

**Amendment XX
To The Richmond Hill
Official Plan**

Richmond Hill Official Plan

Official Plan Amendment XX

The attached schedule and explanatory text constitute Amendment No. XX 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.

Part One - The Preamble is not a part of the Amendment.

Part Two - The Amendment, consisting of text and maps, constitutes Amendment XX to the Richmond Hill Official Plan.

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 comprised of a 32-storey building on the subject lands.

1.2 Location

The lands affected by this Amendment are located on the west side of Yonge Street, south of Roosevelt Drive, across from High Tech Road and are described as Part of Lot 37, Concession 1, W.Y.S., and are known municipally as 8790 Yonge Street (the “subject lands”). The subject lands have an approximate lot area of 0.7 hectares (1.74 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 (OLT Lead Case No. OLT-24-000758).

Part Two - The Amendment

2.1 Introduction

All of this part of the document entitled **Part Two – The Amendment**, consisting of the following text outlined in Section 2.2 constitute Amendment XX 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:

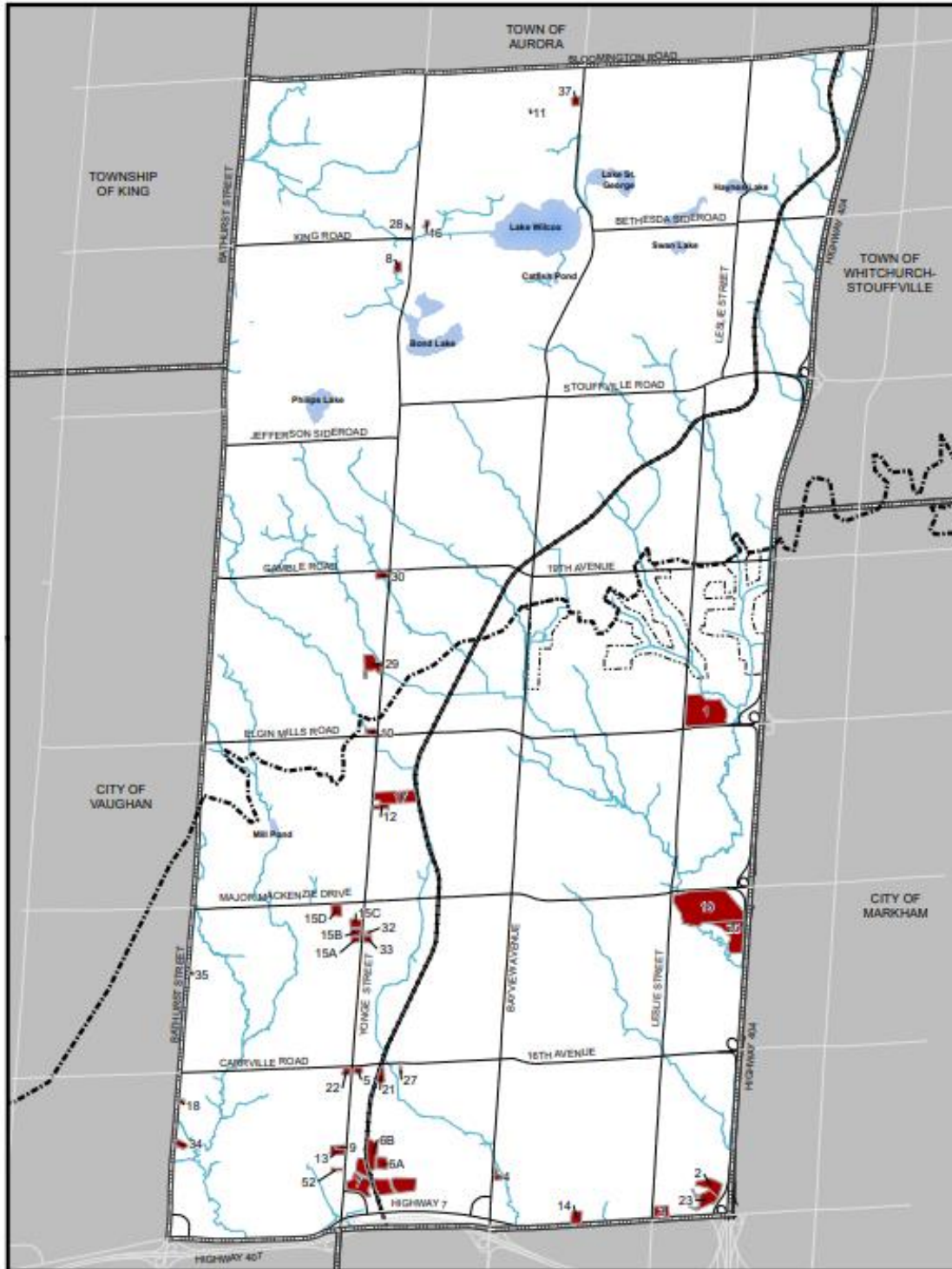
2.2.1 That **Schedule A11** (Exceptions) to the Richmond Hill Official Plan be amended to identify the subject lands as Exception Area Number 52, as shown on Schedule 1 attached.

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

“6.52

Notwithstanding any other provision of Part 1 or Part 2 (Secondary Plans) of this Plan to the contrary, for the lands described as Part Lot 37, Concession 1, W.Y.S. (Municipal Address: 8790 Yonge Street) and shown as Exception Area Number 52 on Schedule A11 (Exceptions) to this Plan, the following shall apply:

- a. It is intended that the subject lands be developed in the form of a high density, mixed use residential/commercial building of up to 32 storeys with a maximum Gross Floor Area (GFA) of 31,000 square metres based on a total site area of 7,038.59 square metres before any land dedication or widenings;
- b. The maximum density permitted shall be 4.4 Floor Space Index (FSI) based on the land area before any land dedication or widenings; and,
- c. The maximum building height shall be 32 storeys.



**RICHMOND HILL
OFFICIAL PLAN
Exceptions
SCHEDULE A11**

- Legend**
- Exception
 - Oak Ridge Moraine Conservation Plan Area
 - Greenbelt Plan Area
 - Waterbodies
 - Watercourses
 - C.N.R.

NOTE: The information provided in this Schedule constitutes an exception to the Official Plan. It does not constitute a change to the Official Plan. For further information on the Official Plan, please refer to the Official Plan and the Official Plan Amendment. The information provided in this Schedule is subject to change without notice. The information provided in this Schedule is for informational purposes only and does not constitute a guarantee, warranty, or representation of any kind.



Richmond Hill
PLANNING & REGULATORY SERVICES
DEPARTMENT