

The Corporation of the City of Richmond Hill

By-law XX-20

A By-law to Amend By-law 313-96, as amended, of

The Corporation of the City of Richmond Hill and

By-law 1275, as amended, of the former Township of King

Now Therefore the Local Planning Appeal Tribunal hereby approves as follows:

1. That By-law 1275, as amended, of the former Township of King (“By-law 1275”), as amended, be and hereby is further amended by:
 - a) removing those lands shown on Schedule “A” to this By-law XX-20 (the “Lands”), and any provisions of By-law 1275, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 313-96, as amended, of The Corporation of the City of Richmond Hill (“By-law 313-96”) be and hereby is further amended as follows:
 - a) by expanding the area of By-law 313-96 to include the Lands;
 - b) by rezoning the Lands to “Yonge Street Commercial (YSC) Zone” under By-law 313-96 as shown on Schedule “A” of this By-law XX-20; and,
 - c) by adding the following to Section 7 - Exceptions

“7.224

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following special provisions shall apply to the Lands zoned “Yonge Street Commercial Zone (YSC) Zone” and more particularly shown as “YSC” on Schedule “A” to By-law XX-20 and denoted by a bracketed number (7.224):

- i) For the purposes of this by-law, an **amenity space** means outdoor space on a **lot** that is communal and available for use by the occupants of a **building** on the **lot** for recreational or social activities.
- ii) The following provisions shall apply:
 - (a) Maximum **floor area ratio**: 2.46
 - (b) Minimum **side yard** (north): 2.7 metres (8.86 feet)
 - (c) Minimum **side yard** (south): 2.9 metres (9.51 feet)
 - (d) Maximum **building height** (1): 6 storeys or 23.0 metres (75.5 feet) whichever is the lesser

Notes:

1. The first **storey** (ground floor) is permitted to have a maximum height of 5.0 metres (16.4 feet).
- (e) Minimum number of **parking spaces** to be provided for a rental apartment dwelling:
 - 1 bedroom dwelling unit: 0.85 spaces per **dwelling unit**
 - 2 bedroom dwelling unit: 1.0 spaces per **dwelling unit**
 - 3 bedroom dwelling unit: 1.75 spaces per **dwelling unit**

- Visitor: 0.15 spaces per **dwelling unit**
- (f) Minimum **parking space** width: 2.6 metres (8.5 feet)
- (g) Minimum **parking space** length: 5.6 metres (18.37 feet)
- (h) Minimum number of bicycle parking spaces to be provided:
- 0.6 bicycle parking spaces per dwelling unit
 - 0.07 bicycle parking spaces per dwelling shall be for visitor bicycle spaces.
- (i) **Amenity space** must be provided for each **dwelling unit** at a rate of 2.0 square metres (21.53 square feet) per **dwelling unit**.
- (j) Section 5.7 a) of By-law 313-96 shall not apply.
- iii) Section 37 Agreement
- (a) Pursuant to Section 37 of the *Planning Act*, or any statute, regulation or by-law providing for the provision of community benefits to The Corporation of the City of Richmond Hill (the "City") being in force and effect, the density and height of the development permitted by this exception is permitted subject to ongoing compliance with the conditions set out in this exception and in return for the provision, by the Owner of the Site (the "Owner"), of the facilities, services or matters set out in this subsection, the provision of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the *Planning Act*, or any statute, regulation or by-law providing for the provision of community benefits to the City being in force and effect, and which agreement or agreements shall pertain to the partial funding of the repair and replacement of Raccoon Park, or such alternative project in or near the general neighbourhood of the Lands as the City determines in its sole and absolute discretion, all in a form satisfactory to the City.
- (b) The agreement or agreements referred to in Paragraph (a) above shall be registered on title to the Lands by the Owner prior to the City entering into and executing a Site Plan Agreement with the Owner, pursuant to Section 41 of the *Planning Act*.
- (c) For greater clarity, the Owner, at the Owner's expense and in accordance with and subject to the agreement or agreements referred to in Paragraph (a) above shall provide or fund the following facilities, services or matters on terms satisfactory to the City, in order to permit the increase in density and height authorized under this exception regulation:
- The provision of a cash contribution toward the repair and replacement of Raccoon Park or towards an alternative community benefit up to an equal amount as approved by Council.
3. All other provisions of By-law 313-96, 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.

