



## Staff Report for Council Meeting

Date of Meeting: November 25, 2020

Report Number: SRPI.20.017

Department: Planning and Infrastructure  
Division: Development Planning

**Subject: SRPI.20.017 – Request for Approval – Zoning By-law Amendment Application – Brookside Castle Corporation – City File D02-14031 (Related File D06-19061)**

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### Owner:

Brookside Castle Corporation  
5 Long Hill Drive  
Richmond Hill, Ontario  
L4C 9B9

### Agent:

Adil Abood c/o Waterton Engineering Management Ltd.  
41 Dunvegan Drive  
Richmond Hill, Ontario  
L4C 9P8

### Location:

Legal Description: Part of Lot 3 and Part of Block A, Plan 1642  
Municipal Address: 24 Brookside Road

### Purpose:

A request for approval regarding a Zoning By-law Amendment application to permit the construction of a five storey medical office building with ground floor retail uses on the subject lands.

### Recommendations:

- a) That the Zoning By-law Amendment application submitted by Brookside Castle Corporation for the lands known as Part of Lot 3 and Part of Block A, Plan 1642 (Municipal Address: 24 Brookside Road, City File D02-14031, be approved, subject to the following:
  - (i) that the subject lands be rezoned to establish site specific development standards as outlined in Staff Report SRPI.20.017;

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- (ii) that pursuant to Section 34(17) of the *Planning Act*, Council deem that no further notice be required with respect to any necessary modifications to the draft amending Zoning By-law to implement the proposed development on the subject lands; and,
  - (iii) that prior to forwarding the final amending Zoning By-law to Council for consideration and enactment, the applicant pay the applicable processing fee in accordance with the City's Tariff of Fees By-law 108-19.
- b) That all comments concerning the applicant's related Site Plan application (City File D06-19061) be referred back to staff.

### Contact Person:

Amanda Dunn, Planner II – Site Plans, phone number 905- 747-6480 and/or  
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

### Report Approval:

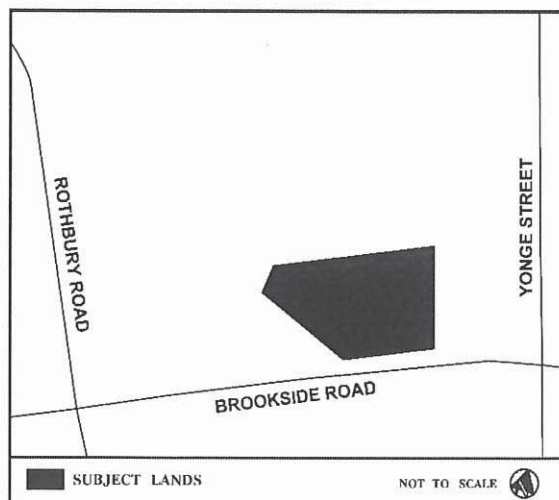
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Infrastructure

**Approved by:** Mary-Anne Dempster, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

### Location Map:

Below is a map displaying the property location. Should you require an alternative format please call person listed under "Contact Person" above.





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### **Background:**

The subject Zoning By-law Amendment application was originally considered at a statutory Council Public Meeting held on June 17, 2015 wherein Council received Staff Report SRPRS.15.124 for information purposes and directed that all comments be referred back to staff for consideration (refer to Appendix A). The applicant's initial development proposal contemplated a four storey medical office building with at-grade retail uses on the subject lands. The principle issues identified by the public at the Council Public Meeting included pedestrian safety, flooding, protection of the abutting natural heritage features and hydrological features, parking, and building size.

In response to the concerns raised with respect to its development proposal, the applicant submitted a revised proposal in July 2017 to permit a seven storey commercial office/medical building with ground related retail and a combination of surface parking and one level of underground parking. The proposed development was to be accommodated on a reduced developable site area. A Council Public Meeting was held on June 21, 2017 regarding the revised proposal (refer to Appendix B) wherein further concerns were raised by the public with respect to the adequacy of the proposed parking supply and traffic impacts.

The applicant subsequently filed a further revised proposal and an associated Site Plan Application (City File D06-19061) on January 29, 2020, seeking approval to permit a five storey medical office building with ground related retail, the details of which are outlined later in this report.

The applicant has satisfactorily addressed the comments provided by circulated City departments and external agencies with respect to its Zoning By-law Amendment application. Accordingly, the purpose of this report is to seek Council's approval of the applicant's Zoning By-law Amendment application to facilitate its revised development proposal.

### **Summary Analysis:**

#### **Site Location and Adjacent Uses**

The subject lands are located on the north side Brookside Road, west of Yonge Street and have a total lot area of approximately 0.59 hectares (1.46 acres) (refer to Map 1). The lands are presently vacant. A creek (a tributary of the Rouge River) and associated valleyland traverse the property. The lands abut existing commercial uses to the north and east, Brookside Road to the south and a creek (Rouge River tributary) with associated valleylands to the west (refer to Maps 1 and 2).

#### **Revised Development Proposal**

The applicant is seeking Council's approval of its revised Zoning By-law Amendment application to permit the construction of a five storey medical office building with ground floor retail uses on its land holdings. Vehicular access to the site is to be provided from Brookside Road and parking is to be provided both at grade (partially under the first floor of the building) and on one level of underground parking (refer to Map 5 and 6).



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The following is a summary table outlining the relevant statistics from the applicant's previous development submissions and the current revised proposal based on the plans and drawings submitted to the City:

Development Standard	Submission # 1 November, 2014	Submission #2 January, 2017	Revised Submission January, 2020
Lot Area	0.59 hectares (1.46 acres)	0.59 hectares (1.46 acres)	0.59 hectares (1.46 acres)
Valley Land Area	0.28 hectares (0.69 acres)	0.35 hectares (0.88 acres)	0.35 hectares (0.88 acres)
Developable Area	0.31 hectares (0.77 acres)	0.24 hectares (0.58 acres)	0.24 hectares (0.58 acres)
Gross Floor Area	1,892.0 square metres (20,366.0 square feet)	3,048.0 square metres (32,809.5 square feet)	2,284.08 square metres (24,585.63 square feet)
Floor Area Ratio (FSI)	0.61 *included valley lands	1.29	0.97
Lot Coverage	16% *includes valley lands	28%	28%
Height	4 storeys	7 storeys	5 storeys
Proposed Parking	60 spaces (at grade)	88 spaces (48 at grade and 40 below grade)	68 spaces (30 at grade and 38 below grade)

Key changes to the development proposal relative to the applicant's 2017 development proposal includes:

- a reduction in the proposed building height from seven storeys to five storeys;
- a reduction in the proposed gross floor area from 3,048 square metres (32,809.5 square feet) to 2,284.08 square metres (24, 585.63 square feet); and,
- various site layout changes to accommodate the required number of parking spaces.

