide a hub for institutional uses that are not otherwise permitted in this area, and
  - provide compatible land uses to the south and west of the area.





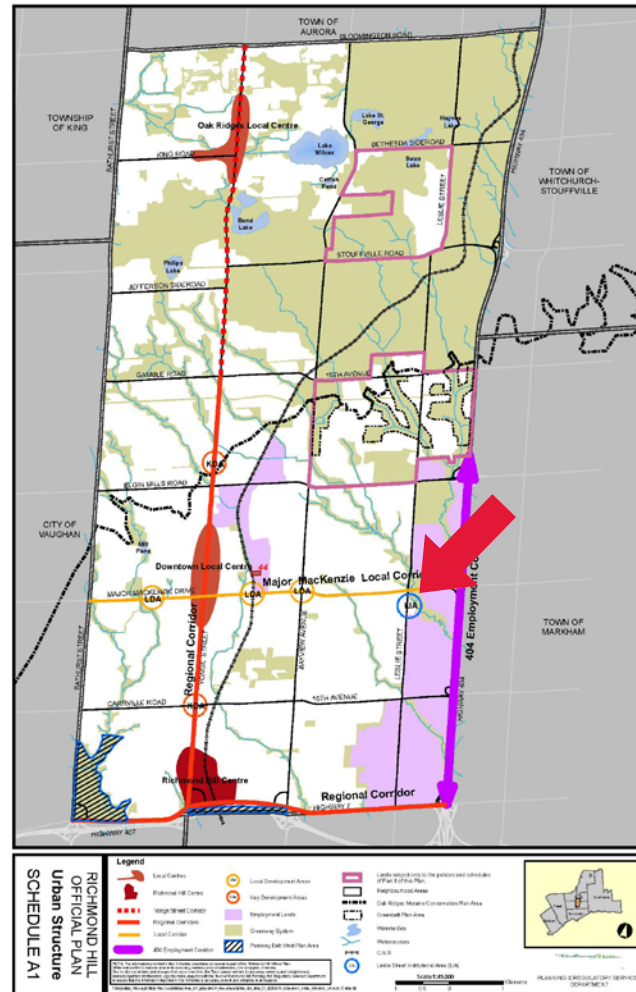
# Proposed OPA Policy Direction

## Draft Policy Direction:

- Establish a new land use designation entitled “Leslie Street Institutional Area” and include with it area-specific land use and design policies;

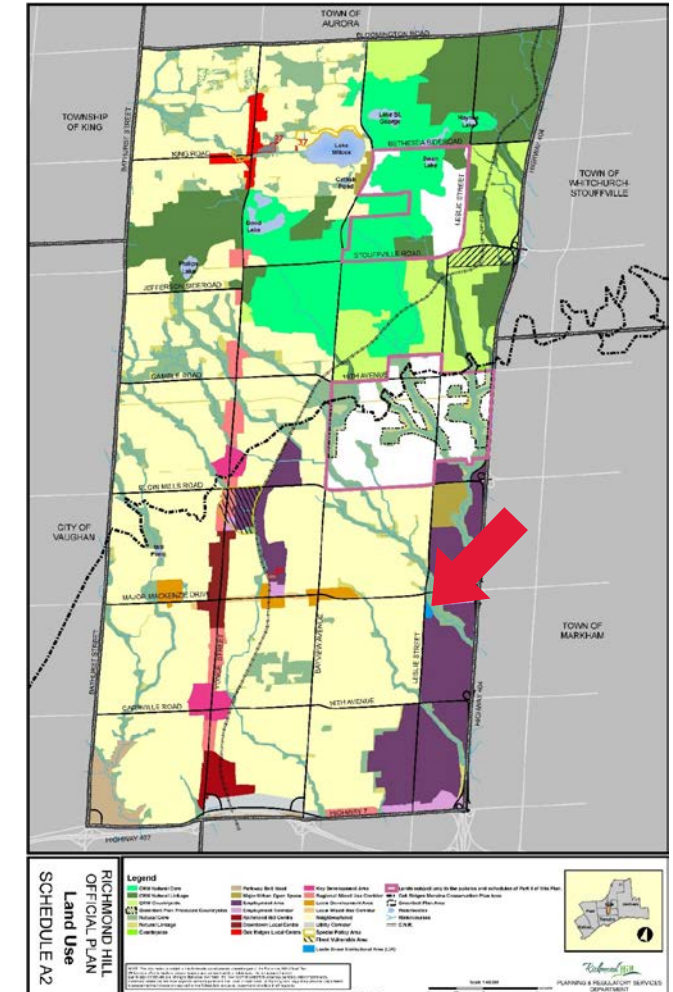
### Schedule A1 (Urban Structure)

