

Appendix A

Council Public Meeting Extract C# 15-16 Held May 4, 2016

3.2 Request for Comments - Zoning By-law and Site Plan Amendment Applications - 1703173 Ontario Inc. - 9724 Yonge Street- File Nos. D02-15044 and D06-15094 - (SRPRS.16.081)

Derek Lau of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law and Site Plan Amendment applications to permit an expansion to an existing outdoor patio on the subject lands. Mr. Lau advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Nick Maroulis, 9724 Yonge Street, representing the owner, advised that in his opinion, the variances for the proposed application were minor in nature. He advised the temporary patio loss fronting onto Yonge Street was part of the road widening for the vivaNext Rapidway to facilitate the construction of the proposed transit project, and expressed the significance for the restaurant patio expansion during the spring and summer seasons. He reviewed the proposed extension, and acknowledged the proximity to the adjacent residential properties noting that substantial plantings would be provided as a noise buffer between the subject lands and abutting properties. Mr. Maroulis requested consideration to permit the expansion of the existing outdoor patio.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Regional and Local Councillor Hogg
Seconded by: Councillor Chan

That SRPRS.16.081 with respect to the Zoning By-law and Site Plan Amendment applications submitted by 1703173 Ontario Inc. for lands known as Part of Lots 3 and 4, Plan 1987 (Municipal Address: 9724 Yonge Street), File Nos. D02-15044 and D06-15094, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

Appendix B

The Corporation of the Town of Richmond Hill

By-law 78-17

A By-law to Amend By-law 2523, as amended,
of the former Township of Vaughan,
as further amended by By-law No. 83-97,
of The Corporation of the Town of Richmond Hill

Whereas the Council of The Corporation of the Town of Richmond Hill (the "Corporation") at its Meeting of October 19, 2017, directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the Town of Richmond Hill enacts as follows:

1. That By-law No. 2523 of the former Township of Vaughan ("By-law No. 2523"), as amended by By-law No. 83-97 of The Corporation of the Town of Richmond Hill ("By-law No. 83-97"), be and is hereby further amended as follows:
 - a) By adding the following to **Section 25 – EXCEPTIONS** of By-law No. 2523, of the Corporation of the former Township of Vaughan:

"176

Notwithstanding any inconsistent or conflicting provisions of By-law No. 2523, as amended, of The Corporation of the former Township of Vaughan, the following special provisions shall apply to those lands legally described as Part of Lots 3 and 4 on Registered Plan 1987, and more particularly shown on "Schedule A" to By-law No. 78-17:

 - i. Outdoor patios shall be permitted in the front yard and north side yard.
 - ii. An outdoor patio shall constitute up to but not more than twenty-four (24%) percent of the Gross Floor Area (G.F.A.) of the restaurant, tavern, banquet hall or eating establishment it services but in no case shall constitute more than one hundred and fifteen (115 m²) square metres (1238 square feet) in total outdoor patio area.
2. All other provisions of By-law 2523, as amended, of the former Township of Vaughan, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.

3. The imperial measurements found in this by-law in brackets are provided for information purposes only and are intended to be an approximate conversion of the metric measurements. The metric or SI measurements shall be deemed to be the standards established by this by-law and, wherever there is a variance between the metric or SI measurements and the imperial measurements, the metric or SI measurement shall apply.
4. Schedule A attached to By-law No. 78-17 is declared to form a part of this bylaw.

Passed this ____ day of _____, 2017.

File: D02-15044 (P.L.)

The Corporation Of The Town Of Richmond Hill

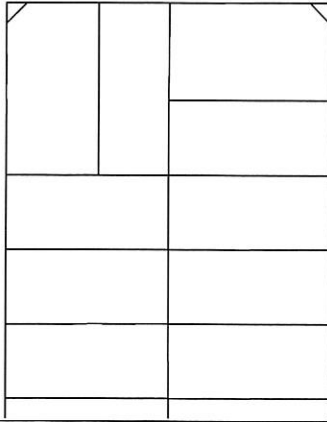
Explanatory Note To By-Law 78-17

By-law 78-17 affects lands known as Part of Lots 3 to 4, Registered Plan 1987, municipally known as 9724 Yonge Street.

