

## The Corporation of the City of Richmond Hill

### By-law \_\_\_-\_\_\_

A By-law to amend By-law 66-71, as amended,  
of The Corporation of the City of Richmond Hill

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of \_\_\_, 202\_\_, 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 66-71, as amended, of The Corporation of the City of Richmond Hill ("By-law 66-71"), be and hereby is further amended as follows:
  - a) by rezoning the Lands from "Residential Second Density (R2) Zone" to "Residential Multiple Six Density (RM6) Zone" as shown on Schedule "A" to this By-law \_\_\_-\_\_\_;
  - b) For the purposes of this by-law, the following Definitions shall apply to the Lands as shown on Schedule "A" to this By-law \_\_\_-\_\_\_:

#### **COMPACT PARKING SPACE**

Means a **PARKING SPACE** which is used for parking smaller compact size vehicles that is free and clear of any encroachments. For the purpose of this definition, the **COMPACT PARKING SPACE** shall measure a minimum of 4.8 metres (15.74 feet) in length by a minimum of 2.4 metres (7.87 feet) in width.

#### **PARKING STRUCTURE**

Means a **BUILDING** or part thereof used for the storage or parking of a vehicle, which can be above or below **GRADE**.

#### **FLOOR AREA, GROSS**

Means the aggregate of the floor areas of a **BUILDING**, measuring between the exterior faces of the exterior walls of the **BUILDING** at each floor level but excluding 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.

## FLOOR SPACE INDEX

Means the maximum **GROSS FLOOR AREA** of all **BUILDINGS** on a **LOT** expressed as a ratio or multiple of the **LOT AREA**.

## 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.

## 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.

c) by adding the following to Section 11 – Special Provisions:

“11.XX

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71, 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 \_\_\_ - \_\_\_ and denoted by a bracketed number (\_\_\_-\_\_\_) (the “Lands”):

- i) The provisions of Section 6.9.2.1, 6.9.2.2 and 6.9.2.3 of By-law 66-71, as amended shall not apply; save and except for the provision of Section 6.9.2.1 with respect to Minimum Lot Frontage.
- iii) The following provisions shall apply to the Lands:
  - (a) Maximum **FLOOR SPACE INDEX**: 2.5
  - (b) Maximum **GROSS FLOOR AREA**: 9,000 square metres (96,875.19 square feet)
  - (c) Minimum **LOT AREA**: 3,500 square metres (37,673.68 square feet)
  - (d) Minimum **FRONT YARD**: 2.8 metres (9.2 feet) (1) (4)
  - (e) Minimum **SIDE YARD**: 9.0 metres (29.5 feet) (2) (4)
  - (f) Minimum **EXTERIOR YARD**: 2.8 metres (9.2 feet) (3) (4)
  - (g) Minimum **REAR YARD**: 7.0 metres (22.9 feet) (4)
  - (h) Minimum setback to daylight triangle: 0.5 metres (1.6 feet)
  - (i) Maximum **HEIGHT**: 23.5 metres (77.1 feet) (5)
  - (j) Maximum **LOT COVERAGE**: 55%

- (k) Minimum **LANDSCAPE STRIP**: 1.5 metres (4.9 feet) (6)
- (l) Minimum **DRIVEWAY WIDTH**: 6.0 metres (19.7 feet)
- (m) Minimum Indoor Amenity Space: 200 square metres (2,152 square feet)
- (n) Minimum outdoor amenity space: 250 square metres (2,690 square feet)
- (o) Minimum green roof area: 300 square metres (3,229 square feet)

**NOTE:**

- (1) For the purpose of this provision, this setback is measured to the southernly lot line.
- (2) For the purpose of this provision, this setback is measured to the westerly lot line.
- (3) For the purpose of this provision, this setback is measured to the easternly lot line.
- (4) For the purpose of this provision, below grade structures, balconies, canopies, landscape structures/terraces/planters, trellis, retaining walls, scuppers, play equipment, hydro transformers, exhaust shafts, civil engineering structures, exterior stairs and other accessory structures are permitted to encroach into required yard setbacks and landscape strip requirements.
- (5) Elevator overruns, rooftop mechanical equipment, mechanical penthouses, screens, parapets, and landscape/architectural features shall be permitted to encroach to a maximum height of 5.0 metres (16.4 feet)
- (6) For the purpose of this provision, the landscaping strip is to be measured along the rear and interior lot lines.

iii) Notwithstanding Section 5 – General Provisions, the following shall apply:

- (a) Minimum Number of vehicle parking spaces:
  - i. Bachelor apartment unit: 0.9 spaces per dwelling unit
  - ii. One-bedroom apartment unit: 1.0 spaces per dwelling unit
  - iii. Affordable one-bedroom apartment unit: 0.75 spaces per dwelling unit
  - iv. Two-bedroom apartment unit: 1.2 spaces per dwelling unit
  - v. Three-bedroom apartment unit: 1.4 spaces per dwelling unit

- vi. Visitor Parking: 0.25 spaces per dwelling unit
- vii. A maximum of 10 percent of the total parking spaces provided for residents are allowed to be in the form of **COMPACT PARKING SPACES**
- viii. Minimum Bicycle Parking spaces: 90 spaces (including 10 visitor spaces at grade)
- ix. Notwithstanding Section 5.21 – Parking and Loading Area Requirements, 1 loading space shall be provided (1)

NOTE:

- (1) For the purpose of this provision, the minimum dimensions of a loading space shall be 13 metres (42.65 feet) in length, 4.0 metres (13.12 feet) in width, and 6.5 metres (21.32 feet) of vertical clearance.
- 
- 2. All other provisions of By-law 66-71, 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 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.
  - 4. Schedule “A” attached to By-law \_\_\_-\_\_\_ is declared to form part of this by-law.

Passed this \_\_\_ day of \_\_\_, 202\_\_.

---

David West  
Mayor

---

Stephen M.A. Huycke  
City Clerk

DRAFT

# **The Corporation of the City of Richmond Hill**

## **Explanatory Note to By-law \_\_\_-\_\_\_**

By-law \_\_\_-\_\_\_ affects the lands described as Lots 1, 2 and 3 of Plan 4644 and Part of Lots 9 and 10 of Plan 4839, municipally known as 122, 124 and 126 Cartier Crescent.

By-law 66-71, as amended, zones the subject lands “Residential Second Density (R2) Zone”, which does not permit the proposed development.

By-law \_\_\_-\_\_\_ will have the effect of rezoning the subject lands to “Residential Multiple Six Density (RM6) Zone” under By-law 66-71, as amended, with site specific provisions to permit a seven storey residential apartment building on the subject lands.



# 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

