

The Corporation of the City of Richmond Hill

By-Law 5-24

A By-law to Amend By-law 150-80 as amended, of
The Corporation of the City of Richmond Hill and
By-law 2325-68, as amended, of the Former Township of Markham

Whereas the Council of The Corporation of the City of Richmond Hill (the “Corporation”) at its Meeting of December 6, 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 2325-68, as amended, of the former Township of Markham be and hereby is further amended by removing those lands shown on Schedule “A” to this By-law 5-24 (the “Lands”) and any provisions of By-law 2325-68, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 150-80, as amended, of The Corporation of the City of Richmond Hill be and is hereby further amended as follows:
 - a) by expanding the area of By-law 150-80, as amended, to include the Lands;
 - b) by rezoning the Lands to “High Performance Commercial/Industrial (MC-1) Zone”, “High Performance Industrial (M-1) Zone” and “Flood (F) Zone” under By-law 150-80 as shown on Schedule “A” of this By-law 5-24; and,
 - c) by adding the following to Section 13 – Special Provisions:

“13.58

Notwithstanding any inconsistent or conflicting provisions of By-Law 150-80 of the Corporation, as amended, the following special provisions shall apply to the lands zoned “High Performance Commercial/Industrial Zone”, “High Performance Industrial Zone” and more particularly shown as “MC-1” and “M-1” on Schedule “A” to By-law 5-24:

- i) Notwithstanding the provision of Section 9.1(c), only the following uses shall be permitted to the lands zoned “MC-1”, denoted as Block A on Schedule “A” to By-law 5-24:
 - All uses permitted under the M-1 Zone;
 - BUSINESS and PROFESSIONAL OFFICES.
- ii) Notwithstanding the Definition of FRONT LOT LINE contained in Section 3.28, the FRONT LOT LINE as indicated on Schedule “A” to By-law 5-24 for the lands denoted:
 - i. Block A shall be the LOT LINE abutting Leslie Street;
 - ii. Block B shall be the LOT LINE abutting Orlando Avenue; and,
 - iii. Block C shall be the LOT LINE abutting Vogell Road.
- iii) Notwithstanding Section 6.12(e)(ii), the minimum required Front Yard Setback shall be 6 metres (19.69 feet) for the lands denoted as Block C on Schedule “A” to By-law 5-24.
- iv) Notwithstanding Section 6.13 (h), a driveway shall be permitted from Leslie Street as shown on Schedule “A” to By-law 5-24.
- v) Notwithstanding Section 6.13 (i), driveways to any lot shall not be greater than 13 metres (42.65 feet) in width to By-law 5-24.

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- vi) Notwithstanding the provisions in Section 6.10 to the contrary, the following provisions shall apply on the lands denoted on Schedule “A” to this By-law 5-24:

Use	Parking Standard
All uses under the M-1 Zone	0.65 spaces per 100.0 square metres of Gross Floor Area (1)
Businesses and Professional Offices	3.20 spaces per 100.0 square metres of Gross Floor Area

Note: Any combination of the land uses above are permissible subject to the overall calculated parking supply, as per the parking rate by land use, not exceeding the on-site parking supply.

- (1) Minimum parking rate of 0.59 parking spaces per 100.0 square metres of Gross Floor Area for the lands denoted as Block B on Schedule “A”.

- vii) Minimum bicycle parking rate of 0.10 spaces per 100.0 square metres of Gross Floor Area; and,
- viii) Notwithstanding the provisions in Section 6.12(f) to the contrary, the maximum HEIGHT of BUILDINGS for the lands denoted as Blocks B and C on Schedule “A” shall be 16.0 metres (52.49 feet).

3. All other provisions of By-law 150-80, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.
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 5-24 is declared to form a part of this by-law.

Passed this 24th day of January, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-Law 5-24

By-law 5-24 affects the lands described as Part of Lot 18, Concession 3, E.Y.S., municipally known as 0 Leslie Street.

By-law 2325-68, as amended, currently zones the lands “Agricultural (A1) Zone”.

By-law 5-24 will have the effect of rezoning a portion of the subject lands from “Agricultural (A-1) Zone” to “High Performance Industrial (M-1) Zone” and “High Performance Commercial Industrial (MC-1) Zone” to permit 3 industrial blocks, with site-specific provisions to establish specific development standards for the site. The remaining portion of the subject lands will be rezoned from “Agricultural (A-1) Zone” to “Flood (F) Zone” to protect the existing natural heritage features staked on site.



SCHEDULE " A "

TO BY-LAW NO. 5-24

This is Schedule "A" to By-Law passed by the Council of the Corporation of the City of Richmond Hill on the 24th Day of January, 2024

David West
Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW

