

Appendix	A
SRPRS	19.151
File(s)	D01-12006, D02-12023 D06-12006

Amendment _____ To The Richmond Hill Official Plan

Part Two - The Amendment

2.1 Introduction

All of this part of the document entitled Part Two – the Amendment, consisting of the following text and the attached schedule designated as Schedule “A”, constitute Amendment ____ to The Richmond Hill Official Plan.

2.2 Details of the Amendment

The Richmond Hill Official Plan, as amended, is further amended as follows:

By deleting and replacing Policy 6.9 (Exceptions) with the following:

“6.9

Notwithstanding any other provision of this Plan to the contrary, for the lands municipally known as 8888 Yonge Street and shown as Exception Area “9” on Schedule A11 (Exceptions) to this Plan, the following provisions shall apply:

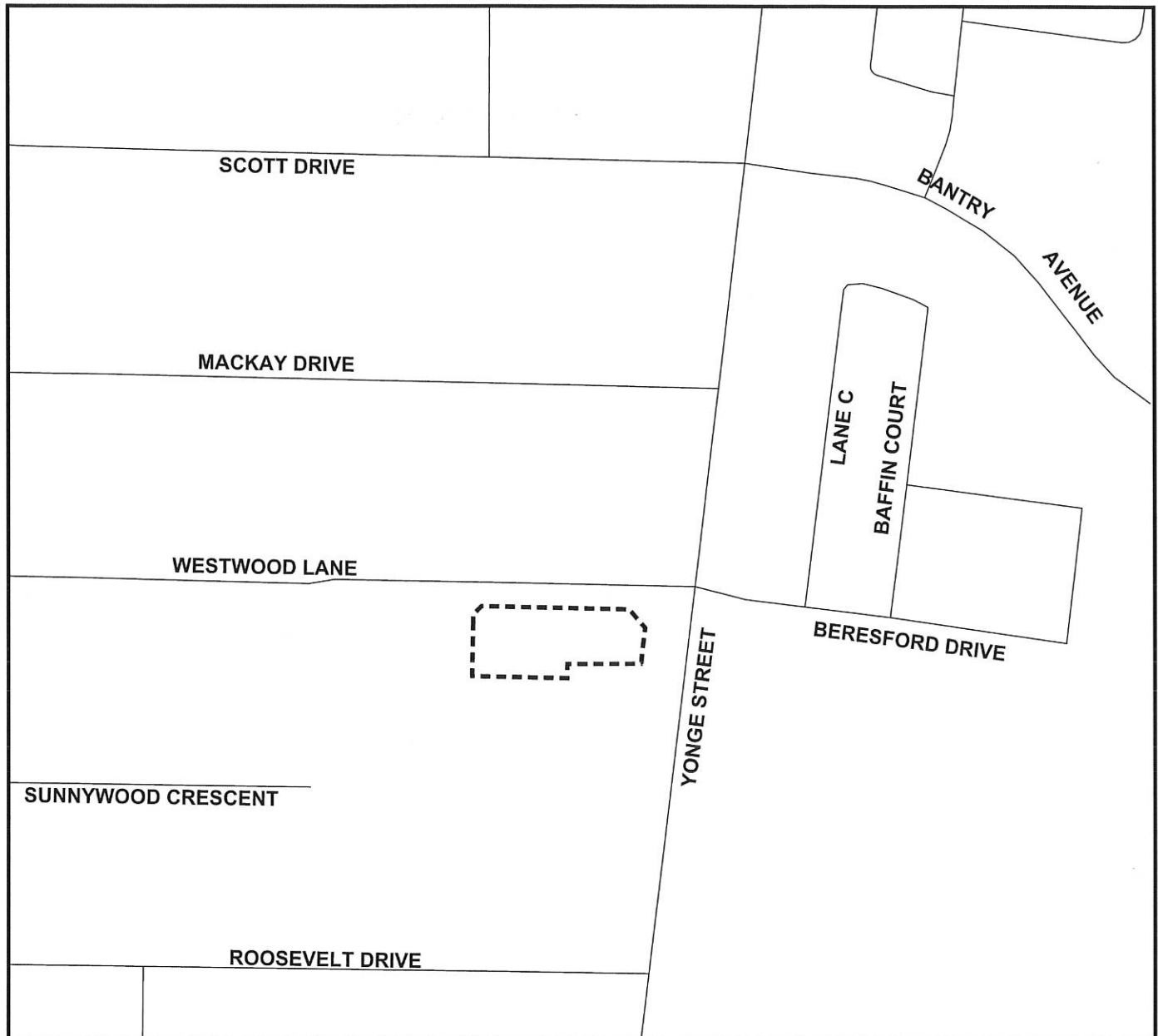
- a) It is intended that the lands be used for a mixed use, high density residential development consisting of one (1) apartment building containing a maximum of two hundred and forty (240) residential units with ground level commercial, retail and live-work residential units;
- b) The maximum building height shall be 15 storeys, with a 7 storey podium;
- c) The maximum Floor Space Index (FSI) shall be 4.2 based on a lot area of 4,761.7 square metres;
- d) The maximum gross floor area shall be 20,015 square metres;
- e) The maximum tower floor plate size shall be 800 square metres;
- f) A high quality residential environment shall be provided on the subject lands through the provisions of appropriate amenity areas, recreational and parking facilities;
- g) The placement, massing and design of the building on the subject lands shall be compatible with the existing neighbourhood; and h. Notwithstanding item (a) of this Exception, minor variances to the total number of units may be permitted as long as the intent of the policies of this Exception are maintained.

2.3 Implementation and Interpretation

The implementation of this Amendment shall be in accordance with the provisions of the Planning Act, R.S.O. 1990, and the respective policies of the City of Richmond Hill Official Plan.

The provisions of the Official Plan as amended from time to time, regarding the interpretation of the Official Plan of the City of Richmond Hill, apply in regard to this Official Plan Amendment. In the event of conflict with the Official Plan or any amendment thereto, the provisions of Amendment ____ shall prevail unless otherwise specified.

DRAFT



AMENDMENT No. XXX TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
SCHEDULE 1
LAND USE PLAN

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. XXX TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA AND
MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT

LEGEND

 AREA AFFECTED
BY THIS AMENDMENT

