

The Corporation of the City of Richmond Hill

By-law 19-21

A By-law to Amend By-law No. 2523, as amended, of
The Corporation of the former Township of Vaughan

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of May 23, 2018 directed that this by-law be brought forward to Council for its consideration;

The Corporation enacts as follows:

1. That By-law 2523, as amended, of The Corporation of the former Township of Vaughan ("By-Law 2523"), be and is hereby further amended as follows:

- a. by rezoning the lands shown on Schedule "A" to this By-law 19-21 (the 'Lands') from "Third Density Residential (R3) Zone" to "Multiple Residential Ten Special (RM10-S) Zone".
- b. by adding the following to Section 25 – Exceptions:

"RH196

Notwithstanding any inconsistent or conflicting provision By-law 2523, as amended, the following special provisions shall apply to the lands zoned "Multiple Residential Ten Special (RM10-S) and more particularly identified on Schedule "A" to By-law 19-21 and denoted by a bracketed number (RH196):

1. Definitions

For the purposes of this By-law, the following definitions shall apply:

a) **Bicycle Parking Space**

Means an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles.

b) **Dwelling, Apartment**

Means a **building** containing five (5) or more **dwelling units** all of which have a common external access to the **building** by means of a common corridor system.

c) **Floor Area, Gross**

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:

- loading areas (enclosed and/or open);
- a room or enclosed area, including its enclosing walls, within the **building** or **structure**, that is used exclusively for the accommodation of mechanical equipment, including heating, cooling, ventilation, electrical equipment shafts, fire protection equipment, plumbing or elevator equipment shafts, fire prevention equipment, and service and elevator shafts;
- any below grade areas;
- any space with a floor to ceiling height of less than 1.8 metres (5.9 feet); and,
- unenclosed balconies and terraces.

d) **Home Occupation**

Means an economic enterprise operated within a dwelling unit, incidental and secondary to the residential use.

e) **Indoor Amenity**

Means an area in a **building** used for recreational purposes by the residents of an **apartment dwelling**.

f) **Lot**

Means the area outlined in heavy black line on Schedule "A" to By-law No. 19-21 at the time of its approval, regardless of any conveyance(s) for road allowance or road widening purposes.

g) **Mechanical Penthouse**

Means the rooftop floor area above the livable area of an **apartment dwelling** that is used exclusively for the accommodation of mechanical equipment necessary to physically operate the **building** such as heating, ventilation, air conditioning, electrical, telephone, plumbing, fire protection and elevator equipment, and includes walls and **structures** intended to screen the **mechanical penthouse** and equipment. For the purposes of this By-law, a **mechanical penthouse** does not constitute a 'storey'.

2. **Permitted Uses**

No **building** or **structure** or part thereof shall be erected or used except for one or more of the following purposes:

- a) **Apartment Dwelling**
- b) **Home Occupation**

3. **Development Standards**

No **building** or **structure** or part thereof shall be erected or used except in accordance with the following standards:

Minimum Lot Frontage	60.0 metres
Minimum Lot Area	0.30 hectares (3000 sq. m.)
Maximum Lot Coverage	40%
Minimum Front Yard	4.3 metres
Minimum Interior Side Yard	5.1 metres
Minimum East Interior Side Yard (to that portion of the building above the fourth Storey)	11.3 metres
Minimum Rear Yard	19.3 metres
Maximum Building Height	37.5 metres
Maximum Number of Storeys	9
Maximum Floor Space Index	2.5
Minimum Indoor Amenity	90 square metres

4. **Landscaping and Landscape Buffer Requirements**

A strip of land shall be used for no other purpose than landscaping in accordance with the following standards:

- a) A strip of land not less than 1.0 metres in depth immediately abutting the front lot line;
 - b) A strip of land not less than 1.0 metres in depth immediately abutting the eastern side lot line;
 - c) A strip of land not less than 0.5 metres in depth immediately abutting the western side lot line; and
 - d) A strip of land not less than 1.5 metres in depth immediately abutting the rear lot line.
- a. A planter or landscaping element shall be permitted to encroach into any yard to the property line provided it does not exceed 1.1 metres in height.

Notwithstanding the foregoing, driveways, mechanical equipment and ventilation shafts, outdoor patios, and **bicycle parking spaces** shall be permitted to encroach into the required landscaping.

5. **Parking Standards**

The number of required **PARKING SPACES** shall be calculated in accordance with the standards set out below:

Use	Minimum Parking Space Standard
Apartment Dwelling	
One (1) bedroom	1.0 parking spaces per dwelling unit
One (1) bedroom + Den	1.0 parking spaces per dwelling unit
Two (2) bedroom	1.2 parking spaces per dwelling unit
Two (2) bedroom + Den	1.2 parking spaces per dwelling unit
Three (3) bedroom	1.5 parking spaces per dwelling unit
Visitor parking	0.15 parking spaces per dwelling unit
Bicycle parking spaces	0.25 bicycle parking spaces per dwelling unit

6. The minimum width of an aisle used to access a **parking space** shall be 6.0 metres.
7. The minimum width of an aisle or driveway providing vehicular access from a **public highway** to a **parking space** shall be 6.0 metres

8. **Loading Requirements**

A minimum of one (1) loading space shall be required, and shall possess a width of not less than 4.0 metres, a length of not less than 13.0 metres, and an overhead clearance of not less than 7.0 metres.