By-law 2523, as amended, of the former Township of Vaughan, presently zones the subject lands "General Commercial One (GC1)". By-law 83-97 (Outdoor Patio Zoning By-law) amended By-law 2523, and presently permits a maximum outdoor patio area of no more than twenty (20%) percent of the Gross Floor Area (G.F.A.) of the restaurant, tavern, banquet hall or eating establishment it services. Outdoor patios are also prohibited in any yard which abuts any Residential (R) Zone or a Residential Multiple (RM) Zone except where such zones are separated by an Arterial Road as designated in the Town of Richmond Hill Official Plan.

The purpose of By-law 78-17 is to permit the expansion of an existing outdoor patio that will abut a residential zone and bring the outdoor patio area to twenty-four (24%) percent of the restaurant's G.F.A.

MARY GAPPER CRES.

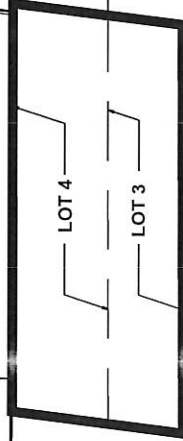


ADDISON STREET

ADDISON STREET

BLOCK 39
65M-2079

YONGE STREET



R.P. 1987

LOT 2

LOT 1

LOT 6

LOT 5

MAY AVENUE

— AREA SUBJECT TO THIS BY-LAW

SCHEDULE "A"

TO BY-LAW NO. 78-17

This is Schedule "A" to By-Law
No. 78-17 passed by the Council
of The Corporation of the
Town of Richmond Hill on the
Day of 2017

Dave Barrow
Mayor

Stephen M.A. Huycke
Town Clerk

MAP 1 - AERIAL PHOTOGRAPH



Legend



Subject Lands



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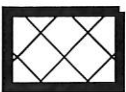
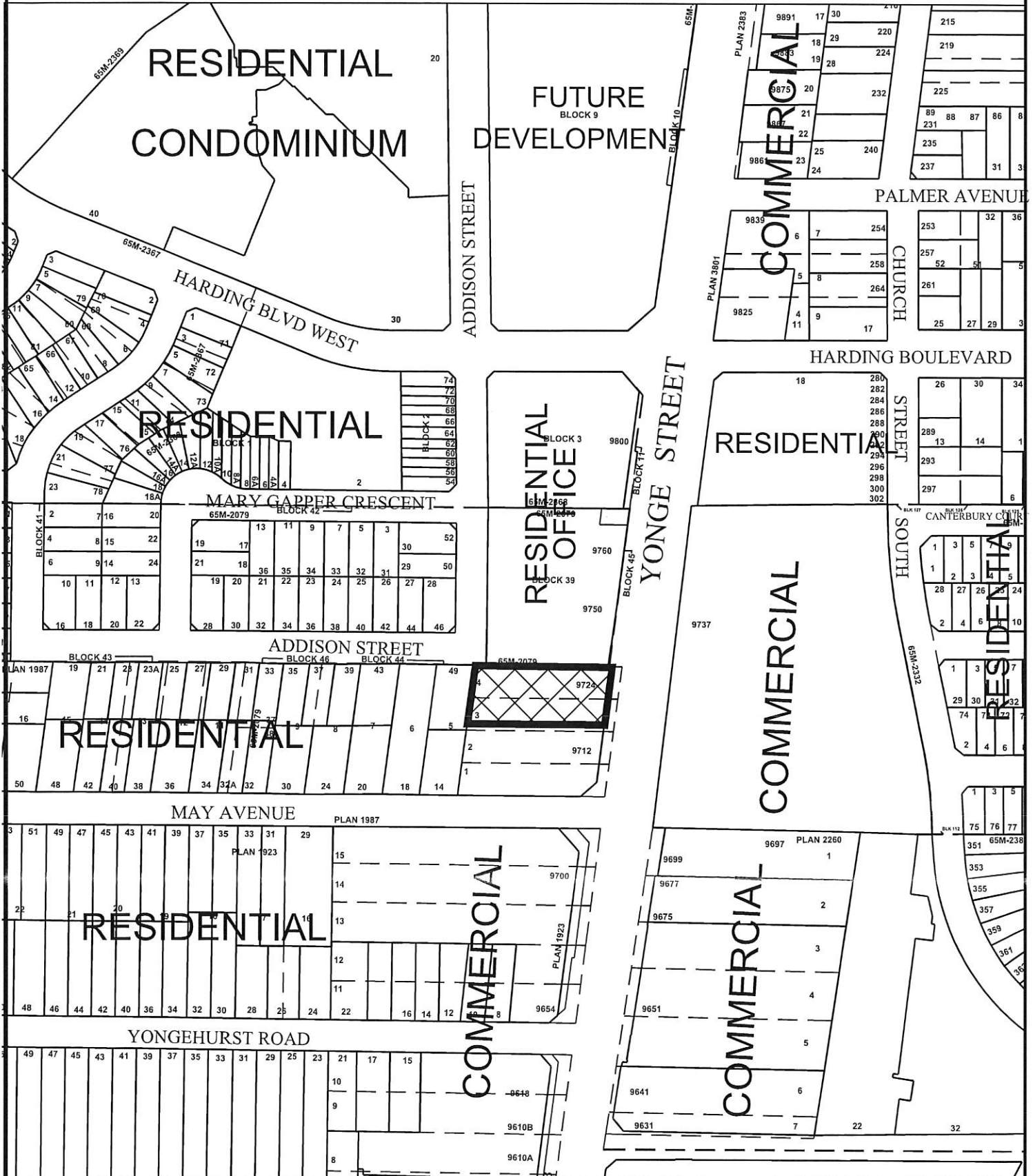
BLOCK 24

