

**Amendment 24
to the Richmond Hill
Official Plan**

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Richmond Hill Official Plan

Official Plan Amendment 24

The attached schedule and explanatory text constitute Amendment No. 24 to the City of Richmond Hill Official Plan.

This amendment was approved by the Local Planning Appeal Tribunal in accordance with Sections 17 and 22 of the *Planning Act* on the ____ day of _____, 2020.

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

Part Two - The Amendment, consisting of text and maps, constitutes Amendment 24 to the Richmond Hill Official Plan.

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Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the City of Richmond Hill Official Plan is to amend Section 6 in order to provide site specific policies related to 11488 Yonge Street and 49 Gamble Road and to amend Schedule A11 to add the Exception Area 30 to the Schedule. The proposed development combines the sites into a single development parcel that includes a tributary creek area that separates the two proposed development areas of the site.

The eastern portion of the site is designated Regional Mixed Use Corridor, the western part of the site is designated Neighbourhood and the centre part of the site is designated Natural Core within the City of Richmond Hill Official Plan, as shown on Schedule A2 of the City of Richmond Hill Official Plan.

This amendment provides site specific provisions for a density of 4.99 FSI for 11488 Yonge Street (east part of the site) and 129.3 units per hectare (52 units per acre) for 49 Gamble Road (west part of the site). The maximum proposed height for the Yonge Street portion of the site is 10 storeys and for the Gamble Road portion of the site is 4 storeys. This amendment will permit the development of one residential apartment building along the Yonge Street frontage at the southwest corner of the arterial road (Gamble Road) and the Yonge Street Corridor and a 4 storey stacked townhouse development with three buildings (Blocks) to be located within the Neighbourhood designation fronting onto the arterial road (Gamble Road).

1.2 Location

The lands affected by this Amendment are legally described as Part of Block A and all of Block B, Registered Plan 4667 (Municipal Addresses: 11488 Yonge Street and 49 Gamble Road). The lands are located on the west side of Yonge Street, south of Gamble Road, 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. PL180314).

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 “1”, constitute Amendment 24 to the Richmond Hill Official Plan.

2.2 Details of the Amendment

The Richmond Hill Official Plan is amended as follows:

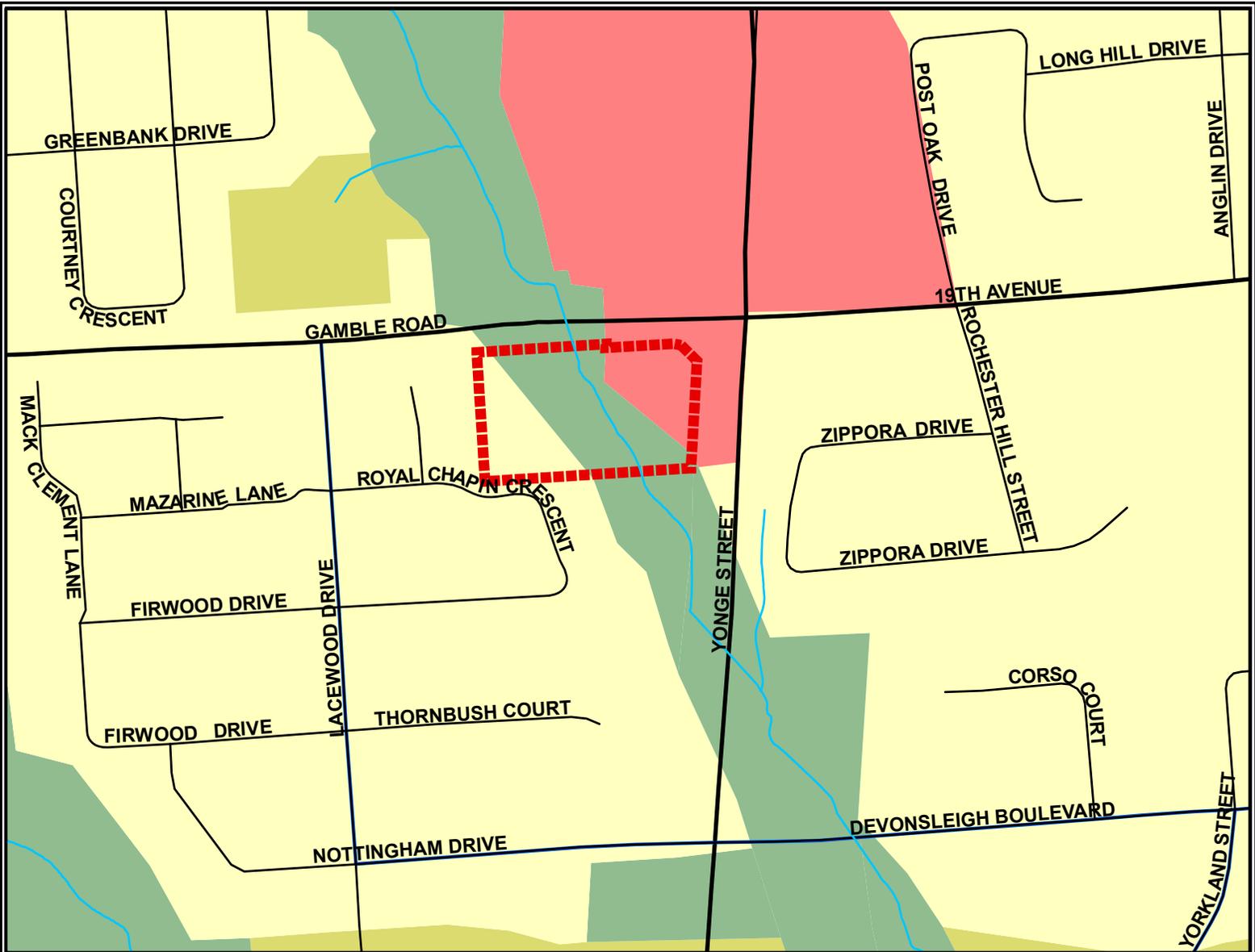
2.2.1 That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number 30, as shown on Schedule “1” attached.