9. **Permitted Encroachments**

Notwithstanding the provisions of Section 3, the following may be permitted to encroach into the minimum yards as indicated:

- b. A Terrace and staircase utilized for accessing a Terrace shall be permitted to encroach into a minimum required front yard to a maximum depth of 2.5 metres
- c. A Terrace shall be permitted to encroach into a minimum required side yard to a point not more than 5.0 metres from a property line

- d. Balconies shall be permitted to project into any minimum required yard to a maximum depth of 1.7 metres
 - e. An underground parking **structure** and associated grade access stairway shall be permitted to encroach into any minimum required yard to the property line.
2. All other provisions of By-law 2523 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 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 No. 19-21 is declared to form a part of this By-law.

Passed this day of , 2021.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

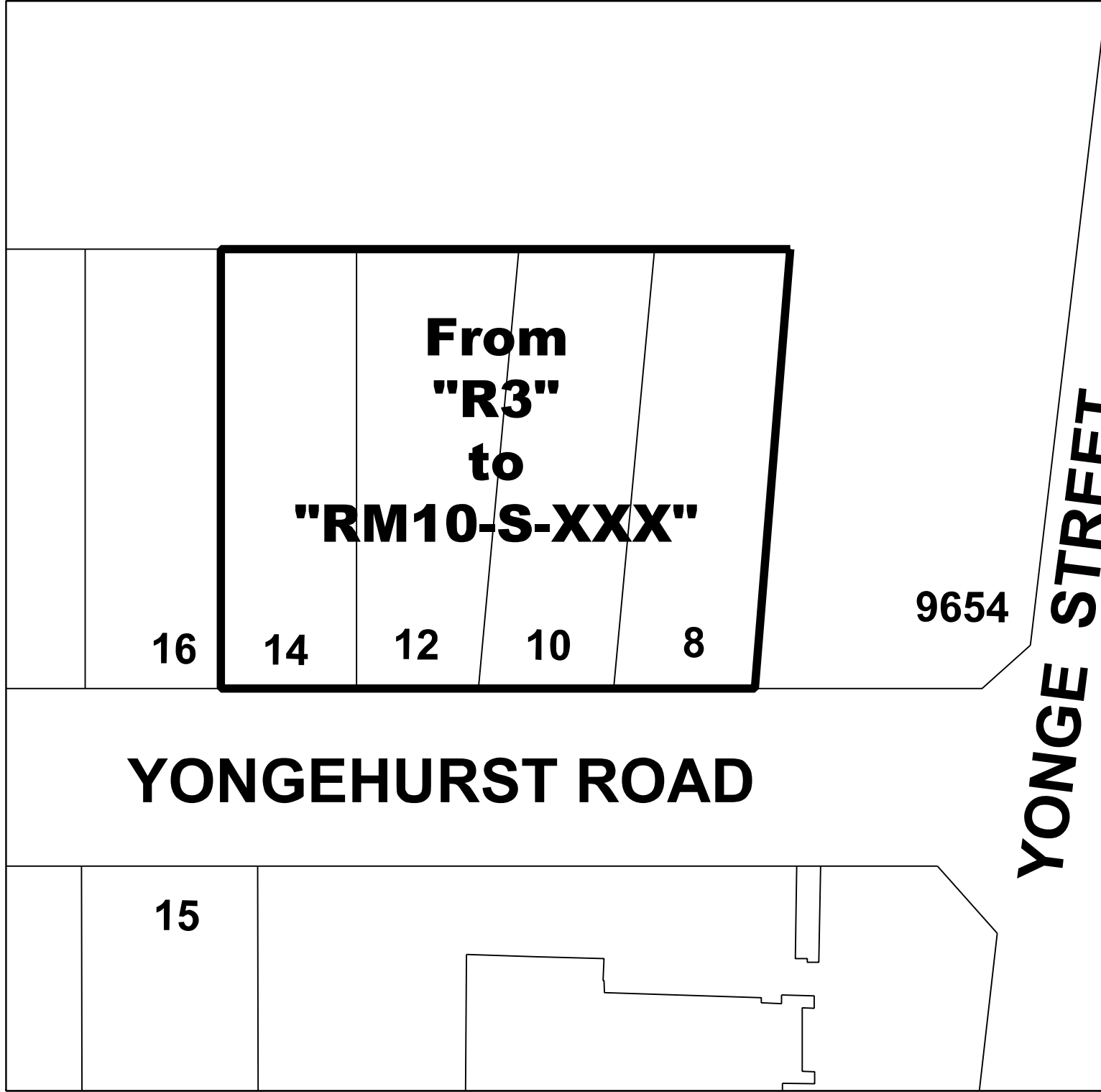
THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. 19-21

By-law No. 19-21 affects lands described as 'Part of Lots 11 and 12 on Registered Plan 1923, Town of Richmond Hill', (municipally described as 8, 10, 12 and 14 Yongehurst Road).

By-law No. 2523, as amended, presently zones the subject lands "Third Density Residential (R3)". The effect of By-law No. 19-21 is to rezone the subject lands to "Residential Multiple Ten Special (RM10-S) Zone" with site specific development standards to permit the construction of a high density residential development comprised of a nine (9) storey apartment building on the lands shown on Schedule "A".

DRAFT



TO BY-LAW **-21

This is Schedule "A" to By-Law
**-21 passed by the Council
of The Corporation of the
City of Richmond Hill on the
Day of , 2021.

Dave Barrow
Mayor

Stephen M.A.Huycke
City Clerk



— AREA SUBJECT TO THIS BY-LAW

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