FILE No. D02-15044

PL/SS SRPRS.17.145

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 2 - NEIGHBOURHOOD CONTEXT



SUBJECT LANDS

S215044A.DGN

PL/SS SRPRS.17.145



BLOCK 24

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SERVICES DEPARTMENT

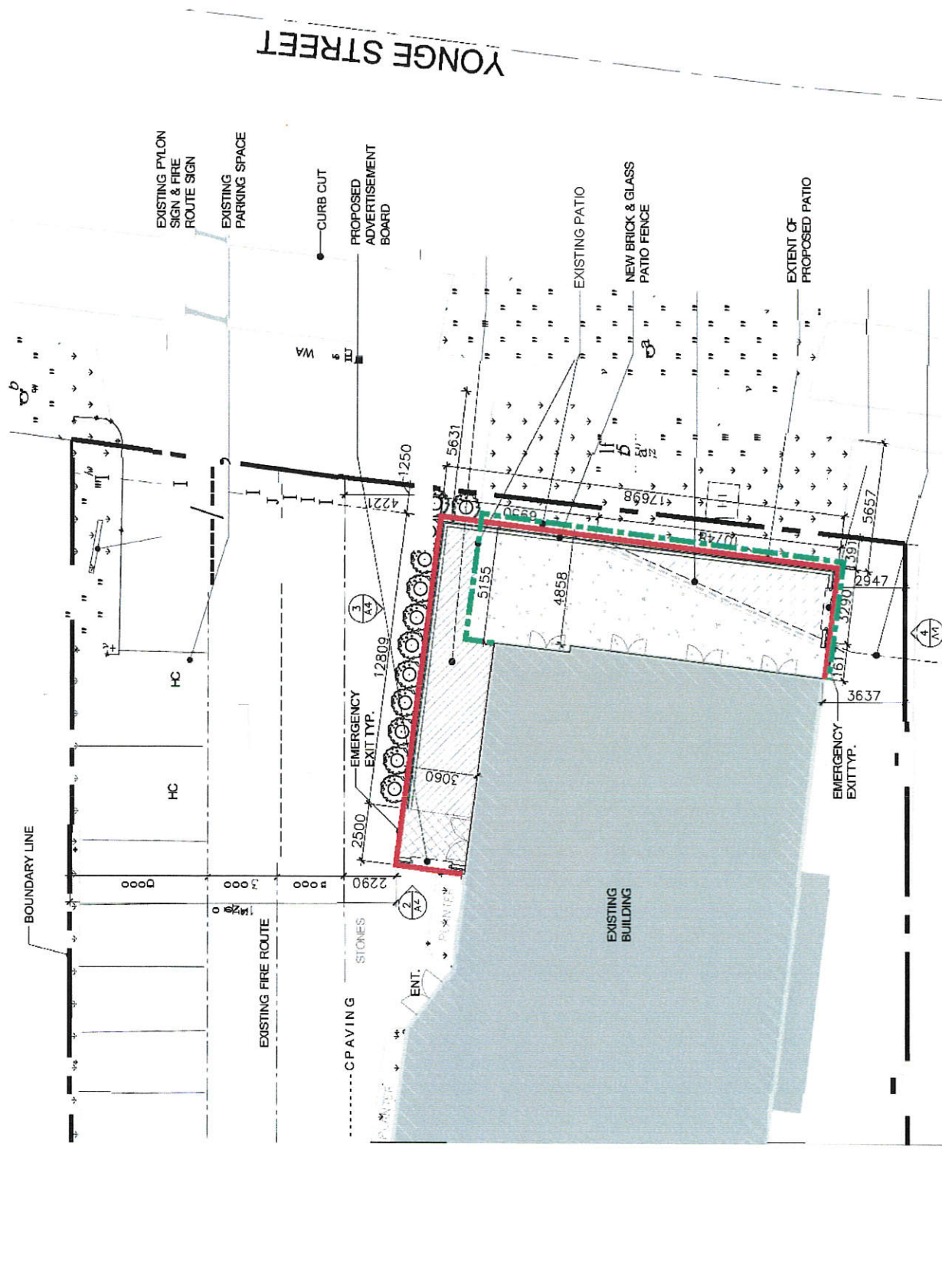
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EXISTING PATIO

