

## The Corporation of The Town of Richmond Hill

### By-law 2-17

A By-law to Amend By-law 2523 as amended, of

The Corporation of the former Township of Vaughan

Whereas the Council of The Corporation of the Town of Richmond Hill at its (Public) Meeting of ....., ....., directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the Town of Richmond Hill enacts as follows:

1. That By-law 2523 of The Corporation of the former Township of Vaughan, as amended, be and is hereby further amended as follows:
  - a. By rezoning those lands shown on Schedule A to By-law No. 2-17 attached hereto (the Lands), from Third Density Residential (R3) Zone to Institutional (I) Zone under By-law No. 2523, as amended.
  - b. By adding to Section 25 Exceptions of By-law No. 2523, as amended, the following:

“RH 174

174. Notwithstanding the provisions of By-law No. 2523, as amended, to the contrary, the following special provisions shall apply to the lands shown on Schedule A to By-law No. 2-17 (the Lands):

(a) Uses Permitted: COMMUNITY CENTRE

(b) Development Standards

- 1) Minimum LOT AREA, 3,400.00 square metres, 36597.30 square feet
- 2) Minimum LOT FRONTAGE, 49.0 metres, 160.76 feet
- 3) Minimum FRONT YARD, 3.0 metres, 9.8 feet
- 4) Minimum North INTERIOR SIDE YARD, 3.0 metres, 9.8 feet
- 5) Minimum South INTERIOR SIDE YARD, 16.48 metres, 54.1 feet
- 6) Minimum REAR YARD, 23 metres, 75.5 feet
- 7) Maximum LOT COVERAGE, 31%
- 8) Minimum number of parking spaces, 1.8 spaces per 100 square metres of GROSS FLOOR AREA
- 9) Minimum number of bicycle parking spaces for employees, 0.13 spaces per 100 square metres of GROSS FLOOR AREA
- 10) Minimum number of bicycle parking spaces for visitors, 0.15 spaces per 100 square metres of GROSS FLOOR AREA

(c) Notwithstanding Section 5(15)e, the minimum width of driveway or aisle, 6 metres (20 feet).

(d) Notwithstanding Section 5(15)(k)(ii), the following shall apply:

- 1) a strip of land, a minimum of 1 metre, 3.3 feet in width lying along the south lot line of a parking area of an institutional use, which is adjacent to a Residential Zone.
- 2) a strip of land, a minimum of 3 metres, 9.8 feet in width lying along the north lot line of a parking area of an institutional use, which is adjacent to a Residential Zone.

3) a strip of land, a minimum of 2.8 metres, 9.18 feet in width lying along the east lot line of a parking area of an institutional use, which is adjacent to a Residential Zone.

(e) For the purposes of this Section 25(174), GROSS FLOOR AREA means the aggregate of the floor areas of a building above or below established grade, measured between the exterior faces of the exterior walls of the building at each floor level but excluding car parking areas within the building, loading areas and any space with a floor to ceiling height of less than 1.8 metres, 5.9 feet.”

2. All other provisions of By-law 2-17 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 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.
4. Schedule A attached to By-law 2-17 is declared to form a part of this by-law.

# **The Corporation of the Town of Richmond Hill**

## **Explanatory Note to By-law 2-17**

By-law No. 2-17 affects lands described as Part of Lots 10 and 11, Plan 1960, Parts 1 and 2 on Plan 65R-30030 save and except Parts 2, 3, 4, 5, 8 and 9 on Plan 65R-34155 and Part 8 on Plan 65R-34243, and municipally known as 9131 and 9135 Bathurst Street. The subject lands are located on the east side of Bathurst Street, south of Birch Avenue.

The purpose of By-law No. 2-17 is to rezone the lands from Third Density Residential (R3) Zone to Institutional (I) Zone under By-law No. 2523, as amended. By-law No. 2-17 restricts the permitted use to a community centre only and also contains site specific development standards within the I Zone to facilitate the construction of the proposed community centre.

