

Appendix "B" to
SRPI.22.084
City Files:
D01-21001 and
D02-21002

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 adding a new Policy 6.__(Exceptions) with the following:

“6.__

Notwithstanding any other provision of this Plan to the contrary, for the lands municipally known as 1070 Major Mackenzie Drive East and shown as Exception Area “__” on Schedule A11 (Exceptions) to this Plan, the following provisions shall apply:

- a) It is intended that the lands be used for a retirement residence;
- b) The maximum building height shall be 9 storeys;
- c) The maximum Floor Space Index (FSI) shall be 3.06 based on a lot area of 6499 square metres;
- d) The maximum gross floor area shall be 19,900 square metres;
- e) The maximum tower (9th Floor) floor plate size shall be a maximum of 760 square metres exclusive of the mechanical penthouse area; and,
- f) The placement, massing and design of the building on the subject lands shall be compatible with the existing neighbourhood.

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.