A related Site Plan application (City File D06-19061) has been submitted in conjunction with the subject Zoning By-law Amendment application to facilitate the proposed development. The ground floor of the proposed building is to consist of a building area of approximately 620.22 square metres (2,034.84 square feet) to be comprised of a lobby and a pharmacy. The remainder of the ground floor of the building is to accommodate vehicular access to both a ramp for underground parking, at grade parking and a through-way to a drop off area to the lobby of the building or the pharmacy. The upper four floors are to include medical and/or general office space. A fully enclosed accessory structure is to be provided at the northeast corner of the site for waste and recycling storage (refer to Map 5 and 6).

## Planning Analysis:

### City of Richmond Hill Official Plan

The subject lands are designated **Regional Mixed Use Corridor** and **Natural Core** in accordance with Schedule A2 - Land Use of the City's Official Plan (the "Plan") (refer to Map 3). The lands are also located within the **Settlement Area** designation in accordance with Schedule A3 of the Plan and are partially located within an area of High Aquifer Vulnerability as shown on Schedule A5 of the Plan. Uses permitted within the **Regional Mixed Use Corridor** includes offices and commercial uses as



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contemplated by the subject application. **Sections 3.3.3.2.3 and 3.3.3.2.4** of the Plan direct office, commercial and street related retail uses to be encouraged and directed towards the areas of the City identified as Centres and Corridors. As such, the proposed medical office and accessory retail use (pharmacy) is consistent with the applicable policies of the Plan.

Further, in accordance with **Sections 4.6.1.10 and 4.6.1.8**, development is permitted to have a maximum of eight storeys and a density of 2.0 Floor Space Index (FSI). The applicant's revised development proposal contemplates a five story building with a density of 0.97 FSI, which are below the maximum height and density provisions as set out in the Plan for this area of the City. As such, the revised application conforms with the applicable policies of the Plan.

In addition to the preceding, development within the centres and corridors are also required to incorporate a variety of compatible materials, fenestration and canopies to avoid repetition along building facades and should create visual interest to the public realm as per **Section 3.4.1.40** of the Plan. Further **Section 3.4.1.42.b)** identifies that development should provide pedestrian oriented experiences through decorative street furnishings such as light fixtures, bicycle racks and coordinated transit shelter designs.

The design of the proposed medical office provides a break in the ground floor to allow for vehicular access beneath the second storey of the building. The through-way for vehicular access is proposed to have exterior soffit lighting. Planters, benches as well as six bicycle parking spaces are proposed along the western perimeter of the building. The building façade will consist of a red brick style finish, tinted reflective glass and insulated glazing. Staff is satisfied that the proposed built form complies with the design policies of the **Regional Mixed Use Corridor** designation.

The revised proposal is also consistent with the **Natural Core** designation and **Greenway System (Policies 4.10.5.1 and 3.2.1)** of the Plan that apply to the western portion of the subject lands containing the tributary of the Rouge River which forms part of the Rouge River watershed, which includes *key natural heritage features*, *key hydrological features* and related minimum buffers/vegetation protection zones (**Section 4.10.5** of the Plan).

The western portion of the lands also contain valleylands and a significant woodlot that is contiguous to the Rouge River tributary. These features and associated buffers comprise an area of approximately 3,520.62 square metres (37,895.63 square feet), of which a 34 metre (111.55 feet) buffer is to be provided from the centerline of the existing tributary to the proposed development. Additionally, the lands containing the tributary and its environmental features are to be conveyed into public ownership to ensure the protection of natural heritage and hydrological features for the long term in accordance with **Policies 3.2.1.8 and 3.2.2.3.8** of the Plan, resulting in approximately 60% of the total site being conveyed to a public authority.

The development limits of the subject lands and required minimum vegetation protection zones (buffers) to the *key natural heritage features/key hydrological features* (significant woodlot, valleyland and watercourse) have been established in accordance with the



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provisions of the *Provincial Policy Statement*, the *Oak Ridges Moraine Conservation Plan* (ORMCP), the *Regional Official Plan*, the *Plan* and the City's Urban Master Environmental Servicing Plan (MESP) through the submission of a Natural Heritage Evaluation (NHE) which has been reviewed and deemed acceptable by both the City and the TRCA. The submitted NHE proposes an average 10 metre setback to the edge of the significant woodland (the greater of the natural features), which will result in a net gain to the woodland edge (approximately 941 square metres (10,128.83 square feet)).

The submitted NHE proposes mitigation measures which will also be implemented and includes vegetation replanting that will enhance and extend the woodland and vegetation cover within the valley corridor (29 trees are proposed to be removed from the site, and 87 native trees are proposed to be planted on the site). City and TRCA staff has reviewed the proposed development limits and are satisfied that the proposal provides an overall benefit to the identified key natural heritage features/key hydrological features, and respects the requisite setbacks to the staked feature limits

Given all of the above, staff is of the opinion that the applicant's revised development proposal conforms with the applicable policies of the Plan.

### Zoning By-law Amendment

The subject lands are currently dual zoned. The eastern portion of the lands are zoned "**General Commercial One (GC1) Zone**" under Zoning By-law 190-87, as amended, whereas the western portion of the lands are zoned "**Flood (F) Zone**" under Zoning By-law 2523, as amended (refer to Map 4). The proposed medical office is to be developed on the portion of the site that is zoned **GC1**. While the **GC1 Zone** permits a range of commercial uses, including professional offices and medical offices, retail uses such as the proposed pharmacy is not permitted. Accordingly, retail uses are proposed to be added to the permitted uses of the **GC1 Zone** in order to facilitate the development.

