

The Corporation of the City of Richmond Hill

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By-law __-23

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

The Ontario Land Tribunal 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 "Flood" (F) 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) **Amenity Area**

Means indoor or 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) **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.

c) **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.

d) **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.

e) 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**.

f) Grade, Established

Means 256.15m A.S.L.

g) Height, Building

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

h) 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.

i) 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.

j) 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 4.5 metres in height, notwithstanding the clearance required for loading bays and garbage rooms which may 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**.

k) 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):

Maximum Gross Floor Area	44,100m ²
Maximum Floor Area Ratio	4.14%
Maximum Tower Floor Plate	800 m ²
Maximum Lot Coverage	45%
Minimum Front Yard (Yonge Street)	10.5 metres
Minimum Interior Side Yard (North)	6.0 metres
Minimum Interior Side Yard (South)	14.5 metres
Minimum Rear Yard	3 metres
Maximum Building Height – Building A	12 storeys
Maximum Building Height – Building B	15 storeys
Maximum Building Height – Building C	22 storeys
Maximum Coverage of Mechanical Penthouse	75% of roof surface
Maximum Number of Apartment Dwelling Units	610
Minimum Drive Aisle Width	6.0 metres
Minimum Outdoor Amenity Area	2 sq. m. per unit

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 10,612 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 8th 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):

For every building or structure permitted in this by-law, parking spaces shall be provided in accordance with the following minimum standards:

Bachelor:	0.9 spaces per unit
One Bedroom:	0.9 spaces per unit
Two Bedroom:	1.0 spaces per unit
Three Bedroom:	1.2 spaces per unit
Visitor:	0.15 spaces per unit
Retail:	3.1 parking spaces per 100 square metres

Bicycle Parking Resident (Long Term)	0.68 spaces per unit
Bicycle Parking Visitor (Short Term)	0.07 spaces per unit

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.
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 22, 15 and 12 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".

