

## The Corporation of the City of Richmond Hill

### By-law \_\_-21

A By-law to Amend By-law 190-87, as amended, of  
The Corporation of the City of Richmond Hill

Now Therefore the Council of the City of Richmond Hill adopts and approves as follows:

1. That By-law 190-87, as amended, of the City of Richmond Hill ("By-Law 190-87"), be and is hereby further amended as follows:
  - a) by rezoning the lands shown on Schedule "A" to this By-law \_\_-21 (the "Lands") from "General Commercial (GC1) Zone" to "Multiple Residential Ten (RM10) Zone" and from "Residential Sixth Density" (R6) to Open Space" (OS) under By-law 190-87, as amended,
  - b) by adding the following to Section 10 – Exceptions

"RM10\_\_"

Notwithstanding any inconsistent or conflicting provision of By-law 190-87, as amended, the following special provisions shall apply to the lands zoned "Multiple Residential Ten (RM10) Zone" and more particularly identified on Schedule "A" to By-law 190-87 and denoted by a bracketed number (RM10\_\_):

#### 1. Definitions

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

##### a) **Commercial Use**

Means the use of land, **buildings** or **structures** for the purpose of buying or selling commodities and supplying of services, including personal service uses provided to the public or where entertainment is offered for gain or profit. Notwithstanding the foregoing, **commercial uses** shall exclude automobile service station, gas bar convenience retail store, gas bar, motor vehicle/lubrication establishment, motor vehicle washing establishment, auto body repair shop, repair shops for internal combustion engines, motorized vehicles or similar uses, public garage.

##### b) **Dwelling, Apartment**

Means a **building** containing five (5) or more **dwelling units** all of which have a common external access to the **building** by means of a common corridor system. An **apartment dwelling** may take the form of a high rise, mid rise or low rise building.

##### c) **Floor Area, Gross**

Means the aggregate of the floor areas of a **building** above **established grade**, measured between the exterior faces of the exterior walls of the **building** at each floor level but excluding:

- loading areas (enclosed and/or open);
- a room or enclosed area, including its enclosing walls, within the **building** or structure, that is used exclusively for the accommodation of mechanical equipment, including the **Mechanical Penthouse**, heating, cooling, ventilation, electrical equipment, shafts, fire prevention equipment, plumbing or elevator equipment and service and elevator shafts;
- bicycle storage and parking areas within the **building**;
- any below grade areas;
- any space with a floor to ceiling height of less than 1.8 metres (5.91 feet);

- unenclosed balconies and terraces; and
- any openings in floor slabs such as, but not limited to, a two storey atrium, stairway or second floor of loading space.

**d) Floor Area Ratio**

Means the maximum **gross floor area** of all **buildings** on the **lot** expressed as a ratio or multiple of the **lot area**.

**e) Grade, Established**

Means 256.15m A.S.L.

**f) Height, Building**

Means the vertical distance measured between **established grade** and the highest point of the roof surface.

**g) Lot Coverage**

Means the percentage of the gross **lot area**, covered by all **buildings**, and shall not include that portion of such **lot area** which is occupied by a **building** or portion thereof which is completely below grade.

**h) 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.

**i) Storey**

Means the portion of the **building** other than the cellar which lies between the surface of the floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling or roof next above it. Notwithstanding this definition, the first **storey** can be up to 7.5 metres in height and shall include the upper ground floor level. Further, the **mechanical penthouse** shall not be considered a **storey** for the purpose of calculating **building height**.

**j) Tower Floor Plate**

Means the total **gross floor area** of individual floors within the **building** located above the seventh **storey**, measured from the exterior of the main walls at each **storey**, excluding balconies.

**2. Permitted Uses**

Permitted uses are limited to the following:

- a) Apartment Dwelling (1);**
- b) Commercial Uses; and**

Notes:

- 1) No **dwelling units** shall be permitted to face Yonge Street on the ground floor of a **building** or structure.

**3. Development Standards**

The following development standards shall apply (1) (2) (3) (4):

Maximum <b>Gross Floor Area</b>	53,000m <sup>2</sup>
Maximum <b>Floor Area Ratio</b>	329%
Maximum <b>Tower Floor Plate</b>	750 m <sup>2</sup>
Maximum <b>Lot Coverage</b>	45%
Minimum <b>Front Yard</b> (Yonge Street)	10.5 metres
Minimum <b>Interior Side Yard</b> (North)	9.0 metres
Minimum <b>Interior Side Yard</b> (South)	9.0 metres
Minimum <b>Rear Yard</b>	65 metres
Maximum <b>Building Height – Building A</b>	7 <b>storeys</b> /33 metres
Maximum <b>Building Height – Building B</b>	27 <b>storeys</b> /95 metres
Maximum <b>Building Height – Building C</b>	29 <b>storeys</b> /101 metres
Maximum Coverage of <b>Mechanical Penthouse</b>	75% of roof surface
Maximum Number of <b>Apartment Dwelling Units</b>	680
Minimum Drive Aisle Width	6.0 metres

