

The Corporation of the City of Richmond Hill

By-Law 3-20

A By-law to Amend By-law 183-82, as amended, of
The Corporation of the City of Richmond Hill and
By-law 2325-68, as amended, of the former Township of Markham

Whereas the Council of The Corporation of the City of Richmond Hill ("The Corporation") at its Council Meeting of December 9, 2020, 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 183-82, as amended, of the Corporation be and hereby is further amended by removing those lands shown "GC1" on Schedule "A" to this By-law 3-21 (the "Lands") and any provisions of By-law 183-82, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 2325-68, as amended, of the former Township of Markham, be and hereby is further amended as follows:
 - a) by expanding the area of By-law 2325-68 to include the Lands;
 - b) by rezoning the Lands to "Institutional One (I1) Zone" as shown on Schedule "A" to this By-law 3-21;
 - c) by deleting Section 13.24 in its entirety and replacing it with the following:

"13.24

Notwithstanding any inconsistent or conflicting provisions of By-law 2325-68, as amended, the following special provisions shall apply to the lands zoned "Institutional One (I1)" Zone and more particularly shown as "I1" on Schedule "A" to By-law 3-21 and denoted by a bracketed number (13.24):

- i) For the purposes of this By-law, the following definitions shall apply:
 - a. A **FRONT LOT LINE** means the lot line abutting Bayview Avenue.
 - b. A **LANDSCAPING BUFFER** means any combination of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property and shall not include parking area, driveways or ramps.
 - c. A **PLACE OF WORSHIP** means the use of land or buildings for primary religious worship, including accessory uses such as a hall, auditorium, manse, rectory, office required for the operation of the **PLACE OF WORSHIP**, and ancillary uses related to the **PLACE OF WORSHIP** use such as: religious language and cultural classes; seniors programs; seniors day care; summer day camp; community meeting facilities and special events, but shall not include a cemetery, mausoleum, columbarium or crematorium.
 - d. A **PRIVATE ELEMENTARY SCHOOL** means a school meeting the standards set out for schools by the Ministry of Education which secures the major part of its funding from sources other than government agencies and provides education for children up to the level of Grade 8.
 - e. **FLOOR AREA, GROSS** means the aggregate of the floor areas of a building, measured between the exterior faces of the exterior walls of the building at each floor level but excluding basement, mechanical penthouses, loading areas, a parking structure, elevator shaft stairwell, mechanical or

- electrical rooms, and any space with a floor to ceiling height of less than 1.8 metres.”
- ii) Permitted Uses:
 - a. **PLACE OF WORSHIP**
 - b. **PRIVATE ELEMENTARY SCHOOL**
 - iii) Development Standards:
 - a. The lands shown on Schedule “A” shall be deemed to be a **Lot**
 - b. Minimum **Lot** Area: 2.0 hectares (4.94 acres)
 - c. Minimum **Frontage**: 100.0 metres (328.08 feet)
 - d. Minimum **Front Yard**: 4.4 metres (14.44. feet)
 - e. Minimum **Side Yard** (North): 15.0 metres (49.21 feet)
 - f. Minimum **Side Yard** (South): 6.3 metres (20.67 feet)
 - g. Minimum **Rear Yard**: 20.0 metres (65.61 feet)
 - h. Maximum Building Height: 17.0 metres (48.56 feet)
 - i. Maximum **Gross Floor Area**: 16,350 square metres (175,989.93 square feet)
 - iv) Minimum width of **LANDSCAPING BUFFER** abutting:
 - a. **Front** Lot Line: 4.4 metres (14.44 feet)
 - b. **Side** Lot Line (North): 3.0 metres (9.84 feet)
 - c. **Side** Lot Line (South): 6.0 metres (19.68 feet)
 - d. All Other Lot Lines: 3.0 metres (9.84 feet)

Notwithstanding the **LANDSCAPING BUFFER** requirements, steps may be permitted within the **LANDSCAPING BUFFER** along the **Side** Lot Line (South).
 - v) Parking 5.29 spaces per 100 square metres of **GROSS FLOOR AREA**
 - vi) Minimum aisle width 6.0 metres (19.68feet) (aisles for parking spaces perpendicular to the parking space)
 - 5.5 metres (18.04 feet) (aisles for parking spaces at 60 degrees to aisle)
 - 3.7 metres (12.13 feet) (aisles for parking spaces at 45 degrees to the aisle)
 - vii) Maximum permitted yard encroachment for entrance porches and staircases 3.3 metres (10.82 feet)
- 3. All other provisions of By-law 2325-68, 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 3-21 is declared to form a part of this by-law.

Passed this 10th day of February, 2021.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-18018 (JH)

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 3-21

By-law 3-21 affects the lands described as Part of Lots 35 to 38, Plan 2260.

By-law 183-82, as amended currently zones a portion of the subject lands as “General Commercial One (GC1) Zone”. The remainder of the lands are zoned “Institutional One (I1) Zone” under By-law 2325-68, as amended,

By-law 3-21 will have the effect of rezoning the entirety of the subject lands shown on Schedule “A” to a site specific “Institutional One (I1) Zone” under By-law 2325-68, as amended, with site specific development standards for minimum yard setbacks, landscape buffers, yard encroachments, building heights, and minimum parking standards to facilitate the development of a discipleship centre and a parking structure in conjunction with the existing place of worship on the subject lands.