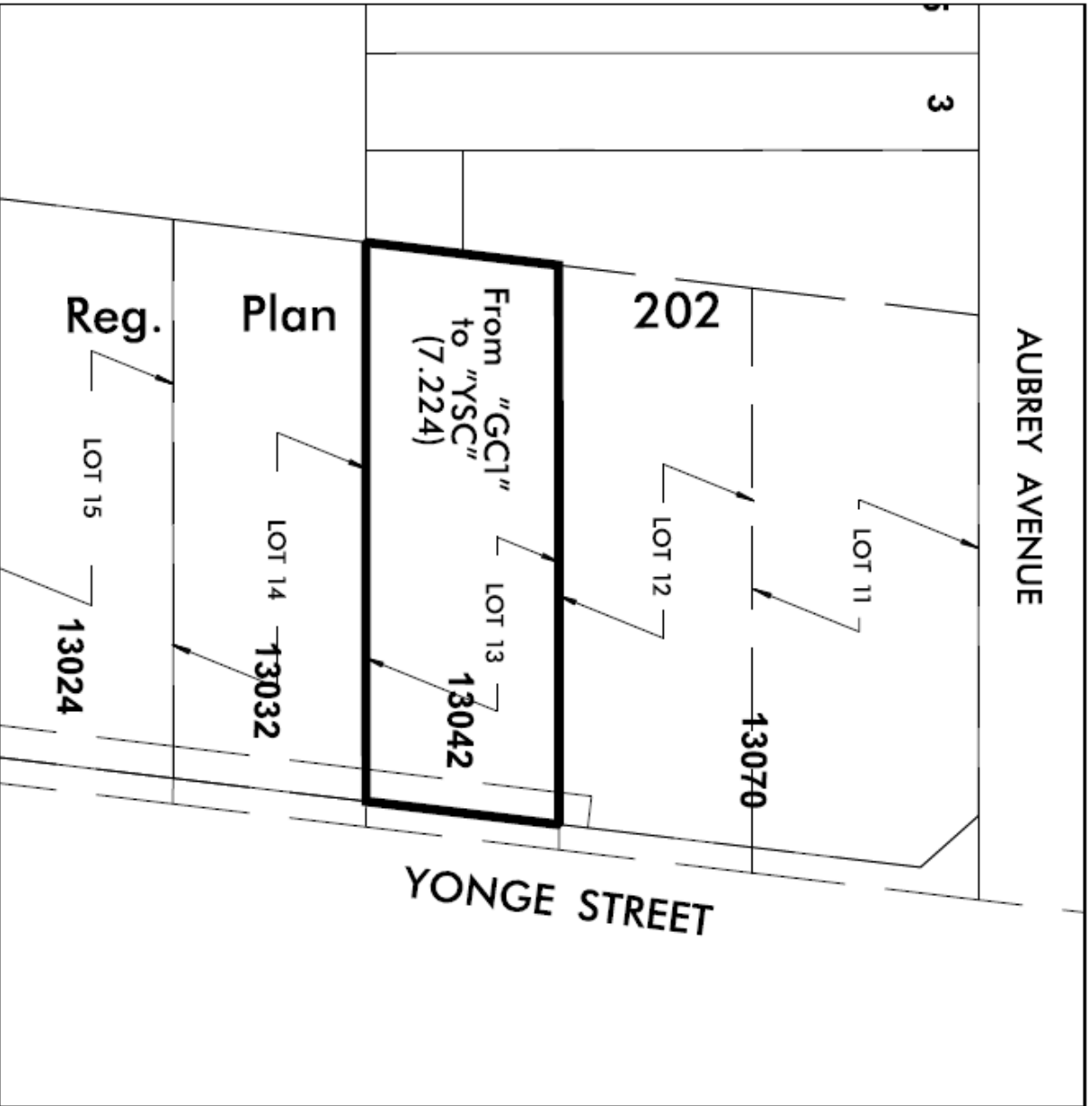
The Corporation of the City of Richmond Hill

Explanatory Note to By-law XX-20

By-law XX-20 affects the lands described as Part of Lot 13 on Plan 202, municipally known as 13042 Yonge Street.

The lands are currently zoned “General Commercial One (GC1) Zone” under Zoning By-law 1275, as amended. The main permitted uses under the “GC1 Zone” category include a variety of commercial uses, including, but not limited to office, medical office, restaurant, service, personal service, hotels, furniture and appliance sales and indoor recreational uses. A residential development would not be permitted.

By-law XX-20 will have the effect of rezoning the subject lands to “Yonge Street Commercial (YSC) Zone” under By-law 313-96, as amended, with site specific development standards to permit the construction of a six storey residential building with a density of 2.46 FSI on the subject lands.



SCHEDULE "A"
TO BY-LAW -20

This is Schedule "A" to By-Law
-20 approved by the
Local Planning Appeal Tribunal on the
Day of _____, 2020.

— AREA SUBJECT TO THIS BY-LAW

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