**Town of Richmond Hill
Planning and Regulatory
Services Department**

PL/SS SRPRS.17.145

MAP 4 - PROPOSED PATIO FLOOR PLAN



EXTENT OF PROPOSED PATIO

EXISTING PATIO

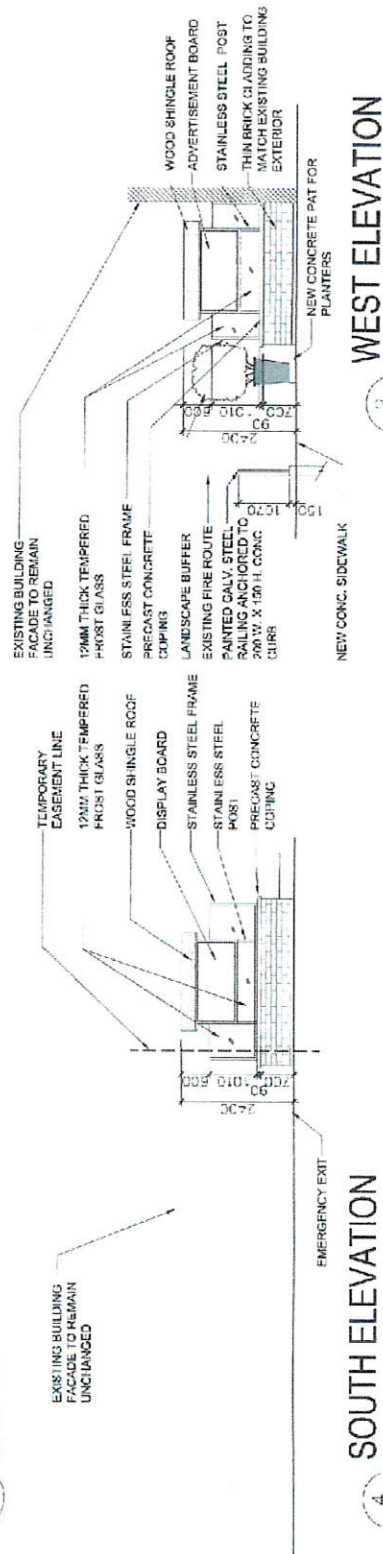
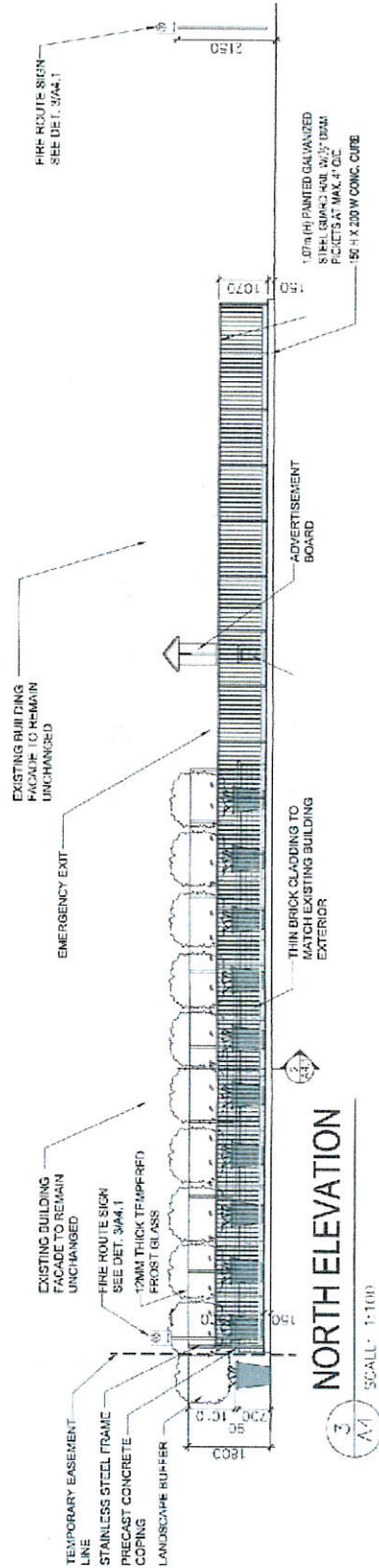
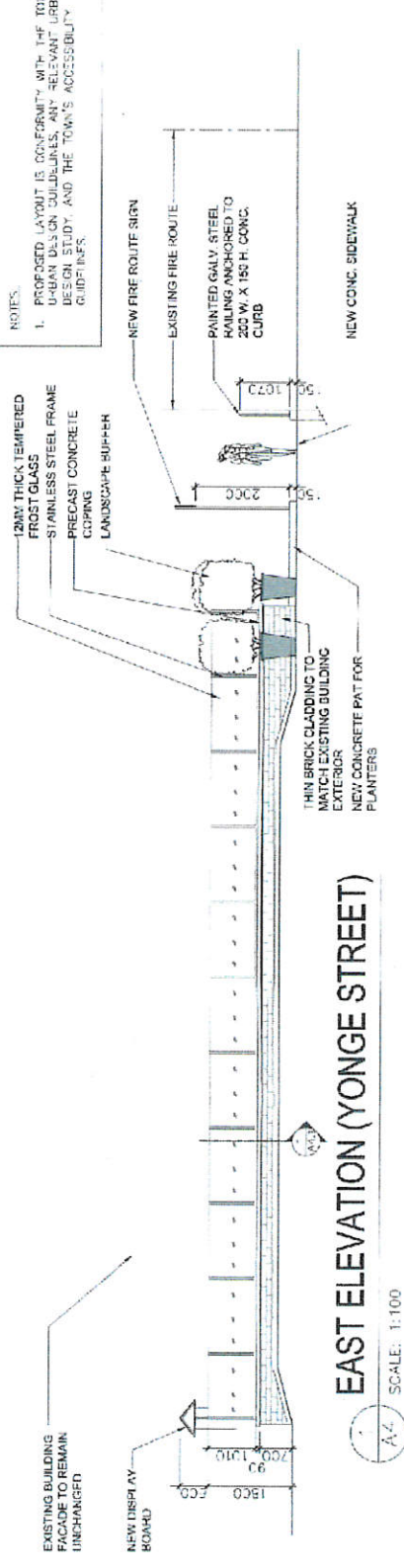
Block 24

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PL/SS SRPRS.17.145

MAP 5 - PROPOSED ELEVATIONS

NOTES:
1. PROPOSED LAYOUT IS CONFORMANT WITH THE TOWN OF RICHMOND HILL URBAN DESIGN GUIDELINES, ANY RELEVANT URBAN DESIGN STUDY AND THE TOWN'S ACCESSIBILITY GUIDELINES.



