

Appendix B
Draft Zoning By-law Amendment
The Corporation of the Town of Richmond Hill
By-law 1-18

A By-law to Amend By-law 190-87, as amended, of
The Corporation of the Town of Richmond Hill

Whereas the Council of The Corporation of the Town of Richmond Hill (the "Corporation") at its Meeting of *****, 2017, 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 190-87, as amended, of The Corporation of the Town of Richmond Hill ("By-law 190-87") be and is hereby further amended as follows:
 - a) by adding the following to Section 10 – Exceptions:

"10.85

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 "Local Commercial (LC) Zone" and more particularly shown as "LC" on Schedule "A" to By-law 1-18 and denoted by a bracketed number (10.85) (the "Lands"):

 - i) The following additional uses shall be permitted:
 - a. RETAIL STORE; and,
 - b. Business or Professional OFFICES.
 - ii) Section 7.2 (2) shall not apply to the Lands;
 - iii) the maximum combined GROSS FLOOR AREA for all uses on the Lands shall not exceed 1,000.0 square metres (10,763.91 square feet);
 - iv) a minimum parking rate of 2.5 spaces per 100 square metres (1,076.39 square feet) of GROSS FLOOR AREA shall be provided for a RETAIL STORE, CONVENIENCE RETAIL STORE, Business or Professional OFFICES, PERSONAL SERVICE SHOP, and LAUNDROMAT and LAUNDRY AND DRY CLEANING ESTABLISHMENT;
 - v) the maximum GROSS FLOOR AREA to be devoted to a RETAIL STORE, CONVENIENCE RETAIL STORE, PERSONAL SERVICE SHOP and LAUNDROMAT or LAUNDRY AND DRY CLEANING ESTABLISHMENT shall not exceed 65% of the total permitted GROSS FLOOR AREA on the site;
 - vi) bicycle parking shall be provided on the Lands at a rate of 0.8 spaces per 100 square metres (1,076.39 square feet) GROSS FLOOR AREA;
 - vii) a strip of land not less than 3 metres (9.84 feet) in depth, immediately abutting all STREET LINES shall be used for LANDSCAPING;
 - viii) for the purpose of Section 10.85, pedestrian walkways shall be permitted within an area used for LANDSCAPING.
2. All other provisions of By-law 1-18 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 1-18 is declared to form a part of this by-law.

Passed this day of , 2018.

File: D02-16020 (KF)

