

The Corporation of the City of Richmond Hill

By-law ___-24

A By-law to Amend By-laws 66-71 and 2523, as amended, of
The Corporation of the City of Richmond Hill

Now Therefore the Council of the City of Richmond Hill adopts and approves as follows:

1. To remove the lands from By-law 2523 and place the subject land in entirety within By-law 66-71.
2. That By-law 66-71, as amended, of the City of Richmond Hill is hereby further amended as follows:
 - a) by rezoning the lands shown on Schedule "A" to this By-law ___-24 (the "Lands") from "Residential First Density (R1) Zone" and "First Density Residential (R1) Zone" to "Multiple Residential Ten (RM10) Zone" and "Open Space (O) Zone" under By-law 66-71, as amended,
 - b) by adding the following to Section 11 – Special Provisions of By-law 66-71

"RM10___"

Notwithstanding any inconsistent or conflicting provision of By-law 66-71 and 2523, 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 ___ and denoted by a bracketed number (RM10___):

1. Definitions

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

a) **Amenity Space**

Means 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) **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.

c) 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.

d) 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**.

e) Grade, Established

Means 226.20m A.S.L.

f) Height, Building

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

g) 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 or provides linkage between **buildings** above the ground floor.

h) 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.

i) 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, with the exception of loading areas which shall have a minimum 6.5 metre interior vertical clearance. Further, the **mechanical penthouse** shall not be considered a **storey** for the purpose of calculating **building height**.

j) 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.

k) Townhouse

Means a **building** that has three or more **dwelling units**, and no **dwelling unit** is entirely or partially above another.

2. Permitted Uses

Permitted uses are limited to the following:

- a) **Apartment Dwelling**
- b) **Townhouse Dwelling**
- c) **Commercial Uses**

3. Development Standards

The following development standards shall apply (1) (2):

Maximum Gross Floor Area	44,110 m ²
Maximum Floor Area Ratio	1.65
Maximum Lot Coverage	35%
Minimum Amenity Space	2.0 m ² per dwelling unit
Minimum Front Yard (Major Mackenzie)	7.0 metres
Minimum Interior Side Yard (West)	12.0 metres
Minimum Exterior Side Yard (East)	3.0 metres
Minimum Rear Yard (north)	14.0 metres
Minimum Setback to Daylight Triangle	2.0 metres

Maximum Building Height	8 storeys/30 metres
Maximum Coverage of Mechanical Penthouse	75% of roof surface

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 26,850 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) **Mechanical penthouses**, to a maximum height of 6.0 metres.
 - b) 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, mechanical equipment, mechanical screens and flag poles, balconies and columns, to a maximum height and projection of 2.5 metres.
 - c) Porches and stairs to a maximum projection of 3.0 metres.
 - d) Parapets, to a maximum height of 1.4 metres.
 - e) 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.
 - f) Exit staircases to a maximum height of 3.2 metres.
 - g) 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) (3):

Use	Minimum Parking Space Standard
Dwelling Unit 1-Bedroom 2-Bedroom 3-Bedroom	0.90 parking spaces/dwelling unit 1.0 parking spaces/dwelling unit 1.1 parking spaces/dwelling unit
Visitor Parking	0.15 parking spaces/dwelling unit
Accessible Parking	A minimum of 5 accessible parking spaces shall be provided.

Notes:

- 1) Above grade parking shall not be permitted between the **building** and Major Mackenzie Drive West or Arnold Crescent.
- 2) No loading or service areas shall be permitted along Major Mackenzie Drive West or Arnold Crescent.
- 3) Accessible parking spaces shall have minimum dimensions of 3.7 metres wide by 5.8 metres long.

5. **Loading Space Standards**

- a) **Loading spaces** shall be provided with the following minimum dimensions: 4.0 metres wide, 13.0 metres long with a minimum overhead clearance of 6.5 metres.
- b) A minimum of 3 **loading spaces** shall be provided and may be provided in a phased manner in accordance with the approved plans.

6. **Bicycle Parking Standards**

The number of required bicycle parking spaces shall be calculated in accordance with the standards set out below:

Use	Minimum Rate – Bicycle Spaces	Minimum Rate – Visitor Bicycle Spaces(1)
Residential Use	0.6 bicycle parking spaces/ dwelling unit	5% of the minimum required bicycle spaces for residential use

Notes:

- 1) 5% of the total required bicycle parking spaces on-site shall be located at grade.
- 2) Where bicycles are to be parked on a horizontal surface, a bicycle parking space shall have a width of not less than 0.6 metres (1.97 feet), a length of not less than 1.8 metres (5.91 feet) and a height of not less than 1.9 metres (6.23 feet).
- 3) Where bicycles are to be parked in a vertical position, a bicycle parking space shall have a width of not less than 0.6 metres (1.97 feet), a length of not less than 1.2 metres (3.94 feet) and a height of not less than 1.9 metres (6.23 feet).

