

The Corporation of the City of Richmond Hill

By-law XX-23

A By-law to Amend By-law 2523, as amended, of

The Corporation of the former Township of Vaughan

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of , 2023, 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 2523, as amended, of The Corporation of the former Township of Vaughan ("By-law 2523"), be and hereby is further amended as follows:
 - a) by rezoning those lands shown on Schedule "A" to this By-law XX-23 (the "Lands") from "General Commercial One (GC1) Zone" and "Third Density Residential (R3) Zone" to "Residential Multiple Six Density (RM6) Zone" under By-law 2523, as amended, and that the provisions of By-law 79-08 as amended are hereby repealed insofar as it affects the lands covered by this By-law; and,
 - b) by adding the following to Section 25 - Exceptions

"RHXXX

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned "Residential Multiple Six Density (RM6) Zone" and more particularly shown as "RM6" on Schedule "A" to By-law XX-23 and denoted by a bracketed number (RHXX):

- i) **Definitions**

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

- (a) **Amenity Space** means an indoor or outdoor space on a **lot** or **building** that is communal and available for use by the occupants of a **building** on the **lot** for recreational or social activities.
- (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.
- (c) **First Storey** means the **storey** with its floor closest to **grade** and having its ceiling more than 1.8 metres above **grade**.
- (d) **Floor Area** means the total horizontal area of an individual floor in a **building**.
- (e) **Floor Area, Gross (GFA)** means the aggregate of the **floor areas** of a **building**, measured between the exterior faces of the exterior walls of the **building** at each floor level but excluding the basement, **mechanical penthouses**, loading areas, a parking structure, elevator shaft and vertical service spaces, waste shafts, stairwell, mechanical or electrical rooms, and any space with a floor to ceiling height of less than 1.8 metres.

- (f) **Floor Space Index (FSI)** means the maximum **gross floor area** of all **buildings** on a **lot** expressed as a ratio or multiple of the **lot area**.
- (g) **Grade** means the level of the ground adjacent to the outside wall of a **building** or **structure**.
- (h) **Grade, Established** means with reference to a **building** or **structure**, the average elevation of the finished surface of the ground where it meets the exterior of the front of such **building** and, when used with reference to a **structure** other than a **building**, shall mean the average elevation of the finished **grade** of the ground immediately surrounding such **structure**, exclusive in both cases of any artificial embankment or entrenchment and when used with reference to a **street**, or road means the elevation of the **street** or road established by the Corporation or other designated authority.
- (i) **Height, Building** 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.
- (j) **Mechanical Penthouse** means the rooftop floor area above the livable area of a **building** that is used exclusively for the accommodation of stairwells and/or 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.
- (k) **Service Shop** means a building or part of a building, not otherwise classified or defined in this by-law and whether conducted in conjunction with a retail shop or not for the servicing or repairing of articles, goods, or materials and includes an appliance store, dry cleaners, radio and television sales, but does not include the manufacture of articles, goods or materials.
- (l) **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 above **established grade**, and provided that the floor to ceiling height of a storey shall not exceed 4.5 metres. Any **storey** other than the **first storey** with a floor to ceiling height beyond 4.5 metres shall be deemed an additional **storey**. A **mechanical penthouse** shall not be considered a **storey**.
- (m) **Tower** means all **storeys** in a **building** above four **storeys**.

ii) **Permitted Uses**

Permitted uses shall be as follows:

- (a) **Apartment Dwelling**
- (b) **Retail Store**
- (c) **Service Shop**
- (d) **Business or Professional Office**

iii) **Development Standards**

The following development standards shall apply:

