

**Amendment 12  
To The Richmond Hill  
Official Plan**

**Appendix “B”**

**Richmond Hill Official Plan**

**Official Plan Amendment 12**

The attached schedules and explanatory text constitute Amendment No. 12 to the Town of Richmond Hill Official Plan.

This amendment was approved by the Local Planning Appeal Tribunal in accordance with Sections 17 and 21 of the *Planning Act* on the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2019.

## Appendix “B”

**Part One - The Preamble** is not a part of the Amendment.

**Part Two - The Amendment**, consisting of text and maps, constitutes Amendment 9 to the Richmond Hill Official Plan.

## Appendix “B”

### Part One – The Preamble

#### 1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to permit a high density, mixed use residential/commercial development consisting of two 24 storey residential apartment buildings, a 15 storey residential apartment building and stacked townhouses on the subject lands.

#### 1.2 Location

The lands affected by this Amendment are legally described as Lots 135 to 139 and Part of Lots 134, 285 and 286, Registered Plan 1960. The lands are located on the south side of Carrville Road, west of Yonge Street and are shown on Schedule “1” attached hereto.

#### 1.3 Basis

The proposed amendment is considered appropriate in accordance with the reasons provided by the Local Planning Appeal Tribunal in its Decision dated \_\_\_\_\_ (Case No. PL170724).

## Appendix “B”

### Part Two - The Amendment

#### 2.1 Details Of The Amendment

2.1 The Richmond Hill Official Plan is amended as follows:

2.1.1 That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number 24, as shown on Schedule “1” attached.

2.1.2 By adding the following to Chapter 6 (Exceptions):

#### “6.24

Notwithstanding any other provision of this Plan to the contrary, in accordance with Local Planning Appeal Tribunal Decision dated \_\_\_\_\_ (Case No. PL170724). for the lands known as Lots 135 to 139 and Part of Lots 134, 285 and 286, Registered Plan 1960 municipally known as 39, 41, 45, 53, 59, 69, 79, 81, 89, 91 and 97 Carrville Road and shown as Exception Area Number “24” on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- a. it is intended that the subject lands be developed for a mixed use, high density residential/commercial development with two new local roads. The east block of the development shall be developed with two 24 storey buildings and two stacked townhouse buildings. The west block shall be developed for a 15 storey building and one stacked townhouse building;
- b. a north-south local road shall be provided on the subject lands as shown on Schedule “1” attached hereto.
- c. an east-west local road shall be provided on the subject lands as shown on Schedule “1” attached hereto;
- d. all apartment buildings shall have a maximum podium height of 4 storeys and a maximum tower floor plate of 750 square metres;
- e. the combined maximum gross floor area on the subject lands shall be 55,282.20 square metres (595,057 square feet);
- f. the maximum Floor Space Index (FSI) for the entire site shall be 4.66 based on a lot area of 11,851 square metres (127,564.16 square feet); and,
- g. the development shall be planned in a manner which ensures that the placement, massing and design of all buildings on the subject lands is compatible with, and complementary to, the existing and intended uses for the Yonge Street and 16<sup>th</sup> Avenue KDA.”