Uses permitted in the **Flood Zone** are restricted to conservation, forestry, agriculture, horticultural nursery, recreational uses and Private Parks. No part of the proposed development is to be situated on the portion of the lands zoned **Flood**. Through the environmental review of the development proposal, and in accordance with the applicable policies of the Plan, the boundary of the **Flood Zone** will be expanded from the current zone boundary to protect for the identified natural heritage features and buffers on the western limits of the property. The permitted uses for the **Flood Zone** will be restricted to conservation and forestry uses only (refer to Map 4 and Appendix C – Schedule A). Also, for greater clarity, the existing **Flood (F) Zone lands** within By-law 2523, as amended, will be removed and included within Zoning By-law 190-87, as amended, similar to the **GC1** zoned portion of the lands, so that the entire site is zoned under the same parent By-law.

The following table provides a summary of the applicable development standards of the **GC1 Zone** to facilitate the proposed medical office development, including site specific development standards in bold as proposed by the applicant:



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Development Standard	GC1 Zone, By-law 190-87 as amended	Proposed Development Standard
Minimum Lot Area	0.4 hectares (0.98 acres)	<b>0.236 hectares (0.58 acres)</b>
Minimum Lot Frontage	30 metres (98.42 feet)	<b>14.60 metres (47.9 feet)</b>
Minimum Front Yard	15 metres (49.2 feet)	complies
Minimum Front Yard Setback from Brookside Road:	9 metres	complies
Minimum Side Yard Setback (west):	6 metres (19.68 feet)	<b>1.0 metre (3.28 feet)</b>
Minimum Side Yard Setback to Garbage enclosure:	6 metres (19.68 feet)	<b>0.7 metres (2.3 feet)</b>
Minimum Flankage Yard	6 metres (19.68 feet)	N/A
Minimum Rear Yard	12 metres (39.4 feet)	<b>8.4 metres (27.6 feet)</b>
Minimum Rear Yard Setback to Garbage Enclosure:	12 metres (39.4 feet)	<b>0.7 metres (2.3 feet)</b>
Maximum Height	7.5 metres (24.6 feet)	<b>19.8 metres (64.9 feet) 5 storeys</b>
Minimum Floor Area Ratio	N/A	<b>0.97</b>
Lot Coverage	N/A	<b>28%</b>
Parking	<ul style="list-style-type: none"> <li>Medical Office – 5.4 parking spaces per 100 square metres of GFA</li> <li>Office – 3.2 parking spaces per 100 square metres of GFA</li> <li>Commercial (Retail Store) – 3.2 parking spaces per 100 square metres of GFA</li> </ul>	<ul style="list-style-type: none"> <li>Medical Office – 5.4 parking spaces per 100 square metres of GFA</li> <li><b>Office – 2 parking spaces per 100 square metres of GFA</b></li> <li><b>Commercial (Retail Store) – 2.3 parking spaces per 100 square metres of GFA</b></li> </ul>
Minimum Aisle Width	7.01 metres (23 feet)	<ul style="list-style-type: none"> <li><b>6.0 metres (19.7 feet) for two-way</b></li> <li><b>4.3 metres (14.10 feet) for one-way</b></li> </ul>
Maximum Gross Leasable Floor Area	600 square metres (6,458.35 square feet)	<b>1,544.04 square metres (16,619.58 square feet)</b>

Planning staff has undertaken a comprehensive review of the applicant's development proposal and is satisfied that the proposed site-specific development standards are supportable on the basis of the following:

- the reduced minimum lot area is a result of the valleylands being conveyed to a public authority as a means to protect the significant woodland that is associated with the valleyland and associated buffers;
- the side yard setback (west property limit) of 1.0 metres (3.28 feet) is only to the portion of the proposed building which contains the main lobby. It should also be noted that the natural feature buffers are adjacent to the western property limits;
- staff notes that the proposed land use, height and density provisions are consistent with the policies of the Plan; and,
- the proposed reduced parking rates, minimum driveway aisle widths for both one-way and two-way drive aisles have been reviewed by the City's Development Engineering Division and have been determined to be appropriate.



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Based on the preceding, planning staff is satisfied that the applicant's revised development proposal, the related site specific development standards for the **General Commercial One (GC1) Zone** and the enlargement of the **Flood (F) Zone** boundaries under By-law 190-87 as amended, conform with the applicable policies of the Plan and are appropriate in consideration of the overall design and function of the applicant's development proposal.

### Site Plan Application

As noted previously, the applicant has submitted a Site Plan application to facilitate its revised development proposal (refer to Map 6). This application remains under review with respect to various technical matters that must be addressed to the satisfaction of City staff prior to the issuance of Site Plan approval. At the time of writing of this report, a revised submission which is intended to address the remaining outstanding technical issues has been received by the City and is under review by relevant departments and agencies. Notwithstanding the preceding, and on the basis of the comments that remain to be addressed through the Site Plan approval process to date, staff is satisfied that the review of the related Site Plan application has advanced to a stage that substantial changes to the proposed form of development are not anticipated and will not impact the zoning of the property.

### City Department and External Agency Comments:

Comments received through the circulation of the applicant's Zoning By-law Amendment application from City departments and external agencies have been satisfactorily addressed. City departments and external agencies have no further comments or objections with respect to the Zoning By-law Amendment application. Technical comments provided through the review of this application will be addressed through the remaining Site Plan review process, including the dedication of KNHF and KHF's and their associated MVPZs in accordance with the policies of the Plan.

### Development Planning Division

Planning staff has completed a review of the applicant's revised development proposal and recommends that Council approve the applicant's Zoning By-law Amendment application on the basis of the following:

- the proposed medical office and associated retail, building height of five storeys and density of 0.97 FSI comply with the policies of the **Regional Mixed Use Corridor** designation of the Plan;
- the proposed built form, design and site layout provides for appropriate height, massing, parking supply and protection of natural features in consideration of the policies of the **Regional Mixed Use Corridor** and **Natural Core** designations;
- the expansion of the existing **Flood Zone** boundary along with the imposition of restricted uses and establishment of site specific zoning standards to facilitate the proposed development are considered to be appropriate;



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- staff is of the opinion that the averaged 10 metre buffer, in conjunction with the proposed mitigation measures, will result in an overall benefit to the woodlot and associated valley system. Further, staff will ensure that the identified KNHF and KHFs and their associated MVPZs will be conveyed to the appropriate public agency through the Site Plan approval process; and,
- the applicant has satisfactorily addressed the comments raised through the circulations of the application as it relates to the Zoning By-law Amendment application. The applicant will be required to address the outstanding comments identified through the remaining outstanding technical matters through the Site Plan approval process.