Notes:

- 1) For the purposes of calculating the maximum **floor area ratio** the maximum **gross floor area**, and the maximum **lot coverage**, the **lot area** shall be deemed to be 16,111 square metres regardless of any conveyances for road widening purposes, dedications or severances.
- 2) Notwithstanding any other provision in this by-law, the setback to parking structures is 0.0 metres (0.0 feet).
- 3) Notwithstanding the maximum **building height**, and minimum building **setbacks**, the following encroachments above the specified **heights** and **setbacks** shall be permitted:
  - a) Bay windows and sills, railings, cornices, wall-mounted lighting fixtures, awnings, canopies, columns, eaves, guardrails, balustrades, privacy screens, trellises, gazebos, shade structures, screen walls, ornamental and architectural features, landscape structures and features, exit stairs, mechanical equipment, mechanical screens and flag poles, balconies and columns, to a maximum height and projection of 2.5 metres
  - b) Parapets, to a maximum height of 1.4 metres.
  - c) Privacy screens, trellises, gazebos, shade structures, screen walls, ornamental and architectural features, landscape structures and features on the 8<sup>th</sup> floor amenity terrace, to a maximum height of 3.0 metres .
  - d) Exit staircases to a maximum height of 3.2 metres.
  - e) Notwithstanding the foregoing, no portion of the **building**, either above or below grade, may encroach within the Regional right-of-way without the written permission of the Regional Municipality of York.

#### 4. Parking Standards

The number of required **parking spaces** shall be calculated in accordance with the standards set out below (1) (2):

Use	Minimum <b>Parking Space</b> Standard

<b>Apartment Dwelling</b>	0.92 <b>parking spaces/dwelling unit</b>
<b>Commercial</b>	None required, to be shared with Visitor Parking
Visitor Parking	0.15 <b>parking spaces/dwelling unit</b>

Notes:

- 1) Above grade parking shall not be permitted between the **building** and Yonge Street.
- 2) No loading or service areas shall be permitted along Yonge Street.
- 3) Two loading spaces with dimensions of 4.0 m wide, 11.0 m long shall be provided.

### 5. **Bicycle Parking Standards**

The number of required bicycle parking spaces shall be calculated in accordance with the standards set out below:

Use	Minimum Rate – Bicycle Spaces	Minimum Rate – Visitor Bicycle Spaces
Residential Use	0.6 bicycle parking spaces/ <b>dwelling unit</b>	5% of the minimum required bicycle spaces for residential use
Non-residential Use	0.13 bicycle parking spaces/100m <sup>2</sup> of <b>gross floor area</b>	0.15 bicycle parking spaces/100m <sup>2</sup> of <b>gross floor area</b>

Notes:

- 1) Visitor bicycle parking spaces shall be located at grade.
  - 2) Where bicycles are to be parked on a horizontal surface, a bicycle parking space shall have a width of not less than 0.6 metres (1.97 feet), a length of not less than 1.8 metres (5.91 feet) and a height of not less than 1.9 metres (6.23 feet).
  - 3) Where bicycles are to be parked in a vertical position, a bicycle parking space shall have a width of not less than 0.6 metres (1.97 feet), a length of not less than 1.2 metres (3.94 feet) and a height of not less than 1.9 metres (6.23 feet).
2. All other provisions of By-law 190-87, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.
  3. Notwithstanding the uses permitted in the RM10(RM10\_\_\_\_) Zone by this By-law, all uses permitted on the **Lot** by By-law 190-87, as amended, prior to the passage of this Bylaw, shall continue to apply to the **Lot**.
  4. 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.

5. Schedule "A" attached to By-law \_\_-21 are declared to form part of this by-law.

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

## **Explanatory Note to By-Law \_\_-21**

By-law \_\_\_\_ affects the lands described as Part Lot 38 Concession 1 (Vaughan) designated as Lots 4 and 6 and Block A, Plan 1642), City of Richmond Hill, Regional Municipality of York, municipally known as 11160 Yonge Street. By-law No. 190-87, as amended, of The Corporation of the City of Richmond Hill zones the lands "General Commercial One (GC1) Zone". By-law No. \_\_-20 will have the effect of rezoning the subject lands to a new site specific zone category "Multiple Residential Ten (RM10-RM\_\_) Zone" with site specific provisions to permit a mixed-use, high density residential/commercial development comprised of three buildings of 35, 18 and 15 storeys on the lands shown on Schedule "A". In addition, the westerly portion of the lands are zoned Flood (F) which will remain and west of that, the lands are zoned R6 and this will be rezoned to "Open Space".

