

The Corporation of the City of Richmond Hill

By-law XX-23

A By-law to Amend By-law 278-96, as amended, of

The Corporation of the City of Richmond Hill

Now Therefore the Ontario Land Tribunal hereby approves as follows:

1. That By-law 278-96, as amended, of The Corporation of the City of Richmond Hill (the "Corporation"), be and hereby is further amended by:
 - a) by rezoning the Lands from to "Multiple Residential One (RM1) Zone" to "Special Commercial Five (SC-5) Zone" under By-law 278-96, as shown on Schedule "A" of this By-law XX-23; and,
 - b) by adding the following to Section 7 – Exceptions of By-law 278-96, as amended:

"7.43

Notwithstanding any inconsistent or conflicting provisions of By-law 278-96 of the Corporation, as amended, the following special provisions shall apply to the Lands zoned "Special Commercial Five (SC-5) Zone" and more particularly shown as "SC-5" on Schedule "A" to By-law XX-23 and denoted by a bracketed number (7.43):

1. **Definitions**

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

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.

b) **Car Share**

Means the operation of a car sharing program either by an existing car share company, one established by the Condominium Corporation or one established by a **public authority**.

c) **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.

d) **Tower Floor Plate**

Means the total gross floor area of individual floors within the **building** located above the fourth **storey**, measured from the

exterior of the main walls at each **storey**, excluding balconies.

2. A **home occupation use** shall be permitted within ground level **dwelling units** facing Red Maple Road.

3. **Development Standards:**

The following provisions shall apply (1)(2)(6):

- | | |
|---|--|
| (a) Minimum lot frontage (3): | 100.0 metres (328 feet) |
| (b) Maximum lot coverage : | Not applicable |
| (c) Maximum floor area ratio (9): | 750% |
| (d) Maximum tower floor plate size: | 850.0 square metres
(9,149.6 square feet) |
| (e) Maximum building height (4)(7)(8): | 37 storeys |
| (f) Minimum front yard (3): | 2.5 metres (8.2 feet) |
| (g) Minimum side yard (north): | 3.0 metres (9.84 feet) |
| (h) Minimum flankage yard (south): | 4.0 metres (13.1 feet) |
| (i) Minimum rear yard (west): | 4.0 metres (13.1 feet) |
| (j) Minimum building separation (5): | 25 metres (82.02 feet) |

Special Provisions:

1. See Section 5.20 of By-law 278-96, as amended.
2. The minimum **setback** for all **structures** associated with an underground garage (above or below ground) may be setback a minimum of 0.0 metres from any **lot line**.
3. For the purposes of this by-law, the **lot line** abutting Red Maple Road shall be deemed the **front lot line** of the subject lands.
4. For **buildings** within 60 metres (197 feet) of the Red Maple Road right-of-way, the maximum **building height** shall be 32 storeys.
5. For any two (2) apartment **building** exterior walls facing parallel to each other, the separation distance shall not be less than 25 metres (82 feet). Notwithstanding the foregoing, for any two (2) **buildings** adjacent to each other, the shortest distance between the exterior walls of the two (2) buildings shall be 6 metres (19 feet) for the first 3 **storeys** above grade.
6. Section 5.7(a) of By-law 278-96, as amended, shall not apply.
7. A **mechanical penthouse** which is less than 10.0 metres (32.8 feet) in **height** shall not be included in the calculation of maximum **height**.
8. All ground level residential units up to 5.3 metres (17.4 feet) in height are considered one (1) storey.
9. Above **grade** and below **grade** non **dwelling unit floor areas** shall be excluded from the maximum permitted **gross floor area** of the **buildings** on the subject lands.

4. **Parking Standards:**

Minimum number of **parking spaces** to be provided for an **apartment dwelling**:

- 1 bedroom dwelling unit: 0.7 spaces per **dwelling unit**
- 2 bedroom dwelling unit: 0.9 spaces per **dwelling unit**
- 3 bedroom dwelling unit: 1.0 spaces per **dwelling unit**
- Visitor(1): 0.15 spaces per **dwelling unit**

Special Provision:

1. Visitor **parking spaces** may include up to five (5) **car share parking spaces**.

5. **Bicycle Parking Standards:**

Minimum number of bicycle parking spaces to be provided:

- 0.6 bicycle parking spaces per dwelling unit
- 0.05 bicycle parking spaces per dwelling unit shall be for visitor bicycle spaces

6. **Amenity space** must be provided at a rate of 2.0 square metres (21.53 square feet) per **dwelling unit.**"

2. All other provisions of By-law 278-96, 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 XX-23 is declared to form a part of this by-law.

