

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

**By-law \_\_-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 \_\_\_\_\_, 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 66-71, as amended, of The Corporation of the City of Richmond Hill ("By-law 66-71"), be and hereby is further amended as follows:

a) by rezoning the Lands to "Residential Multiple Sixth Density (RM6) Zone" as shown on Schedule "A" of this By-law \_\_-22; and,

b) by adding the following to Section 7 – Exceptions

"11.XX

Notwithstanding the provisions of Section 5.6.3 with respect to the maximum building height in the Central Area, Section 5.7.1 with respect to permitted encroachment of a balcony in yard, Section 5.19.1 with respect to parking for dwelling units in condominium buildings, Section 5.21.5 with respect to minimum landscape strip size, Section 5.21.7 with respect to minimum required setback to an underground Parking Area, Section 5.21.11 with respect to minimum driveway width, Section 5.21.13 with respect to size of parking spaces, Section 5.21.14 with respect to minimum width of an aisleway, Section 6.9.2.1 with respect to Residential Multiple Sixth Density (RM6) regulations, Section 6.9.2.2 with respect minimum Usable Open Space required in one place, Section 6.9.2.3 with respect to required yards, Section 6.9.3 with respect to maximum permitted density, the minimum requirements for the lands shown as "RM6(XX)" on Schedule "A" to By-law \_\_-22 shall be as follows:

- i. Maximum Building Height: 25 metres (82.02 feet) excluding mechanical roof
- ii. A balcony on second storey may project in a rear yard a maximum of 4 metres (13.12 feet)
- iii. Minimum Parking Spaces for a Condominium Apartment Unit: 0.9 space per unit
- iv. Minimum Parking Spaces for Visitors Parking: 0.15 space per unit
- v. No Minimum Landscape Strip shall be required abutting a Parking Area
- vi. No yard shall be required to a Parking Area, whether partly or full constructed below grade
- vii. Minimum width of a driveway providing vehicular access shall be no less than 6 metres (19.69 feet) for two-way traffic
- viii. Each Parking Space shall have a width of no less than 2.6 metres (8.53 feet) and a length of no less than 5.8 metres (19.03 feet)
- ix. Minimum width of an aisleway shall be no less than 6 metres (19.69 feet) for parking between 90 degrees and 60 degrees

- x. Maximum Gross Floor Area (GFA): 325%
  - xi. Minimum Lot Frontage: 36.50 metres (119.75 feet)
  - xii. Minimum Floor Area Per 2-bedroom dwelling units: 55.74 square metres (600 square feet)
  - xiii. Minimum Usable Open Space percentage of Gross Floor Area – in Central Area: 9%
  - xiv. No less than twenty five percent (25%) of the required Usable Open Space shall be located in one place
  - xv. Minimum Front Yard setback: 0.75 metre (2.46 feet)
  - xvi. Minimum Side Yard setback: 0.75 metre (2.46 feet)
  - xvii. Minimum Rear Yard setback: 4 metres (13.12 feet)
  - xviii. Maximum Density: 120 units/acre
2. All other provisions of By-law 66-71, 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 \_\_\_-22 is declared to form a part of this by-law.

Passed this \_\_\_ day of \_\_\_\_\_, 2022.

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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 NO. \_\_\_\_-22

By-law \_\_-22 affects the lands described as Lots 29 and 30, Registrar's Compiled Plan No. 12003, municipally known as 16 and 20 Centre Street West.

By-law 66-71, as amended, of the Corporation of the City of Richmond Hill, zones the subject lands "General Commercial (GC) Zone".

By-law \_\_-22 will have the effect of rezoning the subject lands to "Residential Multiple Sixth Density (RM6) Zone" under By-law 66-71, as amended, with site specific provisions to facilitate a residential development comprising of a 6-storey condominium building.

Schedule "1"

To By-law No. \_\_\_\_\_

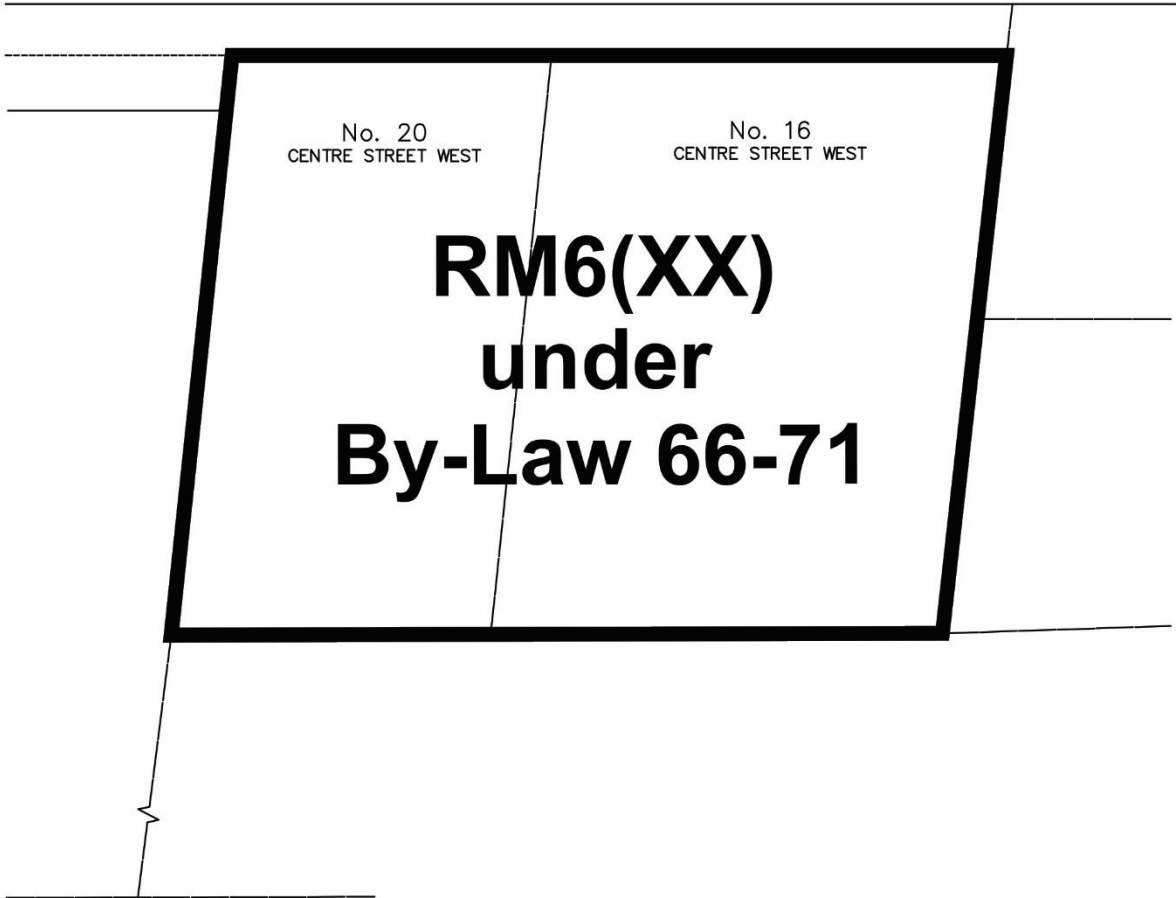
This is Schedule "1" to By-Law No. \_\_\_\_\_  
passed by the Council of the Corporation of  
The Town of Richmond Hill, on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



CENTRE STREET WEST



**—————** Area Subject to this By-Law