

**AMENDMENT NO. _
TO THE RICHMOND HILL
OFFICIAL PLAN**

DRAFT

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RICHMOND HILL OFFICIAL PLAN
OFFICIAL PLAN AMENDMENT NO. ____

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

This amendment was prepared and approved by the Ontario Land Tribunal in accordance with Sections 17 and 22 of the *Planning Act* on the ____th day of _____, 20__.

PART ONE - THE PREAMBLE is not a part of the Amendment.

PART TWO - THE AMENDMENT, consisting of text, constitutes Amendment No. ___ to the Richmond Hill Official Plan.

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PART ONE – THE PREAMBLE

1.1 PURPOSE

The purpose of this Amendment to the Richmond Hill Official Plan is to permit a mixed-use, high density residential/commercial development on the subject lands.

1.2 LOCATION

The lands affected by this Amendment are located at the south west corner of Yonge Street and Carrville Road, legally described as Part of Lots 283, 284, 285 and 286, Registered Plan 1960, municipally known as 9218 Yonge Street. The subject lands have a total site area of approximately 0.738 hectares (1.823 acres).

1.3 BASIS

The proposed amendment is considered appropriate in accordance with the reasons provided by the Ontario Land Tribunal in its Decision dated _____, 2024 (OLT Case No. 22-003667).

PART TWO - THE AMENDMENT

2.1 INTRODUCTION

All of this part of the document entitled PART TWO -THE OFFICIAL PLAN AMENDMENT, consisting of the following text constitute Amendment No. _____ to the Official Plan of the Richmond Hill Planning Area.

2.2 DETAILS OF 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 ____.

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

“6.____”

Notwithstanding any other provision of this Plan to the contrary, for the lands legally described as Part of Lots 283, 284, 285 and 286 on Registered Plan 1960 and municipally known as 9218 Yonge Street and shown as Exception Area Number "____" on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- a. The subject lands may be developed for a mixed-use, high density residential/commercial development comprised of two residential buildings connected by a 6 storey podium building and commercial uses at grade;
- b. The maximum permitted gross floor area of all buildings on the subject lands shall be 61,650 square metres (663,595.08 square feet);
- c. The maximum permitted Floor Space Index shall be 8.35, based on the Gross Site Area of 7,382.5 m².
- d. The building height of the two residential buildings permitted on the subject lands shall be 42 and 36 Storeys joined by a 6 storey podium.
- e. The maximum building floorplate above the podium shall not exceed 750 square metres (8,072.93 square feet); and,

- f. No buildings or structures above grade shall be permitted within 8 metres (26.24 feet) of the southern property limit, along the full length of the subject lands. However, this 8 metre area may be improved for pedestrian and vehicular purposes above grade, as well as for parking and structural uses below grade, in accordance with the City's performance standards for such facilities. The 8 metre area is intended to accommodate a required continuous vehicular and pedestrian connection to and from properties to the south and to the west of the subject lands. It is the City's intention to secure the following through the development approval process:
- a. Pedestrian access via a public access easement over a sidewalk;
and
 - b. Vehicular and pedestrian access to the lands to the south and to the west of the subject lands via private reciprocal easements or such other arrangement to the satisfaction of the Commissioner of Planning and Building Services.

2.3 IMPLEMENTATION AND INTERPRETATION

- a) 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.
- b) 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 No. ____ shall prevail unless otherwise specified.