### Interim Growth Management Strategy

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the City as part of its review and approval of its related Site Plan application. The applicant's Sustainability Performance Metrics submission is currently in draft form and proposes to achieve a point score of 32 which falls within the City's targeted "good" performance level of 32 to 45 points for Site Plan applications. The Sustainability Performance Metrics submission remains under review by staff. The applicant's commitments to the Sustainability Performance Metrics submission will be secured through a future Site Plan agreement as part of the processing of the related Site Plan application.

### Financial/Staffing/Other Implications:

The recommendations of this report do not have any financial, staff or other implications.

### Relationship to the Strategic Plan:

The applicant's development proposal would align with **Goal Two – Better Choice in Richmond Hill** in that it would contribute to facilitating business development along the Yonge Street corridor. The recommendations of this report are aligned with **Goal Four – Wise Management of Resources in Richmond Hill** in utilizing available land responsibly.

### Conclusion:

The applicant is seeking Council's approval of its Zoning By-law Amendment application to permit its revised proposal to permit construction of a five storey medical office building with ground related retail uses on the subject lands. Staff has undertaken a comprehensive review and evaluation of the applicant's development proposal and is of the opinion that the submitted application conforms to the policies of the Plan and represents good planning. On the basis of the preceding, staff recommends that Council approve the subject Zoning By-law Amendment application in accordance with the direction outlined in this report.



## **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Appendix A – Extract of Council Public Meeting C#31-15 held June 17, 2015
- Appendix B – Extract of Council Public Meeting C#23-17 held June 21, 2017
- Appendix C – Draft Zoning By-law 134-20
- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Existing Official Plan Designation
- Map 4 – Existing Zoning
- Map 5 – Proposed Site Plan
- Map 6 – Proposed Elevations



**EXTRACT FROM COUNCIL PUBLIC MEETING  
C#31-15 HELD JUNE 17, 2015**

**3.4 Request for Comments – Official Plan Amendment and Zoning By-law Amendment Applications – Brookside Castle Corporation – Part of Lot 3 and Part of Block A, Plan 1642 – 24 Brookside Road – File Nos. D01-14005 and D02-14031 – (SRPRS.15.124)**

Ferdi Toniolo of the Planning and Regulatory Services Department provided an overview of the proposed Official Plan and Zoning By-law Amendment applications to facilitate the construction of a medical office building with related ground floor retail uses on the subject lands. Mr. Toniolo advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Michael Manett, MPlan Inc., planning consultant for the applicant, advised that the proposed development was a permitted use on the subject lands and the application was to address the flood limit and buffer limit for the lands to be designated as open space. He reviewed project details such as building height and surface parking, and noted the proposed uses for the building. He advised that in his opinion, the proposed development was appropriate for the subject lands, that he was looking forward to receiving comments from Council and outside agencies, and would submit a revised plan in response to the comments received.

Doug Sheldrick, 72 Brookside Road, expressed his concerns related to the proposed development including safety for children attending the neighbouring child care facility, the size of the building, flooding, parking and the building's overall floor area. Mr. Sheldrick advised that he objected to the proposed Official Plan and Zoning By-law amendment applications and requested that Council reconsider as it would impact other land use planning decisions for the area.

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

That SRPRS.15.124 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Brookside Castle Corporation for lands known as Part of Lot 3 and Part of Block A, Plan 1642 (municipal address: 24 Brookside Road), File Nos. D01-14005 and D02-14031, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously



**Extract from Council Public Meeting  
C#23-17 held June 21, 2017**

**3.5 Request for Comments – Revised Zoning By-law Amendment Application – Brookside Castle Corporation – Part of Lot 3 and Part of Block A, Plan 1642 – 24 Brookside Road – File Number D02-14031 – (Staff Report SRPRS.17.098)**

Ferdi Toniolo of the Planning and Regulatory Services Department provided an overview of the proposed revised Zoning By-law Amendment application to facilitate the construction of a seven (7) storey mixed use commercial/retail building on the subject lands. Mr. Toniolo advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Mike Manett, MPlan Inc., agent for the applicant, advised that they had received all comments from the first public meeting, including the comments from the Town and agencies, and they had since undertook a major redesign of the proposed building. He advised that they had been working with the TRCA to determine the developmental area in order to satisfy the requirements regarding environmental features on the property, and that the proposed height and floor space index conformed with the Regional Mixed-Use Corridor and Downtown Local Centre designations. Mr. Manett noted the comments in the staff report received by the TRCA, provided additional information related to the application, and advised that they would continue to work with staff to come to a resolution that is appropriate for the site.

Wei Hua, 14 Tentone Court, expressed his concerns with the proposed commercial office building because of the location of the entrance being on Brookside Road rather than Yonge Street, the impact on area traffic, and the proposed underground parking would not be adequate resulting in individuals parking on neighbouring streets.

Moved by: Regional and Local Councillor Spatafora  
Seconded by: Councillor Cilevitz

That staff report SRPRS.17.098 with respect to the revised Zoning By-law Amendment application submitted by Brookside Castle Corporation for the lands known as Part of Lot 3 and Part of Block A, Plan 1642 (municipal address: 24 Brookside Road) File Number D02-14031, be received for information purposes only and that all comments be referred back to staff.

Carried

APPENDIX C

SRPI.20.017

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW. 134-20

A By-law to Amend By-law No. 190-87, of The Corporation of the City of Richmond Hill and By-law No.2523, 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 XXXXXXXXXX, directed that this by-law be brought forward to Council for its consideration;

**NOW THEREFORE** The Corporation enacts as follows:

1. That By-law No. 2523, as amended of The Corporation of the City of Richmond Hill, be further amended by removing those lands shown on Schedule "A" to this By-law No. 134-20 (the "Lands") and any provision of By-law No.2523, as amended of The Corporation of the City of Richmond Hill, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 190-87, as amended of The Corporation of the City of Richmond Hill be and is and is hereby further amended as follows:
  - a) By expanding the area of By-law 190-87, as amended to include the lands zoned Flood (F) Lands.

3. By adding the following to Section 10 – Exceptions:

"10.91

1.