- Add “LIA” notation



### Schedule A2 (Land Use)

- Add “Leslie Street Institutional Area” designation



# Proposed OPA Policy Direction (cont'd)

## Draft Policy Direction:

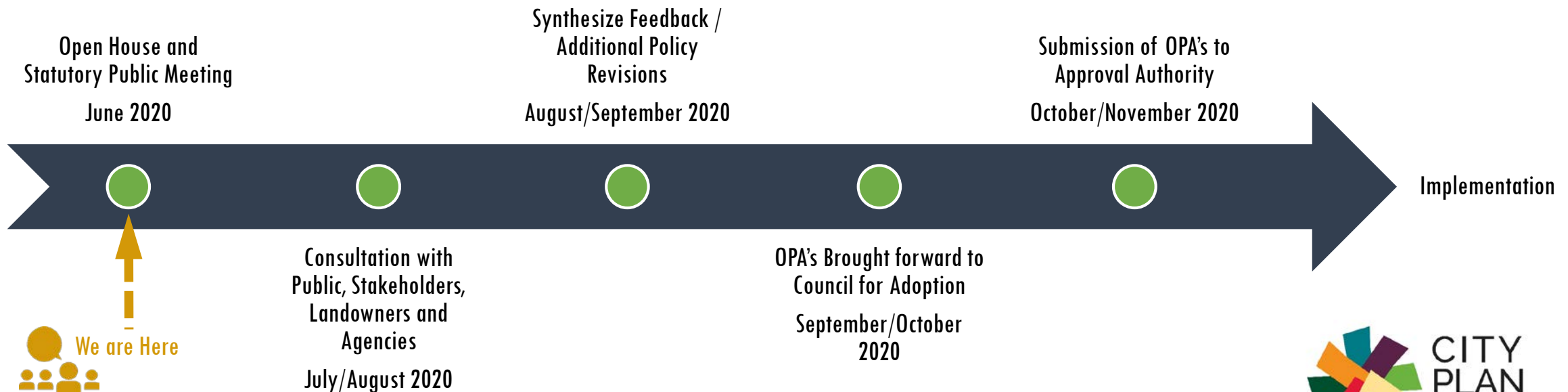
- Permit office and institutional development that is compatible with the surrounding area;
- Permit long-term care facilities and residential uses that are ancillary to them;
- Permit retail and commercial uses that are small in scale and are complimentary to office and institutional uses;
- Permit building heights to a maximum height of 10 storeys;
- Ensure that sensitive land uses shall not be permitted to locate near a significant known air emission sources and that development demonstrate compliance with the Province's land use compatibility guidelines;
- Ensure that development recognizes and is sensitive to the cultural heritage resources that exist within the amendment area,
- Apply City's Urban Design Guidelines and incorporate heritage buildings into the design of new developments and
- Continue to protect the Greenway System



