

Appendix "B" to
SRPBS.23.040
City Files: D01-20013
and D02-20025

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 11160 and 11272 Yonge Street and shown as Exception Area “__” on Schedule A11 (Exceptions) to this Plan, the following provisions shall apply

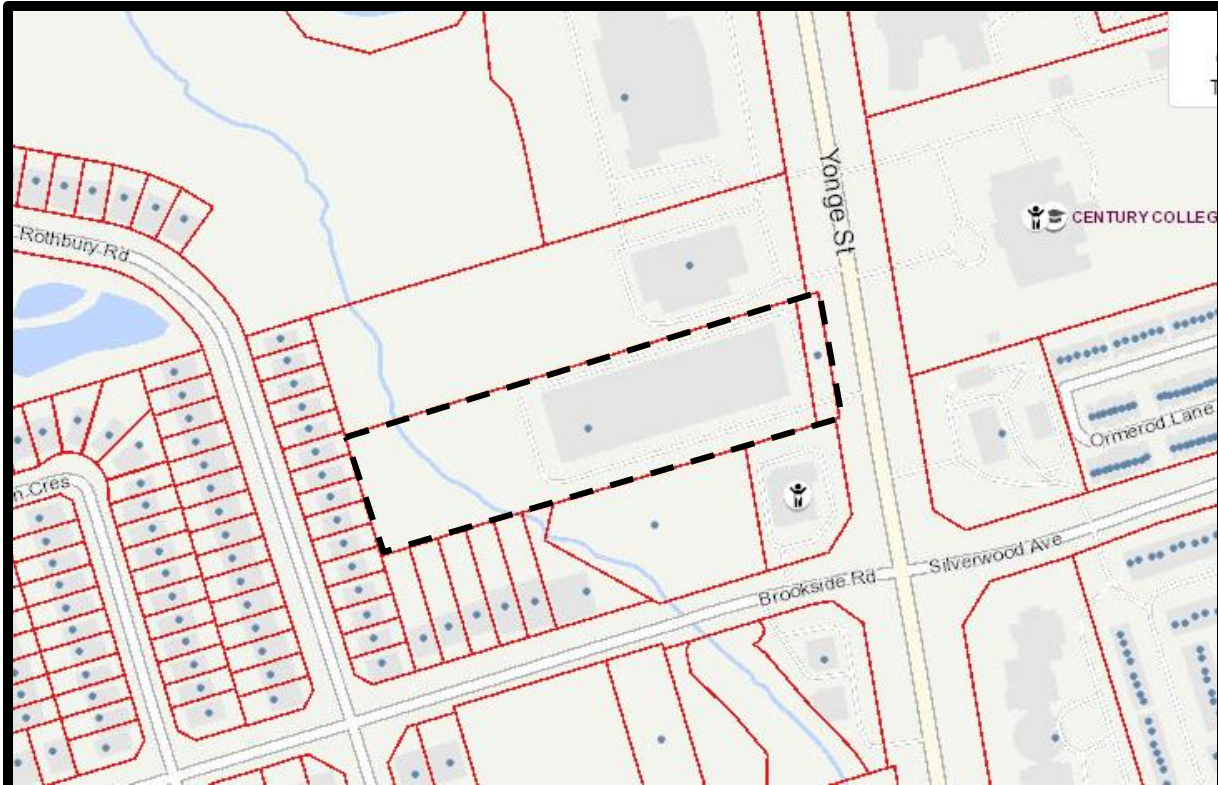
- a) It is intended that the developable portion of the lands be used for a mixed use, high density residential development consisting of three (3) apartment buildings containing residential units with ground level commercial located adjacent to Yonge Street;
- b) The maximum building heights shall be 22 storeys, 15 storeys and 12 storeys;
- c) The maximum Floor Space Index (FSI) shall be 4.14 based on a lot area of 10,612 square metres;
- d) The maximum gross floor area shall be 44,100 square metres;
- e) The maximum tower floor plate size shall be 800 square metres;
- f) A high quality residential environment shall be provided on the subject lands through the provisions of appropriate amenity areas, recreational and parking facilities; and,
- g) 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.



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