

AMENDMENT NO. _____
TO THE OFFICIAL PLAN
OF THE
RICHMOND HILL PLANNING AREA

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(i)

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 recommended by Richmond Hill Council and
was adopted by the Council of The Corporation of the Town of Richmond Hill by
by-law No. _- in accordance with Sections 17 and 21 of the *Planning Act*
on the day of _____, 20 .

Mayor

Clerk

(ii)

THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. _____ - 2024

A By-law to Adopt Amendment No. _ to the
Richmond Hill Official Plan.

The Council of the Corporation of the Town of Richmond Hill in accordance with provisions of the *Planning Act*, R.S.O. 1990, hereby enacts as follows:

1. That Amendment No. _ to the Richmond Hill Official Plan, consisting of the attached Part Two and Schedule 1 is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to The Regional Municipality of York for approval of the aforementioned Amendment No._ to the Richmond Hill Official Plan.
3. That this by-law shall come into force and take effect on the day of the final passing thereof.

PASSED THIS _____ DAY OF _____, 2024.

Mayor

City Clerk

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

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

PART THREE - THE ATTACHMENTS, which is not a part of the Amendment, contains background information relevant to the Amendment.

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 consisting of two buildings measuring 20 and 12 storeys, which sit atop a 6-storey connected podium on the subject lands.

1.2 Location

The lands affected by this Amendment are legally described as Part of Lots 243, 249, and 250, Registered Plan 2383. The lands are located on the southwest corner of Major Mackenzie Drive East and Maple Avenue and are shown on Schedule "1" attached hereto.

1.3 Basis

The proposed Amendment is considered appropriate in accordance with the decision by Richmond Hill City Council.

PART TWO - THE OFFICIAL PLAN AMENDMENT

2.1 Details of the Amendment

2.1.1 The Richmond Hill Official Plan is amended as follows:

2.1.1 The subject lands be redesignated from Local Mixed Use Corridor to Local Centre.

2.1.2 Notwithstanding any other provisions of this Plan to the contrary, for the lands municipally known as 539-563 Major Mackenzie Drive East and 148-158 Maple Avenue as shown on Schedule "1" attached hereto (the "Subject Lands"), the following shall apply:

- a) 414 units, which includes approximately 20% two-bedroom units and 5% three-bedroom units. The remaining units are one-bedroom variants.
- b) 396 parking spaces contained in 3 levels of underground parking. Of those, 62 are reserved for visitors.
- c) A total Gross Floor Area of 29,797 sq.m., resulting in an FSI of 5.0.
- d) Overall heights as follows: Tower A - 20 storeys and 66 meters; Tower B - 12 storeys and 42 meters.

SCHEDULE "1" to
OFFICIAL PLAN AMENDMENT NO. _____

TO THE CITY OF RICHMOND HILL
OFFICIAL PLAN, AS AMENDED

NOTE: THIS SCHEDULE FORMS PART OF OFFICIAL PLAN
AMENDMENT NO. _____ TO THE CITY OF RICHMOND
HILL OFFICIAL PLAN AND MUST BE READ IN CONJUNCTION
WITH THE WRITTEN TEXT