# Next Steps

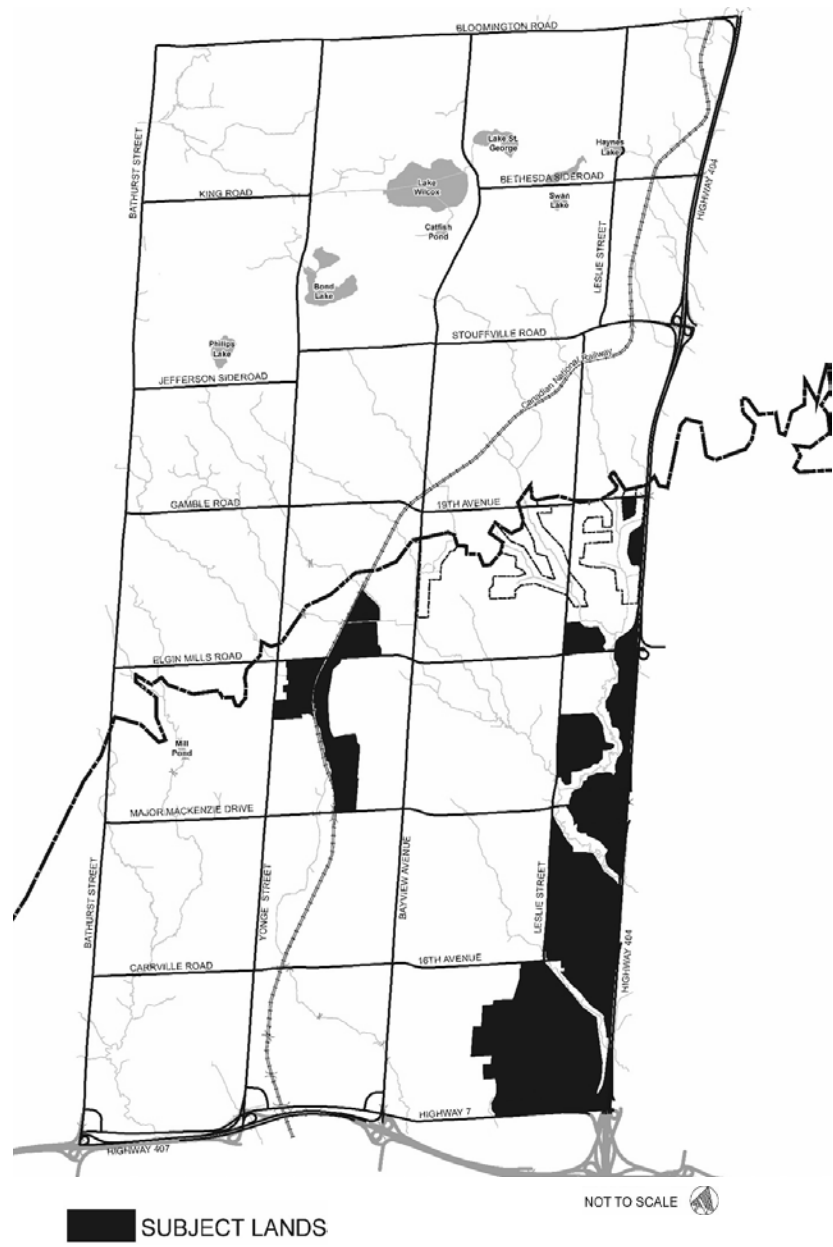
# Timeline

## Official Plan Amendment Process Timeline



# Questions?

## OPA 18.1: Automotive Uses



## OPA 18.2: Institutional Uses





# Thank You!

The Presentation component of the Open House is now complete.

We will stay “live” until 9:00 p.m. Please e-mail your question to:  
[OPUpdate@Richmondhill.ca](mailto:OPUpdate@Richmondhill.ca) and we will provide a response.

Please submit your comments to:

[OPUpdate@Richmondhill.ca](mailto:OPUpdate@Richmondhill.ca)

If you wish to be notified about City Plan 2041 (the OP Update) or these OPAs specifically, you can make your requests by e-mailing

[OPUpdate@Richmondhill.ca](mailto:OPUpdate@Richmondhill.ca)