Notwithstanding any inconsistent or conflicting provisions of By-law 190-87 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "General Commercial 1 (GC1) Zone" shown as "GC1" on Schedule "A" to By-law 134-20 and denoted by a bracketed number (10.91):

- i) For the purposes of this by-law, the following definitions shall apply:

**STOREY** means that portion of a BUILDING between the surface of a floor and the floor, ceiling or roof immediately above, provided that any portion of a STOREY exceeding five and five tenths (5.5) metres in HEIGHT shall be deemed an additional STOREY.

**GROSS FLOOR AREA** means the aggregate of the floor areas for all the STOREYS of a BUILDING including the floor area of any BASEMENT, which floor areas are measured between the exterior faces of the exterior walls of the BUILDING or from the centerline of a common or party wall at each floor level, but excluding PARKING SPACES or LOADING SPACES, MECHANICAL FLOOR AREA and/or ELECTRICAL SPACES (including penthouses) within the BUILDING; for the purposes of this definition, the walls of an inner court shall be deemed to be exterior walls.

**GARBAGE ENCLOSURE** shall mean a BUILDING or STRUCTURE that is fully enclosed which shall only be used for the storage of waste or recycling and that is customarily incidental and



subordinate to and exclusively devoted to a principal use or BUILDING located on the same LOT.

- ii) Notwithstanding the provisions of Section 5.14, a strip of land not less than 4.6 metres (15 feet) in depth, immediately abutting Brookside Road shall be used for LANDSCAPING.
- iii) Notwithstanding the provisions of Section 5.16, the calculation for parking shall be as follows:

<u>Type of Use</u>	<u>Minimum Parking Required</u>
Office	2 spaces per 100 square metres of gross floor area
Retail	2.3 spaces per 100 square metres of gross floor area

- iv) One (1) loading space shall be provided for the BUILDING.

- v) Notwithstanding the provisions of Section 5.16.3, the width of an AISLE shall be:

- a) Two way traffic: 6 metres
- b) One way traffic: 4.3 metres

- vi) The following additional uses shall be permitted:

a. RETAIL STORE

- ix) Minimum Lot Area: 0.236 hectares (0.584 acres)
- x) Minimum Lot Frontage: 14.6 metres (47.9 feet)
- xi) Maximum Floor Area Ratio: 0.97
- xii) Minimum Setback from Interior Side Yard (west property limits): 1.0 metres (3.3 feet)
- xiii) Minimum Setback from Rear Yard (north property limits): 8.3 metres (27.2 feet)
- ixv) Minimum Setback from Interior Side Yard to Garbage Enclosure: 0.7 metres (2.3 feet)
- xvi) Minimum Setback from Rear Yard to Garbage Enclosure: 0.7 metres (2.3 feet)
- xvii) Maximum Height: 19.8 metres (65 feet)
- xviii) Maximum Storeys: 5

4. By adding the following to Section 10 – Exceptions:

“10.92

Notwithstanding any other inconsistent or conflicting provisions of By-law 190-87, as amended, the following special provisions shall apply to the lands zoned “Flood (F) Zone” and more particularly shown as “F” on Schedule “A” to By-law 134-20 and denoted by bracketed number (10.92):

- i) The following uses shall be permitted:

1. CONSERVATION
2. FORESTRY

5. All other provisions of By-law 134-20 as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
6. 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.
7. Schedule "A" attached to By-law 134-20 is declared to form a part of this by-law.

Passed this            day of , 2020.

File: D02-14031 (AD)

DRAFT



## **The Corporation of The City Of Richmond Hill**

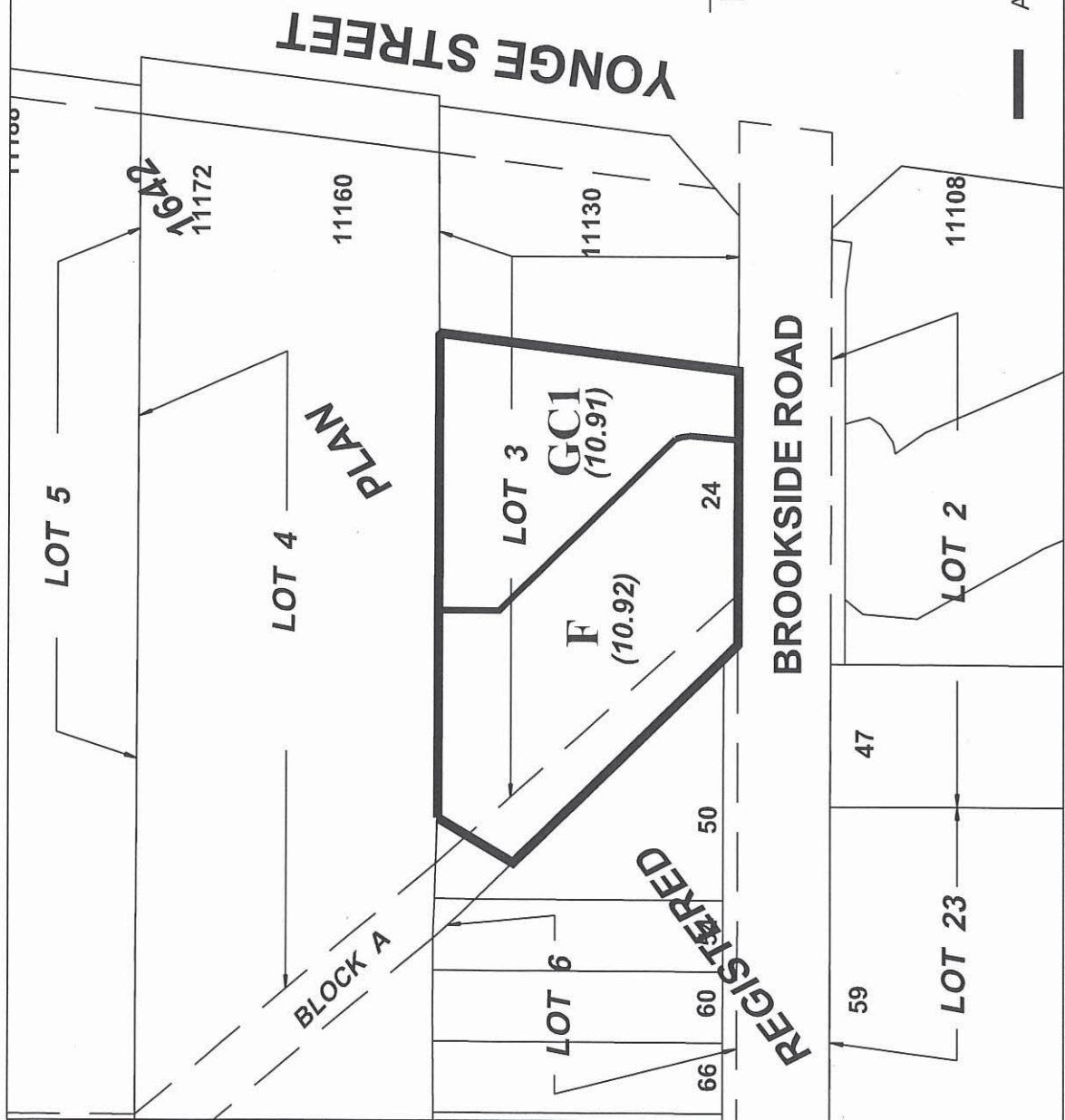
### **Explanatory Note to By-Law 134-20**

