

The Corporation of the City of Richmond Hill

By-law 140-22

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 September 14, 2022, 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 140-22 (the “Lands”) to “Residential Multiple Six Density (RM6) Zone” and “Open Space (O) Zone” under By-law 66-71; and,
 - b) by adding the following to Section 11 – Special Provisions

“11.163

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 Six Density (RM6) Zone” and more particularly shown as “RM6” on Schedule “A” to By-law 140-22 and denoted by a bracketed number (11.163):

- i) The following definitions shall apply to the Lands:
 - (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) The following provisions shall apply to the Lands:
 - (a) Minimum **LOT FRONTAGE**: 23 metres (75.46 feet)
 - (b) Maximum Building **HEIGHT**: 33.0 metres (108.27 feet)
 - (c) Maximum **DENSITY**: 135 units per hectare (55 units per acre)
 - (d) Minimum Distance Between **BUILDINGS**: 20 metres (65.62 feet)
 - (e) Minimum Floor Area per **DWELLING UNIT**:
 - i. 1-bedroom: 46 square metres (495.14 square feet)
 - ii. 2-bedroom: 60.2 square metres (647.99 square feet)
 - (f) Minimum **AMENITY SPACE**: 2.0 square metres per dwelling unit
 - (g) Maximum **HEIGHT** of a **DETACHED ACCESSORY STRUCTURE** with a flat roof: 3.5 metres (11.48 feet)
- iii) Notwithstanding Section 5 – General Provisions, the following shall apply:
 - (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**
 - iv) Sections 6.1.11 and 6.9.2.1 shall not apply to the Lands.”
- 2. All other provisions of By-law 140-22 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 140-22 is declared to form a part of this by-law.

Passed this 7th day of December, 2022.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City Of Richmond Hill Explanatory Note to By-law 140-22

By-law 140-22 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 140-22 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 lands.

SCHEDULE " A "
TO BY-LAW NO. 140-22

This is Schedule "A" to By-Law 140-22 passed by the Council of the Corporation of the City of Richmond Hill on the 7th day of December, 2022

David West
Mayor

Stephen M.A. Huycke
City Clerk



AREA SUBJECT TO THIS BYLAW

