

The Corporation of the City of Richmond Hill

By-law XX-19

A By-law to Amend By-law 76-91, 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 *****, 2019, directed that this by-law be brought forward to Council for its consideration;

The Council of the Corporation enacts as follows:

1. That By-law 76-91, as amended, of The Corporation of the City of Richmond Hill ("By-law 76-91") be and hereby is further amended as follows:

- a) by adding the following to Section 9 – Exceptions/Additional Provisions

"9.13

Notwithstanding any inconsistent or conflicting provisions of By-Law 76-91 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Residential Multiple Fifth Density-Special (RM5-S) Zone" and more particularly shown as "RM5-S" on Schedule "A" to By-law XX-19 and denoted by a bracketed number (9.13):

- i) For the purposes of By-law XX-19, the following definitions shall apply:
 - (a) **FLOOR AREA** means the total horizontal area of all floors in a **BUILDING**.
 - (b) **GROSS FLOOR AREA** means the aggregate of the **FLOOR AREAS** of a **BUILDING** above **ESTABLISHED GRADE**, measured between the exterior faces of the exterior walls of the **BUILDING** at each floor level but excluding mechanical penthouses, loading areas, a parking structure, elevator shaft and any space with a floor to ceiling height of less than 1.8 metres.
 - (c) A **PORCH** means a **STRUCTURE** abutting a **DWELLING** having a roof but with walls that are open and unenclosed to the extent that 50% of the vertical plane of the wall is open to the movement of air and which is used as an outdoor living area.
 - (d) A **BICYCLE PARKING SPACE** mean an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles.
- ii) Zone Standards:
 - (a) Minimum **FRONT YARD**(1)(2): 1.6 metres (5.2 feet)
 - (b) Minimum **SIDE YARD** (west): 0.6 metres (2 feet)
 - (c) Minimum **SIDE YARD** (east): 1.2 metres (3.9 feet)
 - (d) Maximum **HEIGHT**: 24.0 metres (78.7 feet)
 - (e) Maximum Number of **STOREYS**: 6
 - (f) Minimum Landscaped Area: 11%
 - (g) Maximum **GROSS FLOOR AREA**: 1,550 square metres
 - (h) Maximum **FLOOR AREA RATIO** (3): 213%

NOTES:

- (1) A **PORCH** may be permitted to encroach into the required **FRONT YARD** to a maximum of 1.0 metre (3.2 feet).

- (2) A **BARRIER FREE ACCESS RAMP** may have a **FRONT YARD** of Nil.
 - (3) For the purposes of calculating the maximum **FLOOR AREA RATIO**, the **LOT AREA** shall be deemed to be 730.9 square metres (7,867.3 square feet), regardless of any conveyance(s) for road allowance and road widening purposes.
- iii) Parking and Loading Requirements:
- (a) **PARKING SPACES** shall be provided in accordance with the following standards:
 - (i) **APARTMENT DWELLING: 0.8 SPACES per UNIT** (Bachelor)
 - (ii) **APARTMENT DWELLING: 0.9 SPACES per UNIT** (1-bedroom)
 - (iii) **APARTMENT DWELLING: 1.0 SPACE per UNIT** (2-bedroom)
 - (iv) **APARTMENT DWELLING: 1.2 SPACES per UNIT** (3-bedroom)
 - (v) **Visitor: 0.15 SPACES per UNIT**
 - (b) Minimum number of **BICYCLE PARKING SPACES: 0.6 SPACES per DWELLING UNIT**.
 - (c) A **LOADING SPACE** shall not be required for an **APARTMENT DWELLING**.
2. All other provisions of By-law 76-91, as amended, 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 XX-19 is declared to form a part of this by-law.

The Corporation of the City of Richmond Hill

Explanatory Note to By-law XX-19

By-law XX-19 affects the lands described as Part of Lots 8 and 9, Plan 647, municipally known as 35 Wright Street.

By-law 76-91, as amended, zones the subject lands "Residential Multiple Fifth Density – Special (RM5-S) Zone".

By-law XX-19 will have the effect of establishing site-specific development standards to facilitate the construction of a 6-storey residential apartment building on the subject lands.

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