Amendment __
To The Richmond Hill
Official Plan

DRAFT

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:

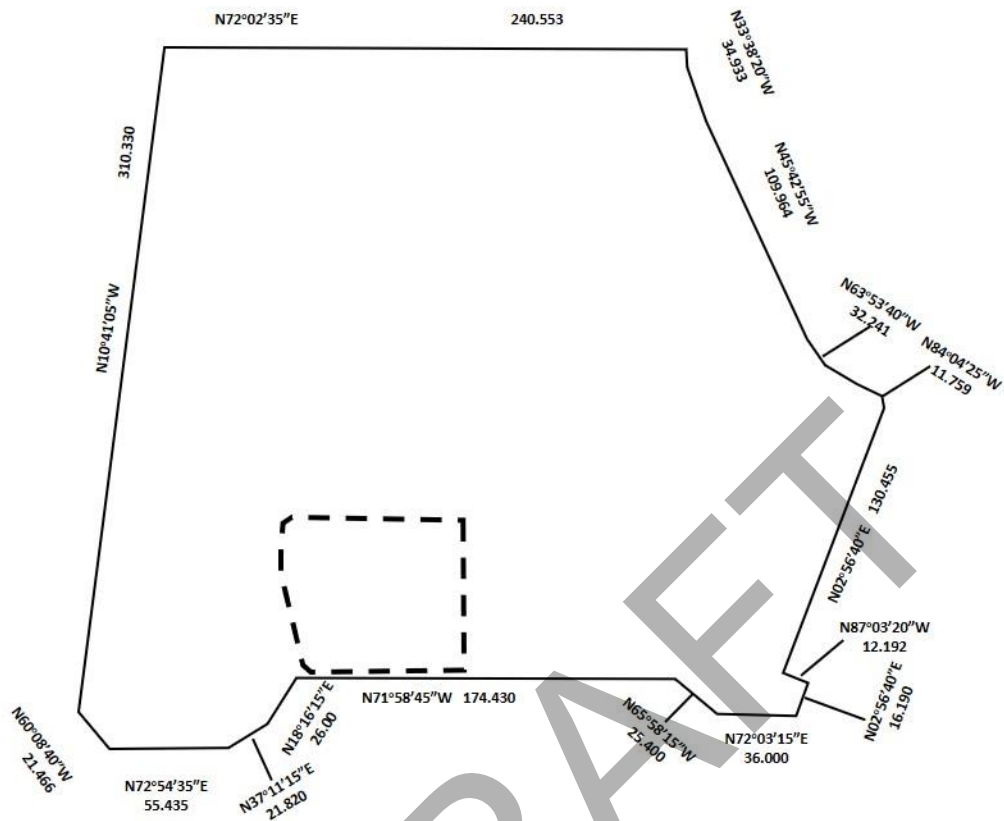By adding a new Policy 6.__(Exceptions) with the following:

"6.__

Notwithstanding any other provision of this Plan to the contrary, for the lands municipally known as 9301- 9335 Yonge Street and shown as Exception Area "__" on Schedule A11 (Exceptions) to this Plan, the following provisions shall apply:

a) It is intended that a portion of the lands be used for a mixed use, high density residential development consisting of two (2) apartment buildings containing residential units with ground level commercial;
b) The maximum building heights shall be 42 storeys and 45 storeys with a 5 storey podium;
c) The maximum Floor Area Ratio (FAR) shall be 8.84 based on a lot area of 7,904 square metres;
d) The maximum gross floor area shall be 70,000 square metres;
e) The maximum tower floor plate size shall be 805 square metres based on gross floor 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.

N72°02'35"E   240.553

N33°38'20"W
34.933

N10°41'05"W
310.330

N45°42'55"W
109.964

N63°53'40"W
32.241

N84°04'25"W
11.759

N02°56'40"E
130.455

N87°03'20"W
12.192

N71°58'45"W   174.430

N18°16'15"E
26.00

N65°58'15"W
25.400

N02°56'40"E
16.190

N60°08'40"W
21.466

N72°54'35"E
55.435

N37°11'15"E
21.820

N72°03'15"E
36.000

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