

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. XXX-22

A By-law to amend By-law No. **986**, as amended, of
The Corporation of the former City of Richmond Hill

WHEREAS the Council of the Corporation of the City of Richmond Hill at its Public Meetings of the _____ day of _____, 2022 and the _____ day of _____, 2022 directed that this By-law be brought forward to Council for its consideration;

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

1. That By-law No. 986, as amended, of the Corporation of the City of Richmond Hill be further amended as follows:
 - a. By zoning the area shown as “Subject Lands” on Schedule ‘A’ to By-law XXX-22 to “Apartment Residential (AR)(XX) Zone” and “Environmental Protection (EP) Zone”.
 - b. By adding the following to Section 7 – EXCEPTIONS:

“7.XX DEVELOPMENT STANDARDS – AR ZONE, PART OF LOT 70,
CONCESSION 1, 101 BLOOMINGTON ROAD (101
BLOOMINGTON DEVELOPMENT INC.)

Notwithstanding any other provisions of By-law No. 986, as amended, to the contrary, the following special provisions shall pertain to lands described as Part of Lot 70, Concession 1 (Municipal Address: 101 Bloomington Road) and zoned ‘AR (XX)’, as shown on Schedule “A” to By-law No. XXX-22:

1) PERMITTED USES

No building or structure or part thereof shall be erected or used except for the following use:

- (a) Apartment Dwelling Units

2) USE STANDARDS

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

MINIMUM LOT FRONTAGE	60 metres (196.85 feet)
MINIMUM LOT AREA	4,000 m ² (43,055.64 feet)
MAXIMUM LOT COVERAGE	55% (1)
MINIMUM REQUIRED FRONT YARD	5.9 metres (19.35 feet)
MINIMUM REQUIRED EASTERLY SIDE YARD	4.5 metres (14.76 feet)
MINIMUM REQUIRED WESTERLY SIDE YARD	10 m (32.81 feet)
MINIMUM REQUIRED REAR YARD	10 metres (32.81 feet)
MAXIMUM HEIGHT	45 metres (147.64 feet)
MAXIMUM NUMBER OF STOREYS	12
MAXIMUM DENSITY	3.5 FSI

NOTES:

- (1) For the purposes of calculating the maximum lot coverage, the lot area shall be deemed to be 4,000 m² (43,055.64 ft²), regardless of any conveyance(s) for road widening.

3) LANDSCAPING AND LANDSCAPE BUFFER REQUIREMENTS

Landscaping shall be required in accordance with the following:

- (a) A minimum of 10 metres (32.81 ft²) abutting the rear lot line
- (b) A minimum of 10 metres (32.81 ft²) abutting the westerly lot line

4) LOADING SPACE REQUIREMENTS

A loading space shall have a minimum width of 3.5 metres (11.5 feet), a minimum length of 11 metres (36.1 feet), and a minimum overhead clearance of 4.2 metres (13.8).

5) PARKING STANDARDS

Parking spaces shall be provided in accordance with the following:

1-bedroom dwelling unit	1.00 parking spaces per dwelling unit
2-bedroom dwelling unit	1.20 parking spaces per dwelling unit
3-bedroom dwelling unit	1.50 parking spaces per dwelling unit
Visitor parking spaces	0.15 parking spaces per dwelling unit
Bicycle parking spaces	0.33 parking spaces per dwelling unit (1) (2)

NOTES:

- (1) Where bicycles are to be parked on a horizontal surface, a bicycle parking space shall have a minimum width of 0.6 metres (1.97 feet), a minimum length of 1.8 metres (5.9 feet), and a minimum height of 1.9 metres (6.2 metres).

(2) Where bicycles are to be vertically parked, a bicycle parking space shall have a minimum width of 0.6 metres (1.97 feet), a minimum length of 1.2 metres (3.9 feet), and a minimum height of 1.9 metres (6.2 metres).

6) DEFINITIONS

For the purposes of this By-law, the following definitions shall either be added to, or shall replace the existing definitions outlined in Section 6:

a. 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 mechanical penthouses, any below grade areas, any space with a floor to ceiling height less than 1.8 metres (5.9 feet), unenclosed balconies and terraces, and any space for utilities purposes.

b. GRADE, ESTABLISHED

Means with reference to a building or structure, the average elevation of the completed surface of the ground where it meets the exterior of the front segment of the building facing Bloomington Road.

c. HEIGHT

Means with reference to a building or structure, the vertical distance measured from the established grade of such building or structure to the highest point of the roof surface, but excluding parapets, mechanical penthouses, and other roof structures decorative to the intent of the building or structure which are less than 6.0 metres (19.7 feet) in height and that do not occupy more than 40% of the area of the roof upon the location of such decorative roof structures.

d. **MECHANICAL PENTHOUSE**

Means the rooftop floor area above the livable area of an apartment dwelling that is used solely 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 for the purpose of screening the mechanical penthouse and equipment.

e. **PARKING SPACE, BICYCLE**

Means an area in a building or structure that is equipped with a bicycle rack for the purpose of parking and securing bicycles in a sheltered area.

f. **STOREY**

Means that portion of a building between the surface of a floor and the floor, ceiling or roof immediately above, provided that any portion of a building partly below grade level shall not be deemed a storey unless its ceiling is at least 1.8 metres (5.9 feet) above established grade.”

