

## Appendix "B"

# The Corporation of the City of Richmond Hill

## By-law XX-22

A By-law to Amend By-law 66-71, as amended, of

The Corporation of the City of Richmond Hill

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of \_\_\_\_\_, 20\_\_\_\_, directed that this by-law be brought forward to Council for its consideration;

1. That By-law 66-71, as amended of The Corporation of the City of Richmond Hill ("By-law 66-71") be and is hereby further amended as follows:
  - a) by rezoning those lands shown on Schedule "A" to this By-law XX-22 (the "Lands") to "Residential Multiple Six Density (RM6) Zone" and "Opsen Space (O) Zone" under By-law 66-71; and,
  - b) by adding the following to Section 11 – Special Provisions

"11.XX

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71, as amended, the following special provisions shall apply to the lands zoned "Residential Multiple Size Density (RM6) Zone" and more particularly shown as "RM6" on Schedule "A" to By-law XX-22 and denoted by a bracketed number (11.XX):

### i) DEFINITIONS

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

- (a) **AMENITY SPACE** means outdoor space on a **LOT** that is communal and available for use by the occupants of a **BUILDING** on the **LOT** for recreational or social activities.

### ii) DEVELOPMENT STANDARDS

The following development standards shall apply:

- (a) Minimum **LOT FRONTAGE**: 23 metres
- (b) Maximum **DENSITY**: 155 units per hectare
- (c) Minimum Distance Between **BUILDINGS**: 20 metres
- (d) Minimum Floor Area per **DWELLING UNIT**:
  - i. 1-bedroom: 47.62 square metres
  - ii. 2-bedroom: 60.2 square metres

### iii) PARKING AND LOADING STANDARDS

Parking and loading spaces shall be provided in accordance with the following:

- (a) The minimum number of **PARKING SPACES** shall be calculated in accordance with the following standards:

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- i. Residential: 0.675 spaces per **DWELLING UNIT**
  - ii. Visitor 0.15 spaces per **DWELLING UNIT**
- 2. All other provisions of By-law X2-22 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 XX-22 is declared to form a part of this by-law.

Passed this      day of                      , 20   .

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

## **The Corporation of The City Of Richmond Hill Explanatory Note to By-Law 109-21**

By-law XX-22 affects the lands described as Part of Lot 46, Concession 1, E.Y.S., municipally known as 286 Major Mackenzie Drive East.

By-law 66-71, as amended, zones the subject lands Residential Multiple Six Density (RM6) Zone and Industrial – Class 1 (IC-1) Zone which does not permit the proposed development.

By-law XX-22 will have the effect of rezoning the subject lands to “Residential Multiple Six Density (RM6) Zone” and “Open Space (O) Zone” under By-law 66-71, as amended, to permit an 8-storey residential apartment building on the subject land

# SCHEDULE "A" TO BY-LAW NO. XX-22

This is Schedule "A" to By-Law  
XX-22 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
\_\_th day of \_\_\_\_, 2022

\_\_\_\_\_  
David West  
Mayor

\_\_\_\_\_  
Stephen M.A. Huycke  
City Clerk



AREA SUBJECT TO THIS BYLAW