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

“6.30

Notwithstanding any other provision of this Plan to the contrary, in accordance with Local Planning Appeal Tribunal Decision dated _____ (Case No. PL180314) for the lands known as Part of Block A and all of Block B, Registered Plan 4667 (Municipal Addresses: 11488 Yonge Street and 49 Gamble Road) and shown as Exception Area Number 30 on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- a. The lands designated “Neighbourhood” on Schedule “A” shall permit three 3 to 4-storey stacked townhouse buildings with a maximum gross floor area of 6,400 square metres (68,891.28 square feet) and a maximum density of 129.3 units per hectare (52 units per acre); and,
- b. The lands designated “Regional Mixed Use Corridor” on Schedule “A” shall permit one 10-storey apartment building, with a maximum gross floor area of 13,300 square metres (143,164.69 square feet) and a maximum FSI of 4.99.



**AMENDMENT No. 24 TO THE
 OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
 SCHEDULE 1
 LAND USE PLAN**

**NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. 24 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



Natural Core



Natural Linkage



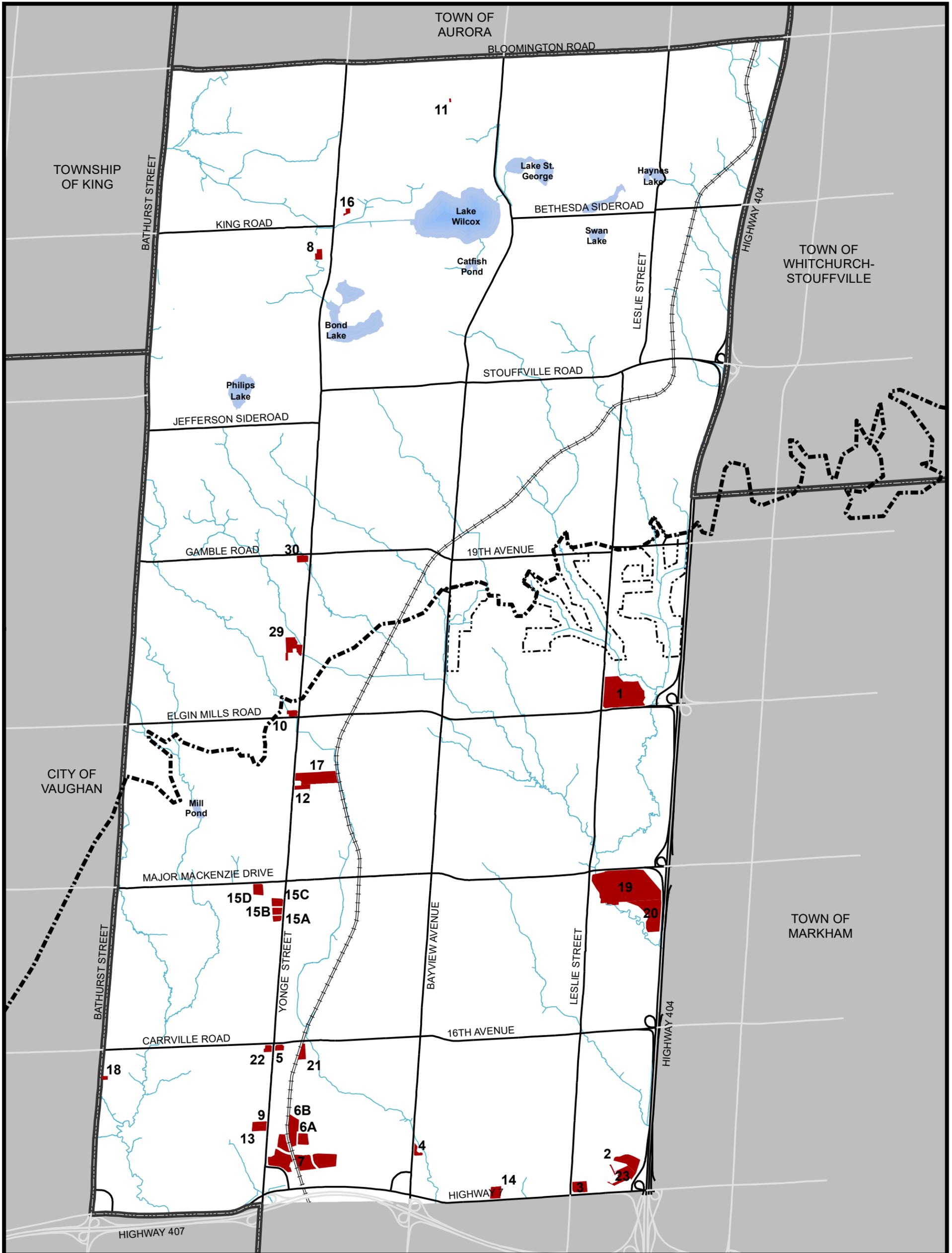
Regional Mixed Use Corridor



Neighbourhood



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SCHEDULE A11

Richmond Hill
Official Plan
Exceptions

Legend

- Exception
- Oak Ridges Moraine Conservation Plan Area
- Greenbelt Plan Area
- Waterbodies
- Watercourses
- C.N.R.

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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 size constraints and changes that occur over time, the Town cannot warrant its accuracy, currency and completeness. Interested parties are therefore urged to make enquires 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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Richmond Hill
PLANNING & REGULATORY SERVICES
DEPARTMENT