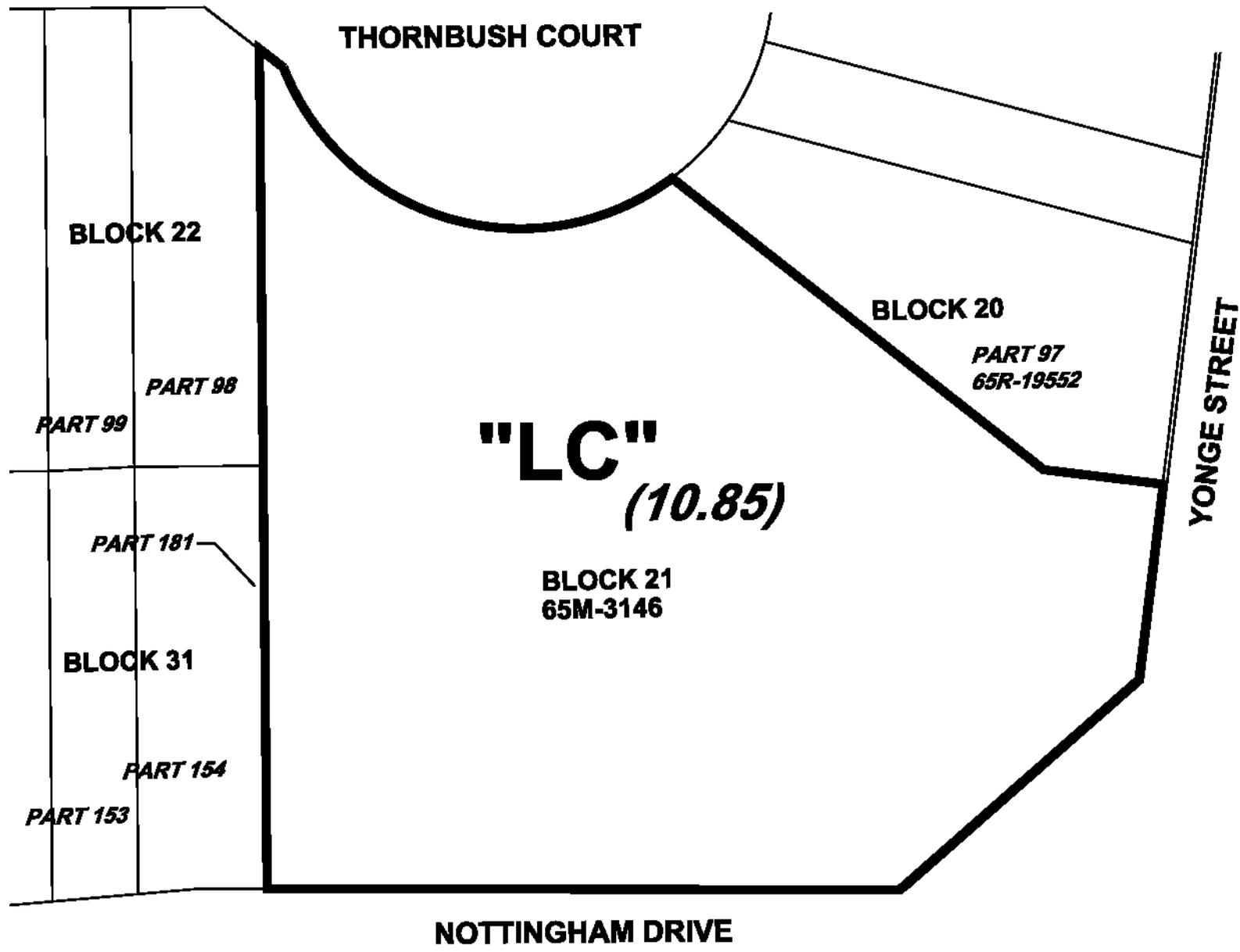
The Corporation of The Town Of Richmond Hill

Explanatory Note to By-Law 1-18

By-law 1-18 affects the lands described as Block 21, Registered Plan 65M-3146, municipally known as 11284 Yonge Street. The subject lands are situated at the northwest corner of the intersection of Yonge Street and Nottingham Drive.

By-law 190-87, as amended, presently zones the subject lands "Local Commercial (LC) Zone". Permitted uses include a CONVENIENCE RETAIL STORE, PERSONAL SERVICE SHOP, DAY NURSERY, and LAUNDROMAT and LAUNDRY AND DRY CLEANING ESTABLISHMENT.

The purpose of By-law 1-18 is to add a RETAIL STORE and Business or Professional OFFICES as permitted uses on the subject lands and to establish a parking rate of 2.5 spaces per 100 square metres of GROSS FLOOR AREA for a RETAIL STORE, CONVENIENCE RETAIL STORE, Business or Professional OFFICES, PERSONAL SERVICE SHOP and LAUNDROMAT or LAUNDRY AND DRY CLEANING ESTABLISHMENT. By-law 1-18 also establishes site-specific provisions with respect to a minimum required landscaping, minimum bicycle parking requirements, and maximum permitted gross floor area.



SCHEDULE "A"

TO BY-LAW NO. 1-18

This is Schedule "A" to By-Law No. 1-18 passed by the Council of the Corporation of the Town of Richmond Hill on the Day of 2018

Dave Barrow
Mayor

Stephen M.A.Huycke
Town Clerk

— AREA SUBJECT TO THIS BY-LAW