

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. __-23

A By-law to Amend By-law No. 2523, as amended, of
The Corporation of the former Township of Vaughan

WHEREAS the Council of The Corporation of the City of Richmond Hill at its Meeting of _____, 2023 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 2523, as amended, of The Corporation of the former Township of Vaughan be and is hereby further amended as follows:

- a. By rezoning the lands shown on Schedule "A" to this By-law __-22 (the 'Lands') from "General Commercial One (GC1) Zone" to "Multiple Residential Ten Special (RM10-S-XXX) Zone".
- b. By adding the following to **Section 25 – EXCEPTIONS** of By-law No 2523:

"RH-XXX

Notwithstanding any other provisions of By-law 2523, as amended, the following special provisions shall apply to the lands described as Part of Lots 1, 2, and 3, Registered Plan 1987 (Municipal Addresses 9712 Yonge Street) and zoned "Multiple Residential Ten Special (RM10-S) as shown on Schedule "A" to By-law __-23 and denoted by a bracketed number (XXX):

1. **DEFINITIONS**

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

a) **BICYCLE PARKING SPACE**

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

b) **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 heating, cooling, ventilation, electrical equipment shafts, fire protection equipment, plumbing or elevator equipment shafts, fire prevention equipment, and service and elevator shafts;
- any below grade areas;
- any space with a floor to ceiling height of less than 1.8 metres (5.9 feet); and,
- unenclosed balconies and terraces.

c) **GRADE, ESTABLISHED**

For the purposes of this By-law, established grade shall mean a geodetic elevation of 209.45 metres.

d) **INDOOR AMENITY**

Means an area in a **building** used for recreational purposes by the residents of an **apartment dwelling**.

e) **LOT**

Means the area outlined in heavy black line on Schedule "A" to By-law No. ___-23 at the time of its approval, regardless of any conveyance(s) for road allowance or road widening purposes.

f) **MECHANICAL PENTHOUSE**

Means the rooftop floor area above the livable area of an **apartment dwelling** 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. For the purposes of this By-law, a **mechanical penthouse** does not constitute a 'storey'.

g) **YARD, FRONT**

For the purposes of this By-law, the **front yard** shall be that yard abutting Yonge Street.

h) **YARD, REAR**

For the purposes of this By-law, the **rear yard** shall be measured from the western property line as it existed at the time of the approval of By-law No. ___-23, regardless of any conveyances for road allowances.

2. **PERMITTED USES**

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

- a) **Clinic**
- b) **Retail Store**
- c) **Convenience Retail Store**
- d) **Restaurant, including Fast Food Restaurant and Take-out Restaurant**
- e) **Financial Institutions**
- f) **Business or Professional Office**
- g) **Medical Office**
- h) **Personal Service Shop**
- i) **Day Nursery**
- j) **Artist or Photographic Studio**
- k) **Private Club**
- l) **Health Centre**
- m) **Tavern**
- n) **Bakery**
- o) **Indoor Recreational Use**
- p) **Liquor and Beer Stores**

- q) Supermarket
- r) Townhouse Dwelling
- s) Apartment Dwelling
- t) Home Occupation

3. DEVELOPMENT STANDARDS

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

Minimum Lot Frontage	40.0 metres
Minimum Lot Area	0.30 hectares (3000 sq. m.)
Maximum Lot Coverage	50%
Minimum Front Yard	0.75 metres, and 0.0 metres above the first storey
Minimum Front Yard to that portion of the building above Sixth Storey	5.0 metres
Minimum Interior Side Yard	0.0 metres
Minimum north Interior Side Yard to that portion of the building above the Sixth Storey	12.0 metres
Minimum west Side Yard to that portion of the building above the Sixth Storey	38.0 metres
Minimum Exterior Side Yard (South)	0.5 metres at grade, and 0.0 metres above the first storey
Minimum Rear Yard	1.0 metres
Maximum Building Height	80 metres
Maximum Number of Storeys	24
Maximum Floor Area Ratio	620%
Minimum Indoor Amenity Gross Floor Area	200 square metres

4. LANDSCAPING AND LANDSCAPE BUFFER REQUIREMENTS

A strip of land shall be used for no other purpose than landscaping in accordance with the following standards:

- a) A strip of land not less than 1.0 metres in depth immediately abutting the rear lot line.

Vegetation contained within a planter or landscaping element shall be deemed to satisfy this requirement.

Notwithstanding the foregoing, driveways, ramps to an underground parking facility, mechanical equipment and ventilation shafts, walkways, patios, and **bicycle parking spaces** shall be permitted to encroach into the required landscaping.

5. PARKING STANDARDS REQUIREMENTS

The number of required **PARKING SPACES** shall be calculated in accordance with the standards set out below:

Residential Uses	0.83 spaces per dwelling unit
Residential Visitor and Non-Residential Uses	0.15 parking spaces per dwelling unit , which may be

	shared between residential visitor and non-residential uses.
Bicycle parking spaces	0.25 spaces per dwelling unit

- 6. A minimum width of an aisle used to access a **PARKING SPACE** shall be 6.0 metres.
- 7. The minimum width of an aisle or driveway providing vehicular access from a **public highway** to a **parking spaces** shall be 6.0 metres
- 8. **LOADING REQUIREMENTS**

No person shall erect or use any **building** or **structure** without providing a minimum of one (1) loading space on the property. Each loading space shall possess a width of not less than 4.0 metres, a length of not less than 10.0 metres, and an overhead clearance of 7.0 metres.

