

**THE CORPORATION OF THE CITY OF RICHMOND HILL**

**BY-LAW NO. XXX-24**

A By-law to amend By-law No. **986**, as amended, of  
*The Corporation of the former City of Richmond Hill*

**WHEREAS** the Council of the Corporation of the City of Richmond Hill at its Public Meetings of the \_\_\_\_\_ day of \_\_\_\_\_, 2024 and the \_\_\_\_\_ day of \_\_\_\_\_, 2024 directed that this By-law be brought forward to Council for its consideration;

**NOW THEREFORE THE CORPORATION OF THE CITY OF RICHMOND HILL  
ENACTS AS FOLLOWS:**

1. That By-law No. 986, as amended, of the Corporation of the City of Richmond Hill be further amended as follows:

a. By zoning the area shown as "Subject Lands" on Schedule 'A' to By-law XXX-24 and to "Residential Multiple Density (RM)(XX) Zone".

b. By adding the following to Section 7 – EXCEPTIONS:

"7.XX DEVELOPMENT STANDARDS – AR ZONE, PART OF LOT 70,  
CONCESSION 1, 101 BLOOMINGTON ROAD (101  
BLOOMINGTON DEVELOPMENT INC.)

Notwithstanding any other provisions of By-law No. XXX-24, as amended, to the contrary, the following special provisions shall pertain to lands described as Part of Lot 70, Concession 1 (Municipal Address: 101 Bloomington Road) and zoned 'RM (XX)', as shown on Schedule "A" to By-law No. XXX-24:

APPENDIX "C"  
SRPBS.24.037

**1) PERMITTED USES**

No building or structure or part thereof shall be erected or used except for the following use:

- (a) Stacked Townhouse Dwelling Units

**2) USE STANDARDS**

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

MINIMUM LOT FRONTAGE	60 metres (196.85 feet)
MINIMUM LOT AREA	4,000 m <sup>2</sup> (43,055.64 feet)
MAXIMUM LOT COVERAGE	50% (1)
MINIMUM REQUIRED FRONT YARD	7.50 metres (24.60 feet)
MINIMUM REQUIRED EASTERLY SIDE YARD	1.39 metres (4.56 feet)
MINIMUM REQUIRED WESTERLY SIDE YARD	9.0 m (32.81 feet)
MINIMUM REQUIRED REAR YARD	6.61 metres (21.68 feet)
MAXIMUM HEIGHT	12.5 metres (41.01 feet)
MAXIMUM NUMBER OF STOREYS	3
MAXIMUM DENSITY	1.05 FSI

**NOTES:**

- (1) For the purposes of calculating the maximum lot coverage, the lot area shall be deemed to be 4,000 m<sup>2</sup> (43,055.64 ft<sup>2</sup>), regardless of any conveyance(s) for road widening.

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**3) LANDSCAPING AND LANDSCAPE BUFFER REQUIREMENTS**

Landscaping shall be required in accordance with the following:

- (a) A minimum of 6.61 metres (21.68 ft) abutting the rear lot line
- (b) A minimum of 1.50 metres (4.92 ft) abutting the westerly lot line
- (c) A minimum of 1.39 metres (4.56 ft) abutting the easterly lot line

**4) LOADING SPACE REQUIREMENTS**

A loading space shall have a minimum width of 3.5 metres (11.5 feet), a minimum length of 10 metres (32.8 feet), and a minimum overhead clearance of 4.2 metres (13.8).

**5) PARKING STANDARDS**

Parking spaces shall be provided in accordance with the following:

Residential Parking	1.0 parking space per dwelling unit (42 parking spaces total)
Residential Tandem Parking	19 parking spaces
Visitor parking spaces	0.24 parking spaces per dwelling unit (10 parking spaces total)

**6) DEFINITIONS**

For the purposes of this By-law, the following definitions shall either be added to, or shall replace the existing definitions outlined in Section 6:

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SRPBS.24.037

**a. 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 mechanical penthouses, any below grade areas, any space with a floor to ceiling height less than 1.8 metres (5.9 metres), unenclosed balconies and terraces, and any space for utilities purposes.

**b. GRADE, ESTABLISHED**

Means with reference to a building or structure, the average elevation of the completed surface of the ground where it meets the exterior of the front segment of the building facing Bloomington Road.

**c. HEIGHT**

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, but excluding parapets, mechanical penthouses, and other roof structures decorative to the intent of the building or structure which are less than 6.0 metres (19.7 feet) in height and that do not occupy more than 40% of the area of the roof upon the location of such decorative roof structures.

**d. MECHANICAL PENTHOUSE**

Means the rooftop floor area above the livable area of a multiple unit dwelling that is used solely 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 for the purpose of screening the mechanical penthouse and equipment.

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**e. 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 (5.9 feet) above established grade."

2. All other provisions of By-law No. 986, as amended, consistent with the foregoing, shall not 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 measurements shall apply.
4. Schedule "A" attached to By-law No. XXX-24 is declared to form a part of this By-law.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20XX.

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20XX.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**THE CORPORATION OF THE CITY OF RICHMOND HILL**  
**EXPLANATORY NOTE TO BY-LAW No. XXX-24**

By-law No. XXX-24 affects part of the land described as Part of Lot 70 Concession 1, in the City of Richmond Hill, municipally known as 101 Bloomington Road.

By-law No. 986 as amended presently has the absence of specific zoning categories.

By-law No. XXX-24 amends the By-law to remove the absence of specific zoning categories and rezone with “Residential Multiple Density (RM) Zone” to permit the proposed stacked townhouse development.

# Bloomington Road West



TO BE REZONED FROM ZONING BY-LAW 986  
(ABSENCE OF SPECIFIC ZONING CATEGORY)  
TO RESIDENTIAL MULTIPLE DENSITY  
ZONE (RM-XX)



## SCHEDULE "A"

TO BY-LAW No. XXX-24

This is Schedule "A" to By-law  
No. XXX-22 by the Council of  
The Corporation of the City  
Of Richmond Hill on the XXth  
Day of XXX, 20XX.

SUBJECT LANDS 

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David West  
Mayor

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Stephen M.A. Huycke  
Clerk