7. Loading Standards

The number of required loading spaces shall be provided as follows:

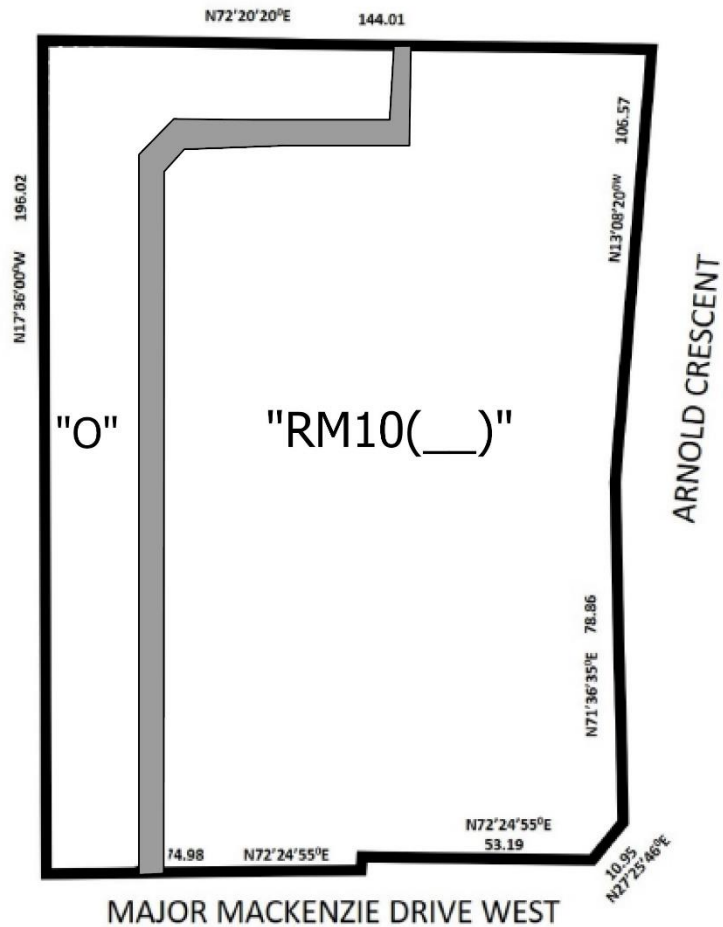
Phase 1	1 loading space with dimensions of 4.5m width, 13.0 m length and 6.5m vertical clearance.
Phase 2	2 loading spaces with dimensions of 4.5m width, 13.0 m length and 6.5m vertical clearance.

3. Notwithstanding the provisions of By-law 66-71, the minimum dimension for a **drive aisle** or **driveway** shall be 6.0 m.
4. All other provisions of By-law 66-71 and 2523, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
5. Notwithstanding the uses permitted in the Multiple Residential Ten (RM10-__) Zone by this By-law, all uses permitted on the **Lot** by By-law 66-71 and By-law 2523, as amended, prior to the passage of this Bylaw, shall continue to apply to the **Lot**.
6. 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.
7. Schedule "A" attached to By-law __-24 is declared to form part of this by-law.

The Corporation of The City of Richmond Hill

Explanatory Note to By-law ___-24

By-law ___-24 affects the lands described as Part of Lot 46 Concession 1 City of Richmond Hill, Regional Municipality of York, municipally known as 190-230 Major Mackenzie Drive West and 129-147 Arnold Crescent. By-law Nos. 66-71 and 2523, as amended, of The Corporation of the City of Richmond Hill zones the lands “Residential First Density (R1) Zone” under By-law 66-71, as amended, and “First Density Residential (R1) Zone” under by-law 2523, as amended. By-law ___-24 will have the effect of removing the lands from By-law 2523 and amending By-law 66-71 to rezone the subject lands to a new site specific zone category “Multiple Residential Ten (RM10-___) Zone” and “Open Space (O) Zone” with site specific provisions to permit a residential development comprised of one building of 8 storeys, three mid-rise buildings of 6 storeys each, two stacked townhouse blocks of 4 storeys each and 17 street townhouses of 3 storeys on the lands shown on Schedule “A”.



SCHEDULE " A "

TO BY-LAW NO. XX-XX

This is Schedule "A" to By-Law XX-XX passed by the Council of the Corporation of the City of Richmond Hill on the XXth day of _____

David West
Mayor

Stephen M.A. Huycke
City Clerk

□ AREA SUBJECT TO THIS BYLAW

