

Amendment ____ To The Richmond Hill Official Plan

Richmond Hill Official Plan
Official Plan Amendment ___

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

This amendment was approved by the Ontario Land Tribunal in accordance with Sections 17 and 22 of the *Planning Act* on the ____ day of _____, 2023.

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

Part Two - The Amendment, consisting of text and maps, constitutes Amendment ___ 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 a high density mixed use residential/commercial development comprised of a 30-storey building on the subject lands.

1.2 Location

The lands affected by this Amendment are located at the northwest corner of Yonge Street and Garden Avenue and are described as Part of Lots 1, 2, 3 and 4 on Registered Plan 1984, and known municipally as 8700 and 8710 Yonge Street (the “subject lands”). The subject lands have an approximate lot area of 0.76 hectares (1.88 acres) 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 Ontario Land Tribunal in its Decision (OLT Case No. OLT-22-002152).

Part Two - The Amendment

2.1 Introduction

All of this part of the document entitled **Part Two – The Amendment**, consisting of the following text outlined in Section 2.2 constitute Amendment ___ to the Richmond Hill Official Plan.

2.2 Details of the Amendment

The Official Plan of the City of Richmond Hill, is amended as follows:

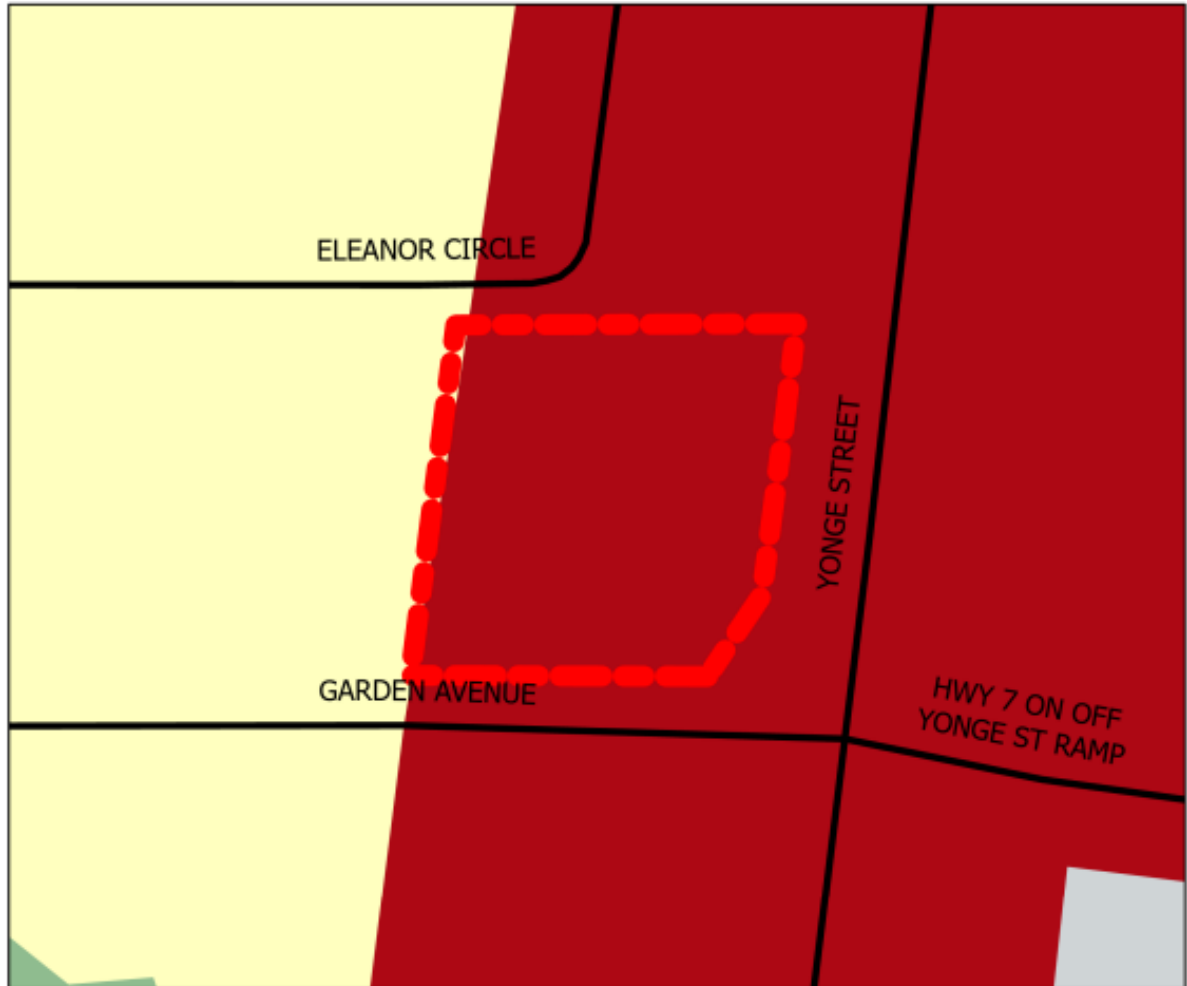
2.2.1 That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number 42, as shown on Schedule 1 attached.