By-law 134-20 affects the lands described as Part of Lot 3 and Part of Block A, Registered Plan 1642, municipally known as 24 Brookside Road. The subject lands are situated at the southwest corner of the intersection of Yonge Street and Brookside Road.

By-law 2523, as amended, of The Corporation of the City of Richmond Hill zones the western portion of the subject lands as "Flood (F) Zone". By-law 190-87 of the Corporation of the City of Richmond Hill now zones the eastern portion of the lands as General Commercial 1 (GC1) Zone.

The purpose and effect of By-law 134-20 is to add a RETAIL STORE as a permitted use to the GC1 Zone on the subject lands and to establish site specific development standards related to parking, minimum required landscaping, yard setbacks, floor space index and frontage requirements to facilitate the development of the lands for a MEDICAL OFFICE BUILDING with ground related RETAIL. By-law 134-20 will also have the effect of removing the lands zoned Flood (F) Zone from By-law 2523, as amended, and including the lands within By-law 190-87, as amended, and will permit the uses of Forestry and Conservation.

DRAFT



# **SCHEDULE "A"** TO BY-LAW 134-20

This is Schedule "A" to By-Law 134-20 passed by the Council of The Corporation of the City of Richmond Hill on the 9th Day of December, 2020.

\_\_\_\_\_  
Stephen M.A. Huycke  
City Clerk

\_\_\_\_\_  
Dave Barrow  
Mayor

2\_14031A.DGN  
AD/HL

— AREA SUBJECT TO THIS BY-LAW



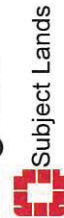
# MAP 1 - AERIAL PHOTOGRAPH



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BLOCK 16 File Nos. D01-14005, D02-14031

Legend



AD/HL SRPI.20.017

CITY OF RICHMOND HILL  
PLANNING AND INFRASTRUCTURE  
DEPARTMENT



# MAP 2 - NEIGHBOURHOOD CONTEXT



SUBJECT LANDS

S214031A.DGN

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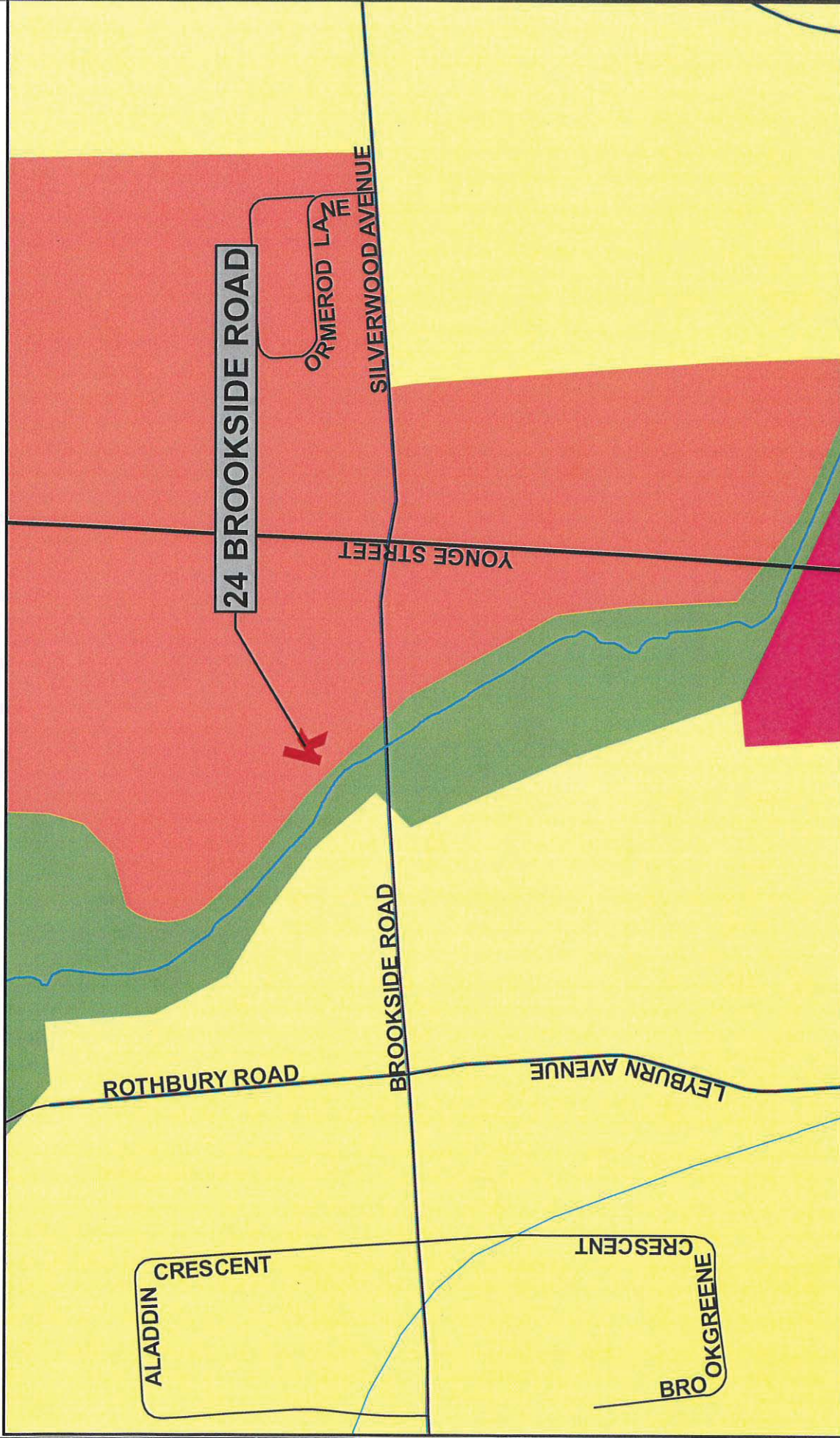
BLOCK 16

FILE NOS.D01-14005  
D02-14031

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# MAP 3 - OFFICIAL PLAN DESIGNATION



NOTE: The information provided 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.