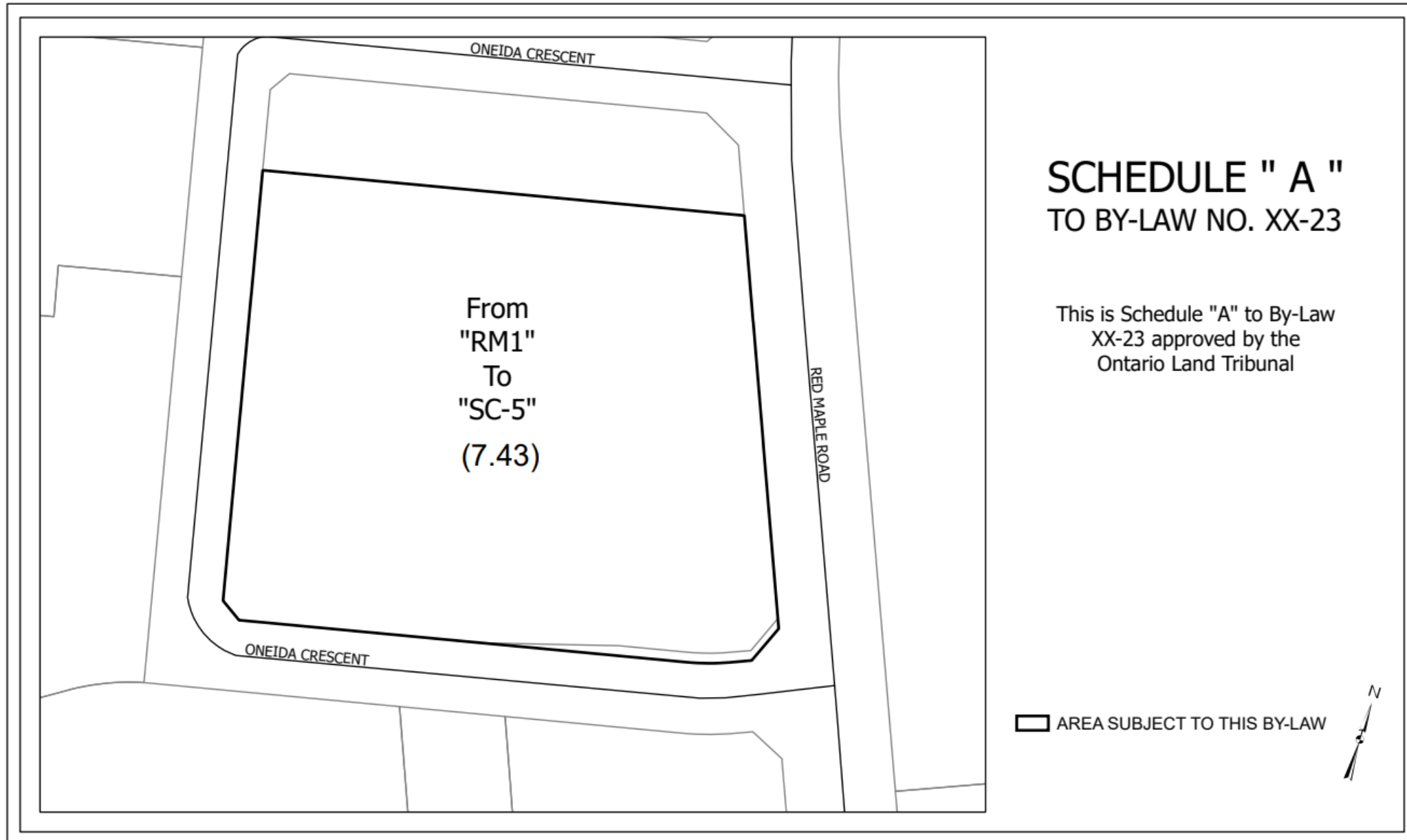
The Corporation of the City of Richmond Hill

Explanatory Note to By-law XX-23

By-law XX-23 affects lands known as Part of Lots 37 and 38, Concession 1 (No Municipal Address), located on the north side of Oneida Crescent, west of Red Maple Road.

The lands are currently zoned "Multiple Residential One (RM1) Zone". The "RM1" Zone permits street townhouse dwellings, block townhouse dwellings, quadruplex dwellings, home occupation and private home daycare.

By-law XX-23 will have the effect of rezoning the subject lands to "Special Commercial Five (SC-5) Zone" under By-law 278-96, as amended, with site specific development standards to permit the construction of a high-density residential development comprised of four (4) condominium apartment buildings on the subject lands.



SCHEDULE " A "

TO BY-LAW NO. XX-23

This is Schedule "A" to By-Law
XX-23 approved by the
Ontario Land Tribunal

 AREA SUBJECT TO THIS BY-LAW

