

Part I Official Plan Modifications

DRAFT OFFICIAL PLAN AMENDMENT

The Richmond Hill Official Plan is amended as follows:

1. That Policy 4.4.1(6) be amended to provide specific policy direction for density of development within the Yonge and Bernard KDA, separate from the Yonge and 16th KDA, by creating two sub-policies.

“(6) (a) The density of a development block within a **the Yonge Street and 16th Avenue** KDA shall be a minimum of 2.5 FSI and maximum of 3.0 FSI. The boundaries of development blocks shall be identified in a Secondary Plan.”

“(6) (b) **Density of development with the Yonge Street and Bernard Avenue KDA overall shall be a minimum of 2.5 FSI to a maximum of 4.0 FSI. Allocation of density within the KDA shall be specified in a schedule to the Official Plan and the implementing zoning by-law, these allocations on a parcel basis can be less than and/or greater than the prescribed overall density.**”

2. That Policy 4.4.1(9)(c) be amended as follows:

“9. The following height requirements shall apply to development in the Yonge Street and Bernard Avenue KDA:

“a. A minimum building height of 3 storeys

“b. A maximum base building height of 6 storeys;

“c. A maximum building height ~~of 15 storeys~~ **shall be determined through a policy led framework that includes the application of allocated site densities and angular plane policies, among others for specific sites within the KDA; and**”

“d. The tallest buildings shall be direct towards the intersection of Yonge Street and Bernard Avenue, **and along Yonge Street in general.**”