## Legend

- Subject Lands
- Natural Core
- Key Development Area
- Regional Mixed Use Corridor
- Neighbourhood

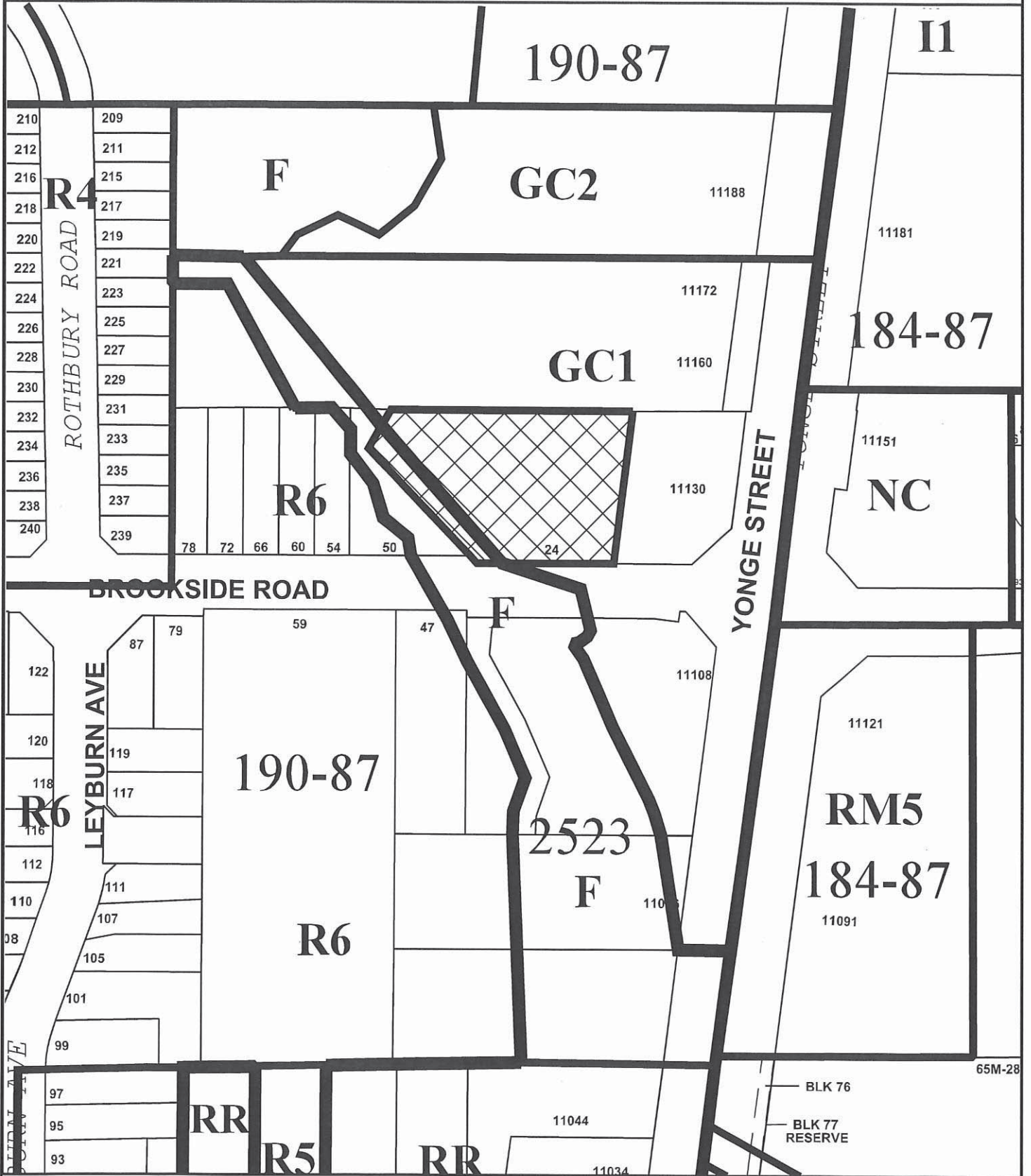
BLOCK 16 FILE Nos. D01-14005, D02-14031

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# MAP 4 - EXISTING ZONING



SUBJECT LANDS

ZONING\_S214031A.DGN

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SRPI.20.017



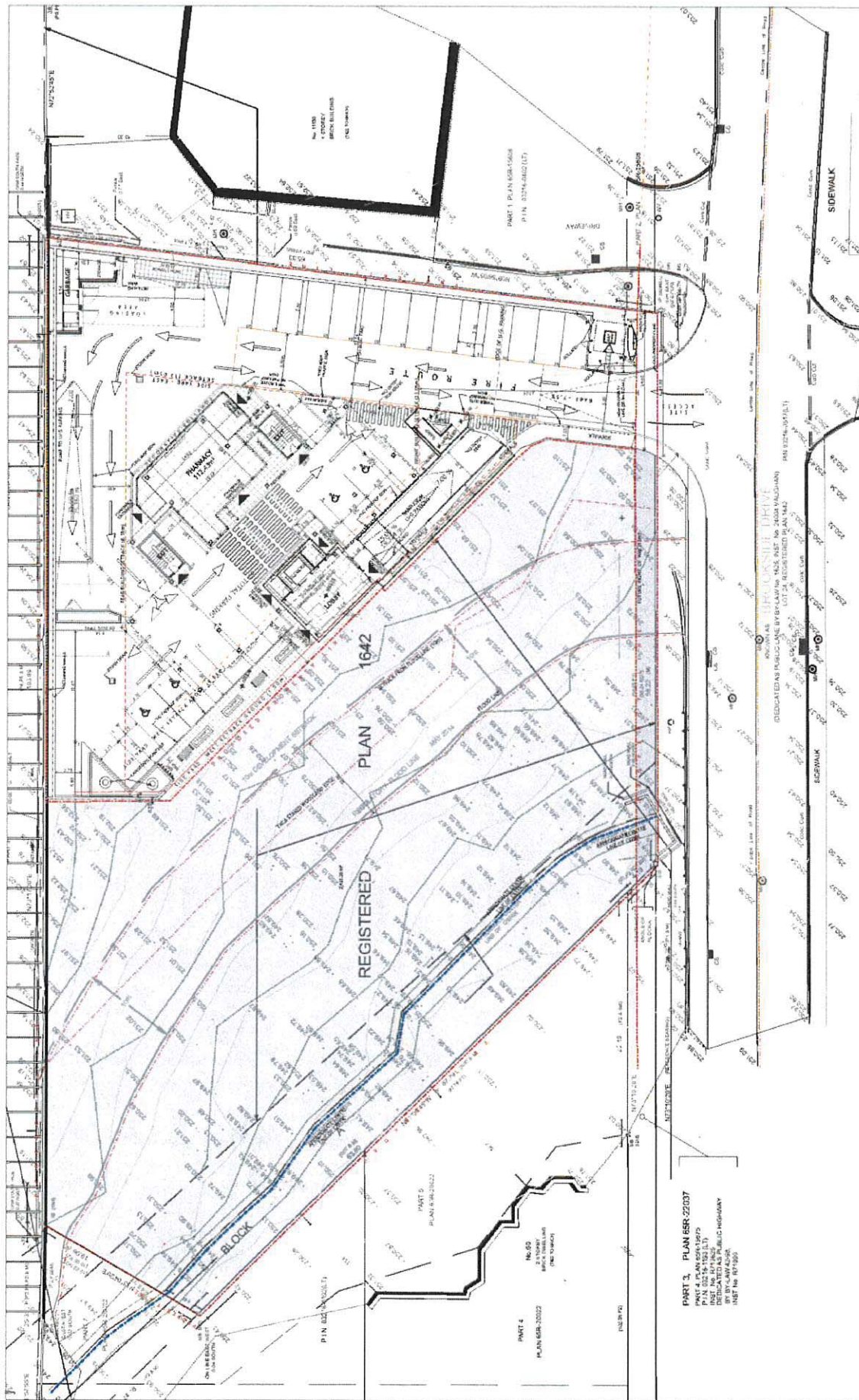
BLOCK 16

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D02-14031

CITY OF RICHMOND HILL  
PLANNING AND INFRASTRUCTURE  
DEPARTMENT



