

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. XX – 202X

A By-law to Amend By-law No.2523, as amended of The Corporation of the Town of Richmond Hill

WHEREAS the Council of The Corporation of the City of Richmond Hill at its Public Meeting of _____, _____, directed that this By-law be brought forward to Council for its consideration;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF RICHMOND HILL ENACTS AS FOLLOWS:

- 1. That By-law No. 2523, as amended, of The Corporation of the Town of Richmond Hill, as amended, be and further amended as follows:
 - a. By rezoning he lands shown on Schedule ‘A’ attached hereto, from “Service Station (SS) Zone” and “General Commercial One (GC1) Zone” to “Multiple Residential (RM10) Zone” according to By-law No. 232-85;
 - b. By adding the following to SECTION 25 – EXCEPTIONS of By-law No. 2523;

“RM10(XX)

Notwithstanding any inconsistent or conflicting provisions of By-law No. 2523, as amended, the following special provisions shall apply to those lands legally described as being Part of Lots 11, 12, 13, 14 and 15, Registered Plan 1923, City of Richmond Hill, Regional Municipality of York (Municipal Address: 9700 Yonge Street) and zoned “RM10 Zone” as shown on Schedule ‘A’ to this by-law;

1. DEFINITIONS

For the purpose of this By-law, the following definitions shall either be added to, or shall replace the existing definitions set out in Section 2:

a. Apartment Dwelling

Means a building or structure containing five or more dwelling units all of which have a common external access to the building by means of a common corridor system and/or direct exterior access for ground floor residential units.

b. Bicycle Parking Space

c. With respect to commenting We look forward to continuing to discuss the

proposed redevelopment with the City of Vaughan, the Region of York, the City of Toronto, York University, Infrastructure Ontario and other important stakeholders and appreciate the efforts and support thus far.

Means an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles.

d. Building Height

Means the height of the building from the Established Grade to the roof surface, excluding the Mechanical Penthouse.

e. Cafè

Means a building or structure or part thereof whose principle business is the sale of pre prepared or rapidly prepared food and drink directly to the customer in a ready-to-consume state for consumption either within or outside the building.

f. Clinic

Means a building or part thereof used by qualified medical pretensioner, dentists, ophthalmologists, or other drugless pretensioners, having treatment rooms and facilities for more than two practitioners and used for public or private medical, surgical, physiotherapeutic or other human health purposes except when included within or accessory to a hospital.

g. Convenience Retail

Means a retail store serving the daily or occasional needs of the resident in the immediate area with a variety of goods such as groceries, meats, beverages, dairy products, baked goods, patent medicines, sundries, tobacco, stationary, hardware, magazine and newspapers.

h. Day Nursery

Means a day nursery within the meaning of the Day Nurseries Act, R.S.O 1980, Chapter 11, as amended.

i. Established Grade

Means with reference to a building or structure, the following elevation shall be utilized for calculating building heigh.

The Established Grade for Building A shall be 209.79 and the Established Grade for Building B shall be 209.73.

j. Financial Institutions

Means a bank, credit union, trust company, savings office or retail banking operations which is open to the general public, but not including an investment office.

k. Floor Space Index

Means the Gross Floor Area divided by the Lot Area

l. Gross Floor Area

Means the aggregate of all floor areas above ESTABLISHED GRADE measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding any part of the Lot of building located thereon used as:

- Mechanical Floor Area and/or electrical spaces (including penthouses);
- Loading, service and/or garbage collection or recycling areas
- Storage areas including bicycle parking rooms, shelters or lockers
- Any areas used for motor vehicle access or parking
- The floor area of unenclosed balconies, terraces or rooftop Amenity Spaces.

m. Mechanical Penthouse

Means the rooftop floor area above the livable area of an apartment building that is used exclusively for the accommodation of mechanical equipment necessary to physically operate the building such as heating, ventilation, air conditioning, electrical, telephone, plumbing, fire protection, and elevator equipment and includes walls and structures intended to screen the mechanical penthouse and equipment.

n. Personal Service Shop

Means a building or part thereof of a building in which services involving the care of persons or their apparel are performed. Without limiting the generality of the foregoing, personal service shop includes a barber shop, a manicure shop, a shoe repair, a dry cleaning depot and similar service establishments, but does not include a body rub or massage parlor.

o. Retail Store

Means a building or part thereof in which goods, wares, merchandise, substances, articles, or things received and stored to be displayed, rented or sold directly to the general public at retail.

p. Restaurant

Means an establishment where the principal use is the preparation and sale of meals served by a restaurant employee to table located in an area inside or outside the building where the food is prepared and, as an accessory thereto, such establishment may offer take-out service.

q. Sales Office

Means a building structure, facilities or trailer on the lot used for the purpose of the sale of dwelling units and the sale or lease of retail and commercial space, to be erected on the lot.

r. Take-out Restaurant

Means a building or structure, or part thereof, designed and used for the sale of food or refreshments to the public and from which food or refreshment is made available to the customer from within the building; in addition no provision is made for consumption of the food or refreshments by the customer while in his car, within the building or elsewhere on the site.

