

Amendment 11 To The Richmond Hill Official Plan

Richmond Hill Official Plan

Official Plan Amendment 11

The attached schedules and explanatory text constitute Amendment No. 11 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 ____th day of _____, 2019.

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.

Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to permit one additional 695 square metre (7,481 square feet) stand-alone commercial restaurant on the subject lands.

1.2 Location

The lands affected by this Amendment are legally described as Part of Block 2, Registered Plan 65M-2287, municipally known as 157, 159, 161, 162, 163 and 165 York Boulevard. The lands are located on the east side of East Beaver Creek Road, north of Highway 7 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. PL170686).

Part Two - The Amendment

2.1 Details Of The Amendment

The Richmond Hill Official Plan is amended as follows:

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 23, as shown on Schedule "1" attached.

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

"6.23

Notwithstanding any other provision of this Plan to the contrary, in accordance with Local Planning Appeal Tribunal Decision dated _____ (Case No. PL170686) for the lands known as Part of Block 2, Registered Plan 65M-2287, municipally known as 157, 159, 161, 162, 163 and 165 York Boulevard and shown as Exception Area Number "23" on **Schedule A11** (Exceptions) to this Plan, one additional stand-alone commercial restaurant with a maximum gross floor area of 695 square metres (7,481 square feet) shall be permitted on the subject lands. This permission shall only apply in conjunction with the existing commercial restaurant uses shown on Schedule "2" attached.



STATISTICS

SITE AREA	± 9.41 ACRES	1.31 HA
EXISTING BLDG. A AREA	45,000 S.F.	4,856 S.M.
EXISTING BLDG. B AREA	17,400 S.F.	1,887 S.M.
EXISTING BLDG. C AREA	25,400 S.F.	2,725 S.M.
EXISTING BLDG. D AREA	47,000 S.F.	5,020 S.M.
EXISTING BLDG. E AREA	46,500 S.F.	4,965 S.M.
EXISTING BLDG. F AREA	15,200 S.F.	1,625 S.M.
EXISTING BLDG. G AREA	47,100 S.F.	5,025 S.M.
EXISTING BLDG. H AREA	45,700 S.F.	4,900 S.M.
TOTAL BUILDING AREA	44,545 S.M.	4,745 S.M.
EXISTING PARKING ON ENTIRE SITE	1,026 SPACES	1,076 SPACES
PROPOSED PARKING ON ENTIRE SITE	1,676 SPACES	1,776 SPACES
COVERAGE		11.93 %

ZONING REQUIREMENTS

RICHMOND HILL ZONING BY-LAWS 150-80 / 230-85 / 295-85 / 313-83

SUBJECTS	REQUIRED	PROVIDED
MINIMUM GROSS FLOOR AREA (RESTAURANT)	557 S.M.	503 S.M.
MINIMUM SETBACK	4 M	7.45 M
STRIP OF LANDSCAPED OPEN SPACE ADJUTING HIGHWAY 404 & #7	6 M	N/A
MAXIMUM BUILDING HEIGHT	32.5 M	5.64 M
MINIMUM PARKING SPACE (RESTAURANT)	48 CARS	10,357 S.F.
MINIMUM WIDTH OF PARKING SPACE (WITHIN 30M RADIUS)	5.8 M	2.7 M
MINIMUM LENGTH OF PARKING SPACE	5.8 M	5.8 M
LOADING SPACE	1 SPACE	1 SPACE



