

The Corporation of the City of Richmond Hill

By-Law 40-21

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 City of Richmond Hill (the “Corporation”) at its Meeting of September 9, 2020, directed that this by-law be brought forward to Council for its consideration;

The Council of the Corporation enacts as follows:

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

- a) by adding the following to Section 7 - Exceptions

“RH 193

Notwithstanding any inconsistent or conflicting provisions of By-Law 2523 of the Corporation, as amended, the following special provisions shall apply to the lands zoned “Third Density Residential (R3) Zone” and more particularly shown as “R3” on Schedule “A” to By-law 40-21 and denoted by a bracketed number (RH 193):

- i) A **BUSINESS AND PROFESSIONAL USE** shall be permitted;
 - ii) The Zone Requirements for “Third Density Residential (R3) Zone” as outlined on Schedule “A” to By-law 2523, as amended, shall apply to the permitted use under Subsection (i) to this by-law;
 - iii) Minimum number of **PARKING SPACES** to be provided by the use permitted under Subsection (i) of By-law 40-21:
 - a) 2.0 **PARKING SPACES** per 100 square metres of **GROSS FLOOR AREA**
 - iv) A maximum of two (2) **PARKING SPACES** shall be permitted within the **FRONT YARD**;
 - v) Section 5.15 (f) of By-law 2523 shall not apply;
 - vi) Section 5.15 (k) (i) of By-law 2523 shall not apply;
 - vii) Section 5.15 (k) (iii) of By-law 2523 shall not apply;
 - viii) Section 5.15 (e) of By-law 2523 shall not apply;
 - ix) The maximum **GROSS FLOOR AREA** occupied by the use permitted under Subsection (i) of By-law 40-21 shall not exceed 185 square metres (1,991 square feet); and,
 - x) The maximum **GROSS FLOOR AREA** occupied by the use permitted under Subsection (i) of By-law 40-21 shall not include any area in the basement or garage used for storage.
- b) Exception RH 193 shall remain in effect for three (3) years from the day of the passing of By-law 40-21.

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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 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 40-21 is declared to form a part of this by-law.

Passed this 14th day of April, 2021.

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

File: D02-19019 (PL)

Explanatory Note to By-Law 40-21

By-law 40-21 affects the lands described as Part of Lot 1, Plan 3403 (Vaughan) designated as Parts 1 & 3, Plan 64R-4872, municipally known as 2A Roosevelt Drive.

The lands are zoned under the provisions of By-law 2523 of the former Township of Vaughan, as amended. The by-law would have the effect of permitting a Business and Professional Office use and associated specific development standards on the subject lands for a temporary period of three years from the enactment of the by-law. The Business and Professional Office will be accommodated within the existing residential dwelling.