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

“6.42

Notwithstanding any other provision of Part 1 or Part 2 (Secondary Plans) of this Plan to the contrary, for the lands described as Part of Lots 1, 2, 3 and 4 on Registered Plan 1984 (Municipal Address: 8700 and 8710 Yonge Street) and shown as Exception Area Number 42 on Schedule A11 (Exceptions) to this Plan, the following shall apply:

- a. It is intended that the subject lands be developed in the form of a high density, mixed use residential/commercial building of 30 storeys, with a base building height of 8 storeys and a maximum Gross Floor Area (GFA) of 37,585.0 square metres based on a gross combined site area of 7,639 square metres;
- b. The maximum density shall be 4.92 Floor Space Index (FSI);
- c. The maximum building height for a single tower shall be 30 storeys; and,
- d. The base building height shall not exceed 25 metres.



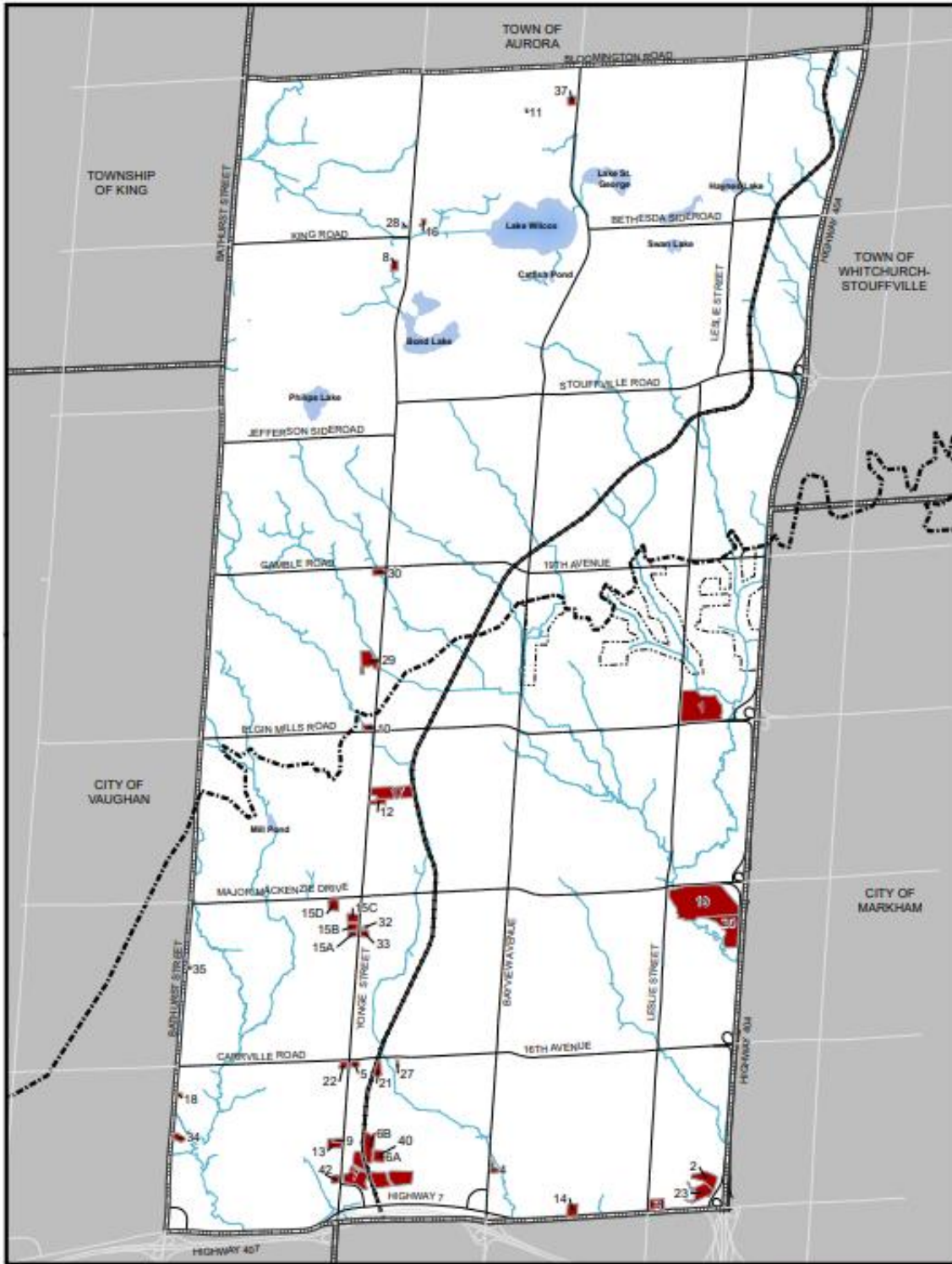
**AMENDMENT No. TO THE
 OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
 SCHEDULE 1
 LAND USE PLAN**

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. 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
- Richmond Hill Centre
- Utility Corridor
- Neighbourhood





**RICHMOND HILL
OFFICIAL PLAN
Exceptions
SCHEDULE A11**

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

NOTE: The information presented in this Schedule, including any exceptions and other special provisions, is subject to change without notice. The information presented in this Schedule is for informational purposes only and does not constitute a guarantee, warranty, or representation. The information presented in this Schedule is subject to change without notice. The information presented in this Schedule is for informational purposes only and does not constitute a guarantee, warranty, or representation.



Richmond Hill
PLANNING & REGULATORY SERVICES
DEPARTMENT