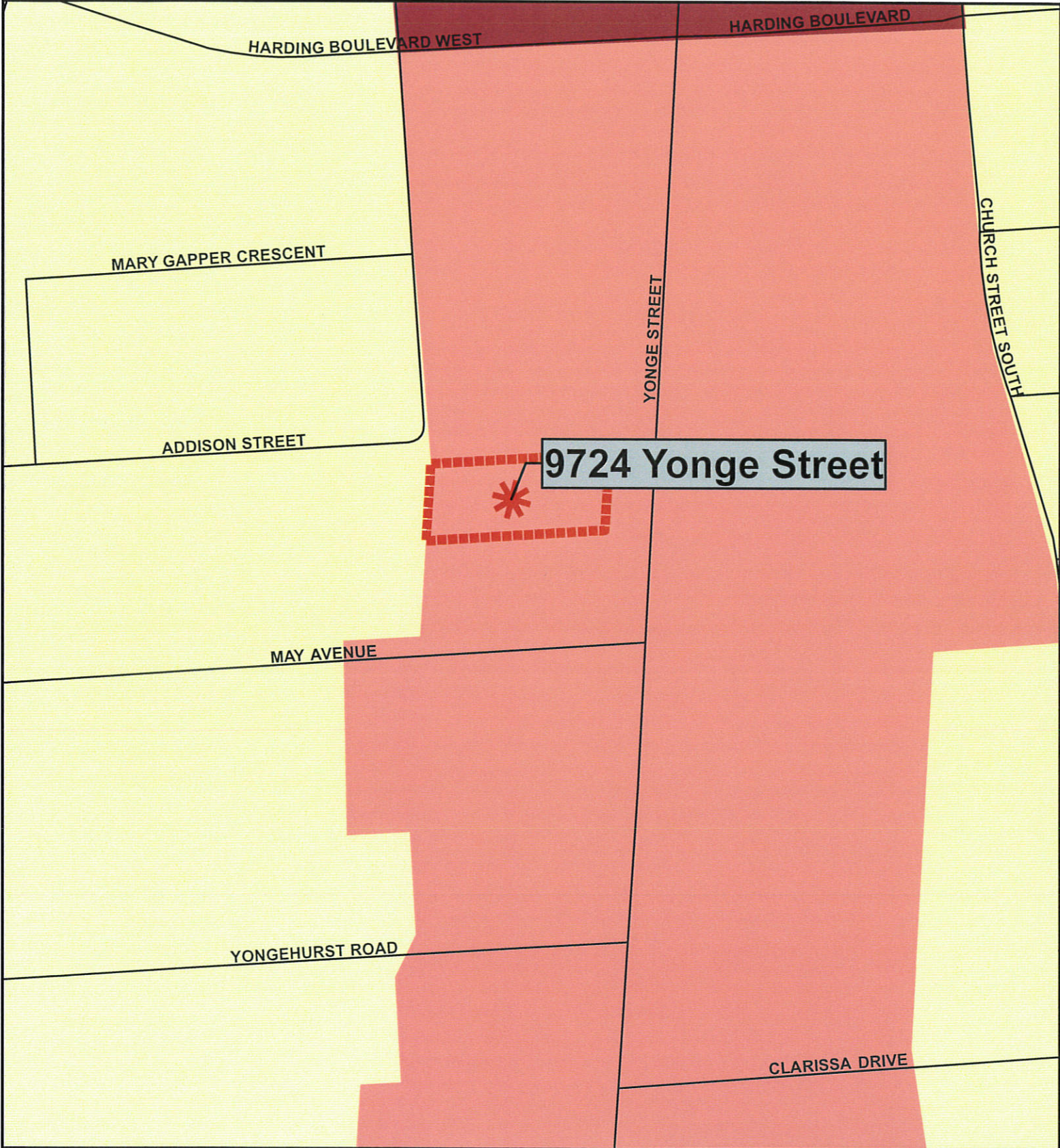
WEST ELEVATION

Block 24 File No. D02-15044

**Town of Richmond Hill
Planning and Regulatory
Services Department**

PL/SS SRPRS.17.145

MAP 6 - OFFICIAL PLAN DESIGNATION



LEGEND

-  Subject Area
-  Subject Lands
-  Neighbourhood
-  Regional Mixed Use Corridor
-  Downtown Local Centre

NOTE: The information provide in this map is a depiction of a portion of the Richmond Hill Official Plan. For accurate reference, the schedules and policies of the Richmond Hill Official Plan must be consulted. In the case of a discrepancy between the schedules and the policies of the Richmond Hill Official Plan, the policies shall take precedence.