# MAP 5 - PROPOSED SITE PLAN



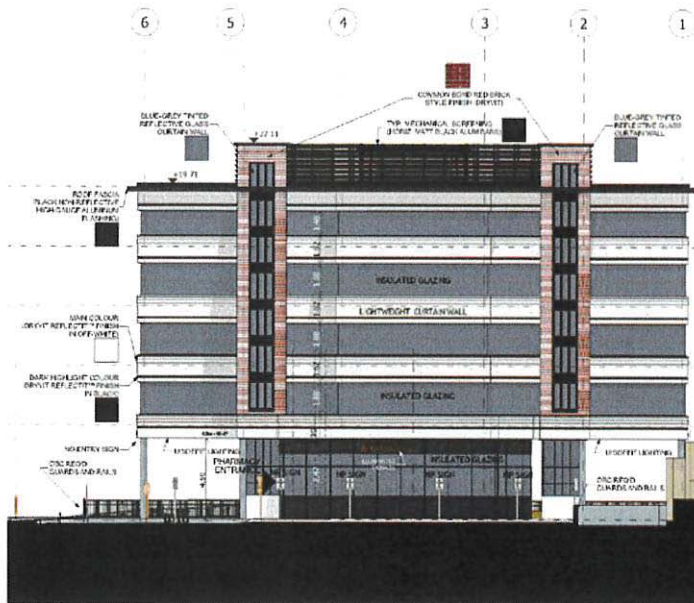
BLOCK 16 FILE Nos. D01-14005, D02-14031

**CITY OF RICHMOND HILL**  
**PLANNING AND INFRASTRUCTURE**  
**DEPARTMENT**

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## MAP 6 - PROPOSED ELEVATIONS



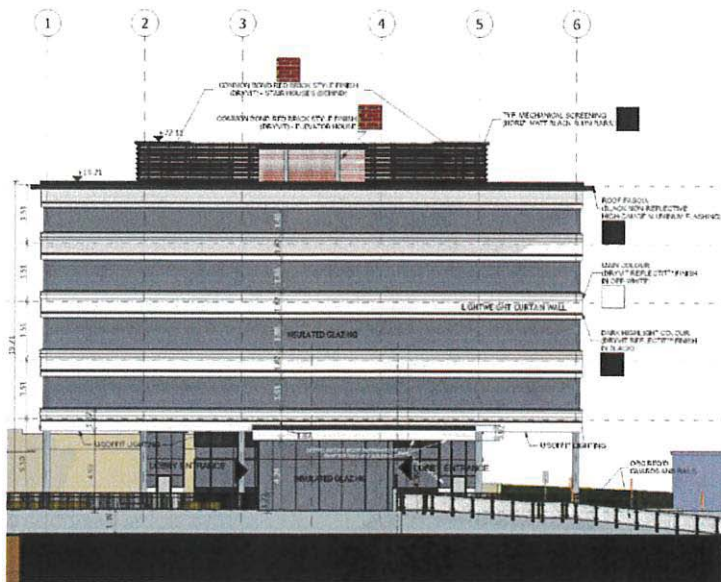
NORTH-EAST BUILDING ELEVATION

SCALE 1-100



SOUTH-EAST BUILDING ELEVATION

9780190603195



SOUTH-WEST BUILDING ELEVATION

第2版, 2002年12月



NORTH-WEST BUILDING ELEVATION

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BUILDING ELEVATION from STREET

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26