

Amendment ____ To The Richmond Hill Official Plan

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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 _____, 2024.

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Part One – The Preamble

1.1 Purpose

The purpose of this Amendment to the Richmond Hill Official Plan is to amend Chapter 6 of the Official Plan of the City of Richmond Hill in order to provide site specific polices related to a portion of the lands at 9301, 9325 and 9335 Yonge Street and to amend Schedule A11 to add the Exception Area __ to the Schedule. This amendment will permit a high density, mixed use residential/commercial development comprised of two (2) apartment buildings with heights of 42 and 45 storeys that are connected by a five (5) storey podium, with an overall maximum density of 8.56 Floor Space Index (FSI) on the southern portion of the property (the Phase 1 lands).

1.2 Location

The lands affected by this Amendment are located on the east side of Yonge Street, north of 16th Avenue, and are legally described as Part of Lot 41, Concession 1, E.Y.S. (Municipal Addresses: 9301, 9325 and 9335 Yonge Street) (the “Subject Lands”). The area of the Subject Lands proposed to be developed (the Phase 1 lands) is 0.83 hectares (2.05 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 dated _____ (Case Nos. OLT-23-000670 and OLT-23-000671) attached hereto.

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 “1”, 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:

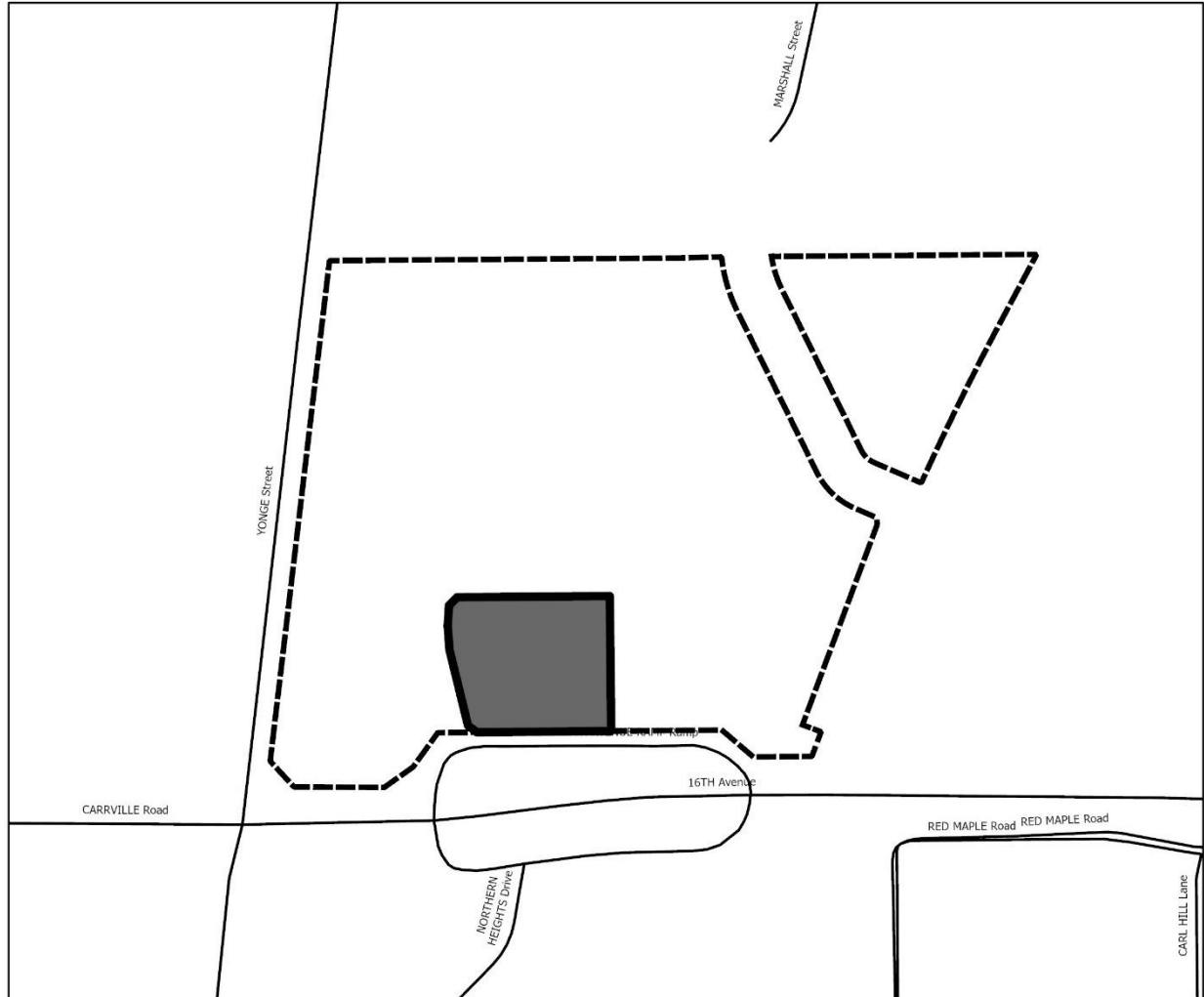
2.2.1 That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number ___, as shown on Schedule “1” attached.

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

“6. ___

Notwithstanding any other provision of this Plan to the contrary, in accordance with Ontario Land Tribunal Decision dated _____ (Case Nos. OLT-23-000670 and OLT-23-000671) for the portion of the lands known as Part of Lot 41, Concession 1, E.Y.S. (Municipal Addresses: 9301, 9325 and 9335 Yonge Street) and shown as Exception Area Number ___ on **Schedule A11** (Exceptions) to this Plan, the following shall apply:

- a. the maximum building height permitted shall be 42 storeys (North Tower) and 45 storeys (South Tower);
- b. the maximum density permitted shall be 8.56 Floor Space Index (FSI) based on a lot area of 8,300 square metres;
- c. the maximum Gross Floor Area shall be 71,062 square metres; and,
- d. The maximum tower floor plate size shall be 805 square metres.



AMENDMENT No. __ TO THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA SCHEDULE 1

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 to be added to Schedule A11 as Exception Area Number __
- Land Holding of the Proponent, For Information Purposes Only



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