

The Corporation of the City of Richmond Hill

By-law **-19

A By-law to Amend By-law 184-87, as amended, of

The Corporation of the City of Richmond Hill

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of *****, 20**, directed that this by-law be brought forward to Council for its consideration;

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

1. That By-law 184-87, as amended, of The Corporation of the City of Richmond Hill ("By-law 184-87") be and is hereby further amended as follows:

- a) by rezoning the Lands to "Neighbourhood Commercial (NC) Zone" under By-law 184-87 as shown on Schedule "A" of this By-law **-19; and,
- b) by adding the following to Section 11 - Exceptions

"11.45

Notwithstanding any inconsistent or conflicting provisions of By-Law **-** of the Corporation, as amended, the following special provisions shall apply to the lands zoned " Zone" and more particularly shown as " " on Schedule "A" to By-law **-**:

- (a) in addition to the permitted uses under the Neighbourhood Commercial (NC) Zone, the following uses shall be permitted on the Lands:
 - i. **MEDICAL OFFICE**
 - ii. **CLINIC**
- (b) For the purpose of this by-law, the following shall apply:
 - i. a **MEDICAL OFFICE** shall be restricted to the lesser of either 1,462.9 square metres (15,746.52 square feet) or 58.8% of the total commercial gross floor area;
 - ii. The minimum setback to an underground parking structure from any **YARD** shall be 0 metres;

- iii. The minimum setback to an access/egress stair to an underground parking structure shall be 1.4 metres (4.59 feet); and,
- iv. The minimum setback from a daylighting triangle shall be 0.1 metres (0.32 feet).

(c) The following provisions shall apply to the Lands:

i. Minimum LOT AREA	0.24 hectares (0.59 acres)
ii. Minimum LOT FRONTAGE	29 metres (95.14 feet)
iii. Minimum FRONT YARD	3 metres (9.84 feet)
iv. Minimum FLANKAGE YARD	2 metres (6.56 feet)
v. Minimum REAR YARD	7 metres (22.97 feet)
vi. Maximum Building HEIGHT	15 metres (49.21 feet)
vii. Maximum LOT COVERAGE	40%
viii. Maximum GROSS FLOOR AREA	2,485 square metres (26,748.32 square feet)

2. Notwithstanding Section 5 – PROVISIONS FOR ALL ZONES, the following shall apply:

- a) Minimum Number of **PARKING SPACES**:
 - (a) 104 **PARKING SPACES**;
 - (b) 1 **LOADING SPACE**;
- b) The minimum length of a **LOADING SPACE** shall be 9.2 metres (30.18 feet);
- c) A roof overhang may be permitted to encroach into any **YARD** to a maximum of 2 metres (6.56 feet);
- d) A canopy to a **STRUCTURE** may be permitted to encroach into any **YARD** to a maximum of 0.9 metres (2.95 feet); and,
- e) A canopy to a **STRUCTURE** may be permitted to encroach into any **YARD** adjacent to a daylight triangle 0 metres from the property line.

3. All other provisions of By-law **-19 as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.

4. 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.

5. Schedule "A" attached to By-law **-19 is declared to form a part of this by-law.

Passed this day of , 2019

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-15021 (SF)

The Corporation of The City Of Richmond Hill

Explanatory Note to By-Law **-19

By-law **-19 affects the lands described as Part of Lot 55, Concession 1, E.Y.S.

The lands are currently zoned Residential Single Family Two (R2) Zone and Residential Single Family Four (R4) Zone under By-law 184-87, as amended.

By-law **-19 will have the effect of rezoning the subject lands to Neighbourhood Commercial (NC) Zone under By-law 184-87, as amended, to facilitate the construction of a of a three (3) storey commercial building on the subject lands.