

The Corporation of the City of Richmond Hill

By-Law 27-21

A By-law to Amend By-law 190-87, as amended of

The Corporation of the City of Richmond Hill and

By-law 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 Meeting of January 27, 2021, directed that this by-law be brought forward to Council for its consideration;

Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:

1. That By-law 2523, as amended, be further amended by:
 - a) removing those lands shown on Schedule “A” to this By-law 27-21 (the “Lands”) and any provisions of By-law 2523, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 190-87, as amended be 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;
 - b) by adding the following to Section 10 – Exceptions:
“10.91

Notwithstanding any inconsistent or conflicting provisions of By-Law 190-87, as amended, the following special provisions shall apply to the lands zoned “General Commercial One (GC1) Zone” and more particularly shown as “GC1” on Schedule “A” to By-law 27-21 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.

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- iii) Notwithstanding the provisions of Section 5.16, the calculation for parking shall be as follows:
 - a) Office – 2 spaces per 100 square metres of gross floor area
 - b) Retail – 2.6 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 (19.69 feet)
 - b) One way traffic: 4.3 metres (14.11 feet)
- vi) The following additional use shall be permitted:
 - a) RETAIL STORE
- vii) The maximum GROSS FLOOR AREA for a retail store shall not exceed:
 - 113 square metres (1,216.32 square feet)
- viii) Minimum Lot Area:
 - 0.236 hectares (0.584 acres)
- ix) Minimum Lot Frontage:
 - 14.6 metres (47.9 feet)
- x) Maximum Floor Area Ratio:
 - 0.97
- xi) Minimum Setback from Interior Side Yard (west property limit):
 - 1.0 metres (3.3 feet)
- xii) Minimum Setback from Rear Yard (north property limit):
 - 8.3 metres (27.2 feet)
- xiii) Minimum Setback from Interior Side Yard to Garbage Enclosure:
 - 0.7 metres (2.3 feet)
- ixv) Minimum Setback from Rear Yard to Garbage Enclosure:
 - 0.7 metres (2.3 feet)
- xvi) Maximum Building Height:
 - 19.8 metres (65 feet)
 - or 5 storeys”

- c) 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 provision shall apply to the lands zoned “Flood (F) Zone” and more particularly shown as “F” on “Schedule “A” to By-law 27-21 and denoted by bracketed number (10.92):

- i) The following uses shall be permitted:
 - 1. CONSERVATION
 - 2. FORESTRY

3. All other provisions of By-law 27-21 as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.

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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 27-21 is declared to form a part of this by-law.

Passed this 24th day of February, 2021.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City Of Richmond Hill

Explanatory Note to By-Law 27-21

By-law 27-21 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 located at the southwest corner of Yonge Street and Brookside Road.

The western portion of the subject lands are zoned “Flood (F) Zone” under Zoning By-law 2523, as amended and the eastern portion of the lands are zoned as General Commercial One (GC1) Zone under Zoning By-law 190-87, as amended.

The purpose and effect of By-law 27-21 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 five storey medical office building with ground related retail. By-law 27-21 will also have the effect of removing the lands zoned Flood (F) Zone from By-law 2523, as amended, and including said lands within Flood (F) Zone under By-law 190-87, as amended, and will permit Forestry and Conservation uses.