Subject Lands

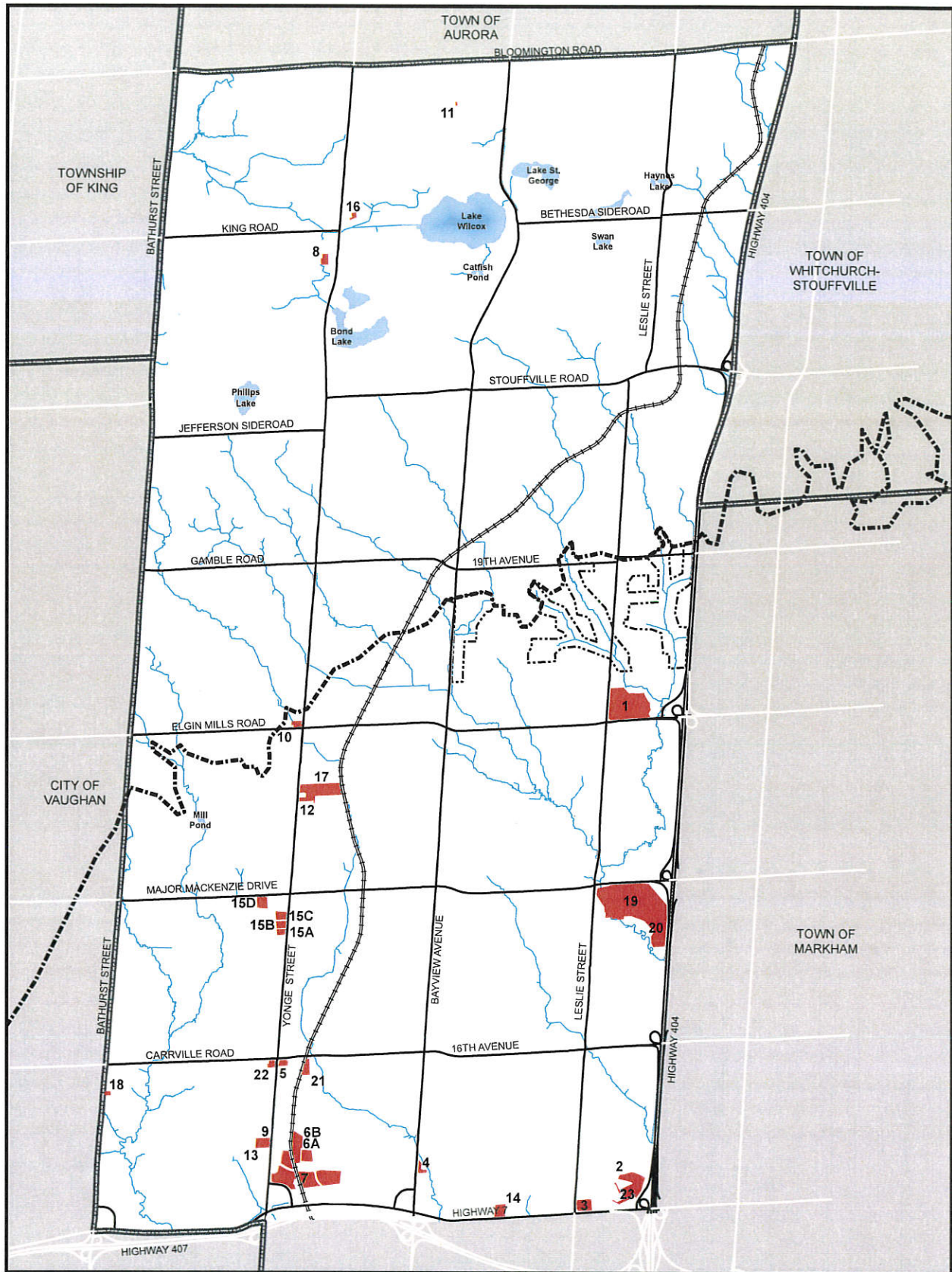
SCHEDULE 2 to OPA 11



Scale 1:2000



Richmond Hill
PLANNING & DEVELOPMENT SERVICES
CONSULTANTS



SCHEDULE A11
Exceptions
RICHMOND HILL
OFFICIAL PLAN

Legend

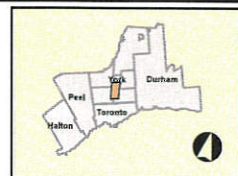
- Exception
- Oak Ridges Moraine Conservation Plan Area

- Greenbelt Plan Area
- Waterbodies
- Watercourses
- C.N.R.

NOTE: The information provided in this Schedule constitutes an operative part of the Richmond Hill Official Plan. While every effort is made to ensure its accuracy, currency and completeness, it is not a plan of survey. Due to site constraints and changes that occur over time, the Town cannot warrant its accuracy, currency and completeness. Identified parties are requested to make enquiries with the Town of Richmond Hill Planning and Regulatory Services Department to ensure that the information depicted in this Schedule is accurate, current and complete in all respects.

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Scale 1:45,000
0 0.5 1 Kilometres



Richmond Hill
PLANNING & REGULATORY SERVICES
DEPARTMENT