

The Corporation of the City of Richmond Hill

By-law 91 - 22

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 May 11, 2022, directed that this by-law be brought forward to Council for its consideration;

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

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

- a. by adding the following to Section 25 – Exceptions

“RH200

Notwithstanding any inconsistent or conflicting provision of By-law 2523, as amended, the following special provisions shall apply to the lands zoned “Residential Second Density (R2) Zone” and more particularly identified on Schedule “A” to By-law 91 - 22 and denoted by a bracketed number (RH200):

1. Definitions

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

- a) **Clergy Residence**

Means the use of land or buildings as the principal residence of the clergy member in charge of an associated **Place of Worship**.

- b) **Day Nursery**

Means a day nursery facility licensed under the Child Care and Early Years Act or its successor.

- 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 **mechanical penthouses**, loading areas, any portion of a **parking**

area below **established grade** and any space with a floor to ceiling height of less than 1.8 metres.

d) **Landscaping**

Means any combination of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening, or other architectural elements, all of which is designed to enhance the visual amenity of a property and shall not include **parking areas**, driveways or ramps.

e) **Lot Line, Front**

Means the lot line abutting Bathurst Street.

f) **Place of Worship**

Means lands, **buildings** or lands and **buildings** used by bona fide religious groups for the practice of religious rites.

g) **Shared Space**

Means common floor area shared between the **Day Nursery** and **Place of Worship**. Parking space standards outlined in Section 4 of By-law 91 - 22 shall not apply to floor area considered **Shared Space**.

2. Permitted Uses

The following additional uses are permitted:

- i) **Day Nursery**; and,
- ii) **Clergy Residence**
- iii) **Place of Worship**.

3. Development Standards:

The following development standards shall apply (1)(2):

Minimum Lot Frontage	62 metres (203.41 feet)
Minimum Lot Area	2,600.0 square metres (27,987 square feet)
Maximum Lot Coverage	27%
Maximum Gross Floor Area:	
Day Nursery:	660 square metres (7,104 square feet)

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Minimum Lot Frontage	62 metres (203.41 feet)
Place of Worship:	324.5 square metres (3,493 square feet)
Minimum Drive Aisle Width	6.0 metres (19.68 feet)

	Building 1	Building 2
Minimum Front Yard	15 metres (49.21 feet)	19 metres (62.34 feet)
Minimum North Side Yard	8.75 metres (28.7 feet)	1.5 metres (5 feet)
Minimum South Side Yard	7.80 metres (25.60 feet)	3.7 metres (12.14 feet)
Minimum Rear Yard	1.59 metres	14.5 metres (47.57 feet)
Minimum distance of each building to the Daylight triangle	7.5 metres (24.6 feet)	
Minimum Separation of Building 1 and 2	9.36 metres (30.7 feet)	

Notes:

- (1) Notwithstanding the minimum **Yards** and **Landscaping**, the following projections are permitted to encroach into the specified **Yards** and **Landscaping**; and,
- (2) Refer to Schedule B to By-law 91-22 for location of Building 1 and Building 2.

Structure	Yard in Which Projections are Permitted	Maximum Projection into a Minimum Required Yard or Strip of Landscaping
Staircase and Landing	Building 1 – Rear yard	1.62 metres (5.31 feet)
Open/Covered Front Porch	Building 2 – Front yard	2.0 metres (6.56 feet)
Deck and Staircase	Building 2 – Rear yard	2.0 metres (6.56 feet)
Staircase and Landing	Building 2 – South side yard	1.22 metres (4.0 feet)

4. Parking Space Standards

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

Use	Minimum Parking Space Standard
Clergy Residence	2.0 parking spaces/dwelling unit
Day Nursery	The greater of 1 parking space per 10 children or 1 parking space per employee
Place of Worship	2 parking spaces/100m² gross floor area

5. Bicycle Space Standards

The minimum number of required bicycle spaces shall be 6.

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 91- 22 are declared to form part of this by-law.

The Corporation of The City Of Richmond Hill

Explanatory Note to By-Law 91 - 22

By-law 91 - 22 affects the lands described as Lot 86 and Part of Lot 87, Registered Plan 2027 municipally known as 9699 Bathurst Street and 89 Stockdale Crescent. By-law 2523, as amended, of The Corporation of the former Township of Vaughan zones the lands "Second Density Residential (R2) Zone".

By-law 91 - 22 will have the effect of rezoning the subject lands to permit site specific provisions to permit a place of worship and a day nursery with accessory uses, including a clergy residence on the lands shown on Schedule "A".



SCHEDULE " A "

TO BY-LAW NO. 91-22

This is Schedule "A" to By-Law 91-22 passed by the Council of the Corporation of the City of Richmond Hill on the 8th day of June, 2022

David West
Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW





SCHEDULE " B " **TO BY-LAW NO. 91-22**

This is Schedule "B" to By-Law 91-22 passed by the Council of the Corporation of the City of Richmond Hill on the 8th day of June, 2022

David West
Mayor

Stephen M.A. Huycke
City Clerk

AREA SUBJECT TO THIS BYLAW