2. Permitted Uses

No building or structure or part thereof shall be erected or used except for one or more of the following uses:

- a. Apartment Dwelling**
- b. Cafè**
- c. Convenience Retail**
- d. Clinic and Medical Offices**
- e. Retail Store**
- f. Restaurant**
- g. Take-out Restaurant**
- h. Financial Institutions**
- i. Business or Professional Office**
- j. Personal Service Shop**
- k. Day Nursery**
- l. Sales Office**

3. Development Standards

No building or structure or part thereof shall be erected or used except in accordance with the following:

Maximum Gross Floor Area	48,000 square metres
Maximum Residential Gross Floor Area	46,000 square metres
Maximum Non-residential Gross Floor Area	2,000 square metres
Maximum Floor Space Index(1)	4.2 FSI
Maximum Number of Dwelling Units	658 units
Maximum Height of Podium	8-storeys (28 metres)
Maximum Building Height	
Building A	18-storeys (57 metres)
Building B	24-storeys (79 metres)
Maximum Tower Floor Plate (not including balconies, terraces and any supporting structure or minor architectural projections)	860 square metres
Minimum Front Yard Setback(2)	0.8 metres
Minimum Side Yard Setback (north)	5.0 metres
Minimum Side Yard Setback (south)	0 metres
Minimum Rear Yard Setback	4.0 metres

NOTES:

- (1) For the purposes of calculation the maximum floor space index, the lot area shall be deemed to be 12,817.3 square metres, regardless of any conveyances for roads, dedication or severances.
- (2) Yonge Street shall be deemed to be the front lot line.
- (3) The following projections and encroachments above the specified heights and setbacks shall be permitted:
 - a. Mechanical Penthouses to a maximum of 6.0 metres; and
 - b. Balconies, columns, bay windows and sills, railing, cornices, wall-mounted lighting fixtures, awnings, canopies, eaves, guardrails, balustrades, privacy screens, trellises, gazebos, shade structures, screen walls, signage, ornamental and architectural features (including parapets), landscape structures and features on amenity roof terraces, mechanical screen and flagpoles, to a maximum of 6.5 metres.

4. **Parking Standards**

Parking spaces shall be provided in accordance with the following:

Unit Type - Category	Minimum Rate
Bachelor Unit	0.9 spaces per dwelling unit
1 Bedroom Unit	1.0 spaces per dwelling unit
2 Bedroom Unit	1.2 spaces per dwelling unit
3+ Bedroom Unit	1.5 spaces per dwelling unit
Residential Visitor	0.15 spaces per dwelling unit
Retail	0.43 spaces per 100 square metres of floor area

2. Schedule "A" attached to By-law No. XX-202X is declared to form a part of this by-law.

READ A FIRST TIME AND SECOND TIME THIS _ DAY OF _, 2022.

READ A THIRD TIME AND PASSED THIS _ DAY OF _, 2022.

Mayor

City Clerk

THE CORPORATION OF THE TOWN OF RICHMOND HILL**EXPLANATORY NOTE TO BY-LAW NO. XX-22**

By-law No. XX-22 affects lands located on the west side of Yonge Street, between May Avenue and Yongehurst Road, specifically described as Part of Lots 11, 12, 13, a14 and 15, Registered Plan 1923, City of Richmond Hill, Regional Municipality of York (Municipal Address: 9700 Yonge Street).

The purpose of By-law No. XX-22 is as follows:

- a) Permit a mixed-use development with Apartment Dwelling units and at-grade retail uses under the “Multiple Residential Ten (RM10) Zone”;
- b) to permit site specific development standards for minimum lot areas, minimum yard setbacks, height, floor space ratio, parking, and loading.

MAY AVENUE

N72°11'20"E 145.32

9700 YONGE STREET

RM10 (XX)

N17°20'20"W 72.66

N59°14'20"W
19.84

YONGE STREET
N10°37'40"W 104.41

N72°43'45"E 121.02

N10°40'20"W 49.71

N30°58'10"E
7.33

N72°41'40"E
25.58

YONGEHURST ROAD



 Area Subject To This By-law

SCHEDULE 'A'

TO BY-LAW NO. XXXX-202X

This is Schedule 'A' to By-law No. XXXX passed by
the Council of The Corporation of the City of
Richmond Hill
on the ____ day of _____, 202X.

Mayor

Town Clerk