

# The Corporation of the City of Richmond Hill

## By-Law 95-22

A By-law to Amend By-law 55-15, as amended, of

The Corporation of the City of Richmond Hill

Whereas the Council of The Corporation of the City of Richmond Hill at its Meeting of May 25, 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 55-15, as amended, of the Corporation of the City of Richmond Hill (“By-law 55-15”) be and hereby is further amended as follows:
    - a. by adding the following to Exception 7.27 originally enacted through By-law 108-18:
      - “xvii) The maximum **building height** of one **apartment dwelling** shall be 14 storeys.
      - xviii) The minimum number of **parking spaces** required for **block townhouse dwellings, back-to-back dwellings** or **apartment dwellings** shall be 1.38 **parking spaces** per **dwelling unit**, of which 0.25 **parking spaces** per **dwelling unit** shall be for visitor parking.”
  2. Pursuant to Section 37.1 of the *Planning Act*, in conjunction with Section 37 of the *Planning Act* as it read on September 17, 2020, the height of the development set out herein is permitted subject to the provision, by the Owner of the Lands (the “Owner”), of the facilities, services or matters set out in this subsection, the provision of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the *Planning Act* as it read on September 17, 2020, in a form satisfactory to The Corporation of the City of Richmond Hill (the “City”). The Owner of the Lands, at the Owner’s expense and in accordance with, and subject to the agreement or agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City, in order to permit the increase in height authorized under this exception regulation:
    - a. The Owner shall make a cash contribution to the City in the amount of ONE HUNDRED AND SEVENTY-TWO THOUSAND, EIGHT HUNDRED AND FIFTY DOLLARS (\$172,850.00) towards the implementation of pickleball court facilities in Richmond Green Park, or towards such alternative community benefit as approved by the City up to an equal amount, as the City determines in its sole and absolute discretion, all in a form satisfactory to the City.
- The agreement or agreements referred to above shall be registered on title to the Lands by the Owner either prior to, or as part of, the City entering into and executing a Site Plan Agreement with the Owner, pursuant to Section 41 of the *Planning Act*.
3. All other provisions of By-law 55-15, as amended, not inconsistent with the foregoing, shall continue to apply to the Lands.
  4. By-law 95-22 shall be subject to Section 34(21) of the *Planning Act* in respect of Official Plan Amendment 35 coming into effect.
  5. 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

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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.

Passed this 22<sup>nd</sup> day of June, 2022.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

File: D02-21008 (JH/DB)

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

### **Explanatory Note to By-law 95-22**

By-law 95-22 affects the lands described as Part of Lots 26 and 27, Concession 2 E.Y.S., municipally known as 1000 Elgin Mills Road East.

By-law 55-15, as amended by By-law 108-18, currently zones the subject lands “Multiple Residential Ten (RM10) Zone” and contains a number of site specific provisions to implement a residential development comprised of stacked townhouse dwellings, back-to-back stacked townhouse dwellings and apartment dwellings on the subject lands.

By-law 95-22 will have the effect of adding site specific provisions to modify the residential parking rates and to increase the permitted building height from 10 to 14 storeys for one apartment building to be constructed on the subject lands.