9. **PERMITTED ENCROACHMENTS**

Notwithstanding the provisions of Section 3, the following features may be permitted to encroach within the minimum setbacks as indicated:

- a. A Terrace and staircase utilized for accessing a Terrace shall be permitted to encroach into a front or side yard to the property line
 - b. Balconies shall be permitted to project into any yard to a maximum depth of 1.7 metres, or to a property line
 - c. A planter or landscaping element shall be permitted to encroach into any yard to the property line provided it does not exceed 1.2 metres in height.
 - d. An underground parking **structure** and associated grade access stairway shall be permitted to encroach into any yard to the property line.
 - e. A column supporting an upper level of a building or structure may be able to encroach into any required setback to the property line provided it does not exceed a height of 6.2 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 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 measurement shall apply.
 - 4. Schedule "A" attached to By-law No. ___-23 is declared to form a part of this By-law.

PASSED THIS _____ DAY OF _____, 2023.

Mayor

Town Clerk

THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. __-23

By-law No. __-23 affects lands described as ‘Part of Lots 1, 2, and 3 on Registered Plan 1987’, (municipally described as 9712 Yonge Street).

By-law No. 2523, as amended, of the Corporation of the former Township of Vaughan, presently zones the subject lands “General Commercial One (GC1)”. The effect of By-law No. __-23 is to rezone the subject lands to a new site specific zone category “Residential Multiple Ten Special (RM10-S-XXX) Zone” with site specific development standards to permit the construction of a mixed-use development comprised of one building, twenty-four (24) storeys and approximately 74 metres in height, with a 6-storey podium, and a maximum Floor Space Index (FSI) of 6.2 on the lands shown on Schedule “A”.

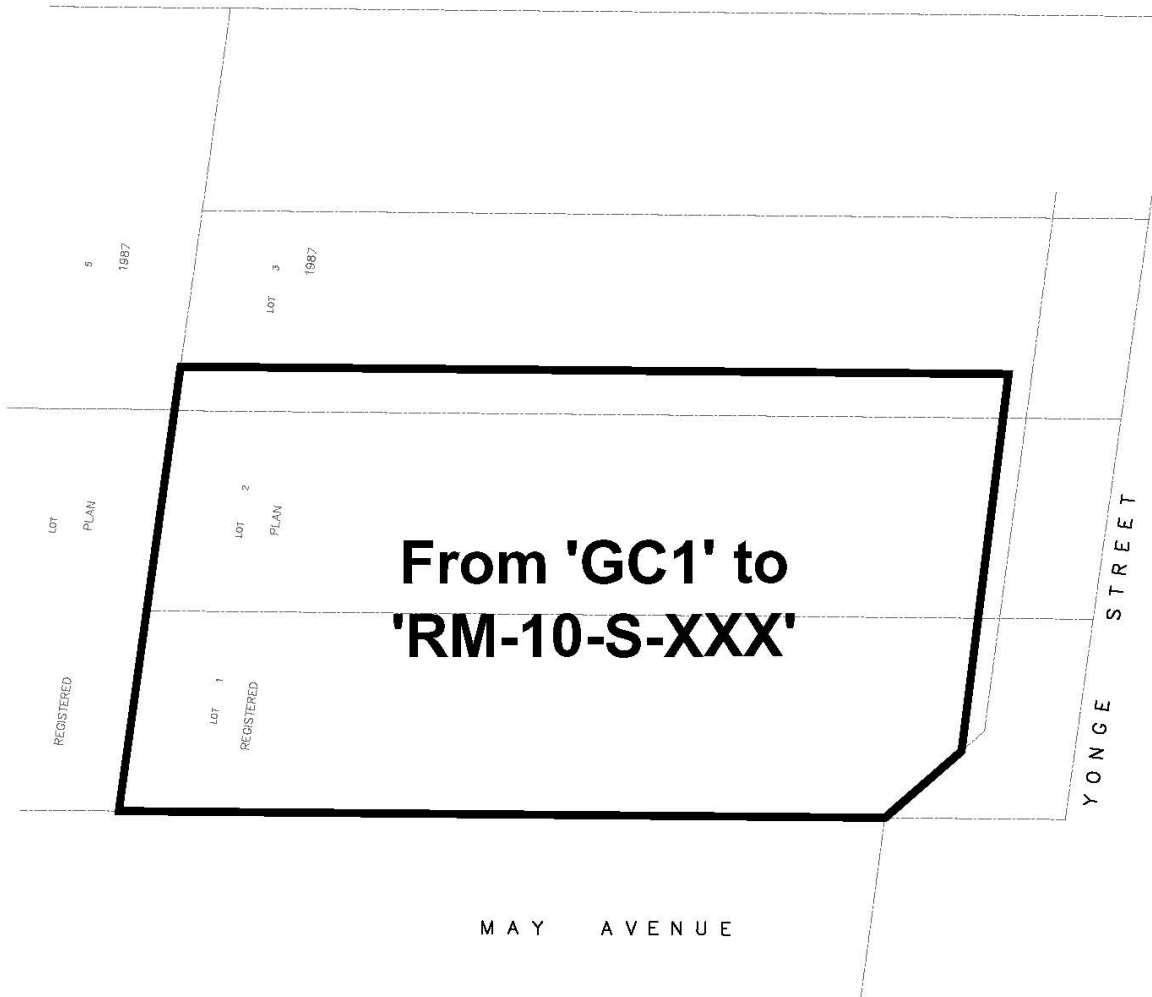
Schedule "A"

To By-law No. _____

This is Schedule "A" to By-Law No. _____
passed by the Council of the Corporation of
The City of Richmond Hill, on the
_____ day of _____, 2022

Mayor

Clerk



————— Area Subject to this By-Law