- (a) The lands shown on Schedule "A" shall be deemed to be a **lot**.
- (b) Minimum **lot frontage**: 30 metres (98.43 feet)
- (c) Minimum **lot area**: 0.5 hectares
- (d) Maximum **gross floor area**: 19,100 square metres (205,590.69 square feet)
- (e) Maximum **floor space index**: 3.50
- (f) Maximum **lot coverage**: N/A
- (g) Minimum first floor elevation: 240.50 metres above sea level
- (h) Minimum **front yard**: 4.0 metres (13.12 feet)
- (i) Minimum **side yard** (North): 1.0 metre (3.28 feet)
- (j) Minimum **side yard** (South): 4.0 metres (13.12 feet)
- (k) Minimum **rear yard**: 4.0 metres (13.12 feet)
- (l) Maximum **floor area** of each **storey** within the **tower**: 760 square metres (8,180.57 square feet)
- (m) Minimum **tower setback** (North): 12.4 metres (40.68 feet)
- (n) Minimum **tower setback** (South): 12.5 metres (41.01 feet)
- (o) Maximum **building height**: 25 **storeys** or 78 metres (255.90 feet), whichever is the lesser, excluding any ornamental roof structures, and the **mechanical penthouse** and to a maximum height of 5.5 metres (18.04 feet).
- (p) No **building** or **structure** or part thereof shall be located above a 45 degree angular plane measured from **grade** at the intersection of the lands with the rear lot line of 17 Creekview Avenue as shown on Schedule "B".
- (q) **Amenity space** shall be provided at a minimum rate of 2.0 square metres (21.53 square feet) per **dwelling unit**.

Notes:

- (1) The minimum required **yards** shall not apply to any portion of a **building** or **structure** below **grade**.
- (2) The **first storey** shall have a minimum height of 4.5 metres (14.76 feet).

iv) **Parking, Bicycle Parking and Loading Standards**

Parking, bicycle parking and loading spaces shall be provided in accordance with the following:

- (a) The minimum number of **parking spaces** shall be calculated in accordance with the following standards:

- i. Studio: 0.75 spaces per **dwelling unit**
- ii. 1 Bedroom: 0.80 spaces per **dwelling unit**
- iii. 2 Bedroom: 1.0 spaces per **dwelling unit**
- iv. 3+ Bedroom: 1.2 spaces per **dwelling unit**
- v. Retail Visitor: 0.15 spaces per **dwelling unit**
- vi. Commercial: 2.8 spaces per 100 square metres

(b) The minimum number of bicycle parking spaces shall be calculated in accordance with the following standards:

- i. Resident: 0.60 spaces per **dwelling unit**
- ii. Visitor: 0.05 spaces per **dwelling unit**

(c) The minimum number of **loading spaces** shall be 1.0.

Notes:

- (1) The minimum dimension of a bicycle parking space shall be 1.8 metres long and 0.6 metres wide.
- (2) A parking space shall have a minimum width of 2.75 metres and a minimum length of 5.8 metres.
- (3) A loading space shall have a minimum width of 4.0 metres and a minimum length of 13.0 metres with a minimum height clearance of 6.5 metres.

- 2. All other provisions of By-law 2523, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
- 3. The regulations of this by-law shall continue to apply to the whole of the lands shown on Schedule "A" attached hereto notwithstanding any future severance, partition, dedication or division of the said lands that may occur following the date of adoption of this by-law.
- 4. By-law XX-23 shall be subject to Section 34(21) of the Planning Act in respect of Official Plan Amendment XX coming into effect.
- 5. 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.
- 6. Schedule "A" attached to By-law XX-23 is declared to form a part of this by-law.

Passed this Xth day of X, 20XX.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law XX-23

By-law XX-23 affects the lands described as Part of Lots 53 and 54, Registered Plan 1931, municipally known as 10684 and 10692 Yonge Street, located on the west side of Yonge Street, south of Elgin Mills Road West.

By-law 2523, as amended, zones the subject lands “General Commercial One (GC1) Zone” and “Third Density Residential (R3) Zone”.

By-law XX-23 will have the effect of rezoning the subject lands to “Residential Multiple Six Density (RM6) Zone” under Zoning By-law 2523, as amended, with site specific development standards to facilitate the construction of a 25 storey high density mixed-use residential/commercial building on the subject lands.

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SCHEDULE " A "

TO BY-LAW NO.

This is Schedule "A" to By-Law
passed by the Council
of the Corporation of the
City of Richmond Hill on the

David West
Mayor

Stephen M.A. Huycke
City Clerk

AREA SUBJECT TO THIS BYLAW