BLOCK 24

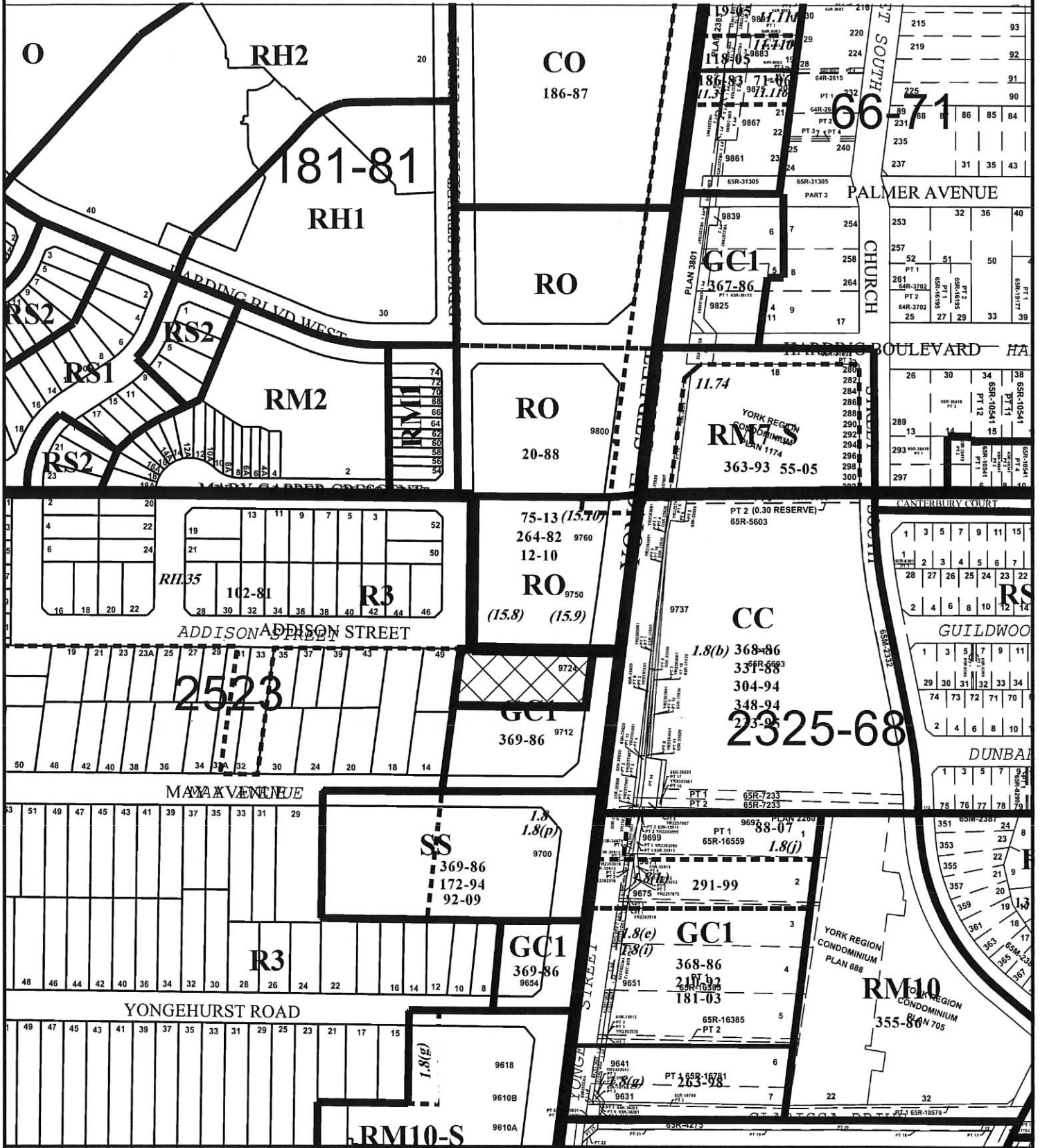
FILE NOS. D02-15044



PL/SS SRPRS.17.145

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MAP 7 - EXISTING ZONING



SUBJECT LANDS

ZONING_S215044A.DGN

PL/SS SRPRS.17.145



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