2. All other provisions of By-law No. 986, as amended, consistent 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 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 measurements shall apply.
4. Schedule “A” attached to By-law No. XXX-22 is declared to form a part of this By-law.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 20XX.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 20XX.

Mayor

City Clerk

DRAFT

THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW No. XXX-22

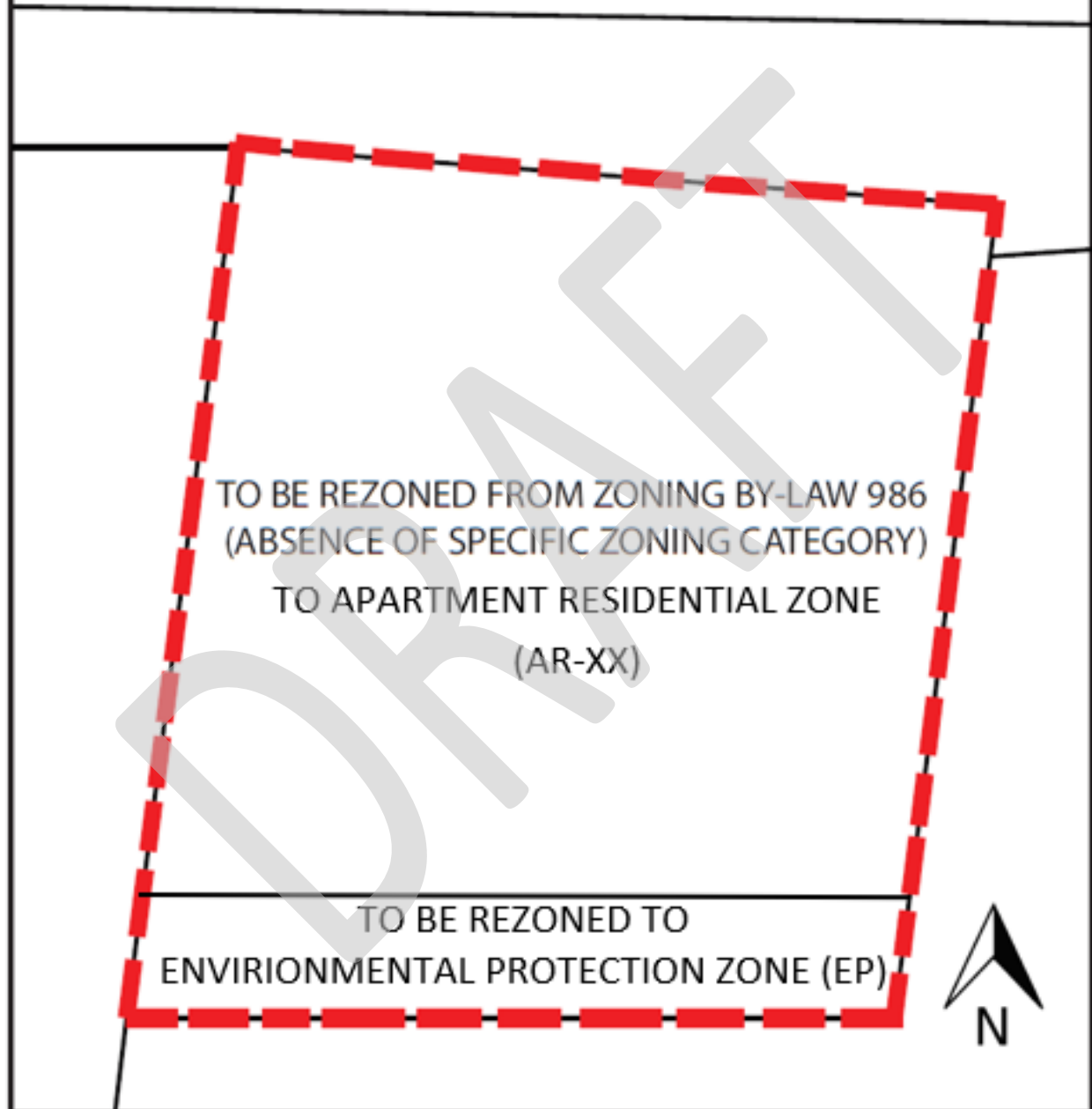
By-law No. XXX-22 affects part of the land described as Part of Lot 70 Concession 1, in the City of Richmond Hill, municipally known as 101 Bloomington Road.

By-law No. 986 as amended presently has the absence of specific zoning categories.

By-law No. XXX-22 amends the By-law to remove the absence of specific zoning categories and rezone with “Apartment Residential (AR) Zone” to permit the proposed apartment development.

DRAFT

Bloomington Road West



SCHEDULE "A"

TO BY-LAW No. XXX-22

This is Schedule "A" to By-law No. XXX-22 by the Council of The Corporation of the City Of Richmond Hill on the XXth Day of XXX, 20XX.

SUBJECT LANDS 

David West
Mayor

Stephen M.A. Huycke
Clerk