

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. XX – 2024

A By-law to Amend By-law No.2523, as amended of The Corporation of the Town of Richmond Hill

WHEREAS the Council of The Corporation of the City of Richmond Hill at its Public Meeting of _____, _____, directed that this By-law be brought forward to Council for its consideration;

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

1. That By-law No. 2523, as amended, of The Corporation of the Town of Richmond Hill, as amended, be and further amended as follows:
 - a. By rezoning the lands shown on Schedule 'A' attached hereto, from "Service Station (SS) Zone" and "General Commercial One (GC1) Zone" to "Multiple Residential (RM10) Zone" and Open Space (OS) Zone, according to By-law No. 2523;
 - b. By adding the following to SECTION 25 – EXCEPTIONS of By-law No. 2523;

"RM10(XX)

Notwithstanding any inconsistent or conflicting provisions of By-law No. 2523, as amended, the following special provisions shall apply to those lands legally described as being Part of Lots 11, 12, 13, 14 and 15, Registered Plan 1923, City of Richmond Hill, Regional Municipality of York (Municipal Address: 9700 Yonge Street) and zoned "RM10 Zone" as shown on Schedule 'A' to this by-law;

1. DEFINITIONS

For the purpose of this By-law, the following definitions shall either be added to, or shall replace the existing definitions set out in Section 2:

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. Apartment Dwelling

Means a building or structure containing five or more dwelling units all of

which have a common external access to the building by means of a common corridor system and/or direct exterior access for ground floor residential units.

c. Bicycle Parking Space

Means an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles.

d. Building Height

Means the height of the building form the Established Grade to the roof surface, excluding the Mechanical Penthouse.

e. Commercial School

Means a premises operated as a school with teachings dedicated to a specialized skill set and which is conducted for gain or profit but shall not include a studio.

f. 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 (such as florists, dry cleaners, tailors, hair salons, and financial institutions) or where entertainment is offered for gain or profit.

Commercial use shall also include but are not limited to the following defined terms:

- a) **Clinic**
- b) **Eating Establishments**
- c) **Business or Professional Office**
- d) **Medical Office**
- e) **Retail Store**
- f) **Place of Entertainment**

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 and public garage.

g. Day Nursery

Means a day nursery facility licensed under the Child Care and Early Years Act or its successor.

h. Established Grade

Means with reference to a building or structure, the following elevation shall be utilized for calculating building height. The Established Grade for Building A shall be 209.73 and the Established Grade for Building B shall be 209.79.

i. Financial Institutions

Means a bank, credit union, trust company, savings office or retail banking operations which is open to the general public, but not including an investment office.

j. Floor Space Index

Means the Gross Floor Area divided by the Lot Area.

k. Gross Floor Area

Means the aggregate of all floor areas above ESTABLISHED GRADE measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding any part of the Lot of building located thereon used as:

- Mechanical Floor Area and/or electrical spaces (including penthouses), elevator shafts;
- Loading, service and/or garbage collection or recycling areas
- Storage areas including bicycle parking rooms, shelters or lockers
- Any areas used for motor vehicle access or parking
- The floor area of unenclosed balconies, terraces or rooftop Amenity Spaces.

l. 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.

m. Medical and Dental Laboratories

Means a premises used for the collection, testing or analysis of biological specimens and samples.

n. Medical Office

Means a building or part of a building used for the medical, dental, surgical, and/or therapeutical treatment of human beings, but does not include a public or private hospital, or a professional office of medical practitioner located in his or her residence.

o. Place of Assembly

Means a premises in which facilities are provided for the gathering of people.

p. Place of Worship

Means lands, buildings or lands and buildings used by bona fide religious groups for the practice of religious rites.

q. Podium

For Building B, means the portion of a building below the seventh storey.

r. Veterinary Clinic

Means the premises of a veterinary surgeon, where animals, birds, or other livestock are treated but are not boarded overnight.

s. Veterinary Hospital

Means a premises where animals are given medical or surgical treatment, within which there may be shelter facilities provided for overnight or long-term medical treatment and may include a domestic animal care facility.

2. Permitted Uses

No building or structure or part thereof shall be erected or used except for one or more of the following uses:

- a. Apartment Dwelling**
- b. Commercial Uses**
- c. Commercial School**
- d. Place of Assembly**
- e. Place of Worship**
- f. Day Nursery**
- g. Veterinary Clinic**
- h. Veterinary Hospital**

3. Development Standards

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

Maximum Gross Floor Area	45,500 square metres
Maximum Residential Gross Floor Area	44,200 square metres
Maximum Non-residential Gross Floor Area	1,300 square metres
Maximum Floor Space Index(1)	4.6 FSI
Maximum Height of Podium	6-storeys (23 metres)
Maximum Building Height	
Building A	19-storeys (60 metres)
Building B	28-storeys (89.5 metres)
Maximum Height for Underground Garage Stair Enclosure	2.5 metres
Minimum Front Yard Setback (2)	0.9 metres
Minimum Exterior Side Yard Setback (north)	2.3 metres
Minimum Exterior Side Yard Setback (south)	0.9 metres
Minimum Interior Side Yard Setback (south) – Building A	10.2 metres
Minimum Interior Side Yard Setback (south) – Building B	2.7 metres
Minimum Interior Side Yard Setback (west) – Building B	10.3 metres
Minimum Interior Side Yard Setback (west) – Underground Parking Stairwell	3.7 metres
Minimum Rear Yard Setback	4.0 metres
Minimum Setback from all Lot Lines to Underground Parking Garage (North, South, East and West)	0.8 metres
Amenity Space	2.0 square metres per dwelling

	unit
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NOTES:

- (1) For the purposes of calculation the maximum floor space index, the lot area shall be deemed to be net site area of 9,844.2 square metres, excluding of any conveyances for roads, dedication or severances.
- (2) Yonge Street shall be deemed to be the front lot line.
- (3) The following projections and encroachments above the specified heights and setbacks shall be permitted:
 - a. Mechanical Penthouses to a maximum of 6.0 metres; and
 - b. Balconies, columns, bay windows and sills, railing, cornices, wall-mounted lighting fixtures, awnings, canopies, eaves, guardrails, balustrades, privacy screens, trellises, gazebos, shade structures, screen walls, signage, ornamental and architectural features (including parapets), landscape structures and features on amenity roof terraces, mechanical screen and flagpoles, to a maximum of 6.5 metres.

4. Parking Standards

Parking spaces shall be provided in accordance with the following:

Unit Type - Category	Minimum Rate
Residential Spaces	1 bedroom: 0.55 spaces per dwelling unit
	2 bedroom: 0.65 spaces per dwelling unit
	3 bedroom: 0.65 spaces per dwelling unit
Residential Visitor	0.15 spaces per dwelling unit
Retail/Commercial	2.5 spaces per 100 square metres of floor area

5. Bicycle Parking Standards

The number of required bicycle parking spaces shall be calculated in accordance with the following:

Unit Type - Category	Minimum Rate
Residential Use	0.60 bicycle parking spaces per dwelling unit
Residential Visitor	5 percent of the required residential parking spaces
Retail/Commercial	0.13 bicycle parking spaces per 100 square metres of floor area
Retail/Commercial Visitor	0.15 spaces per 100 square metres of floor area

6. Access Driveway

The minimum required width of a joint ingress and egress driveway is 7.0.

7. Aisle Width

The minimum required aisle width for a perpendicular parking space is 7.0 metres.

8. Loading Spaces

The minimum required dimensions for a loading space for commercial uses are 3.5 metres in width, 6.0 metres in length and 6.1 metres in height.

2. Schedules "A" and "B" attached to By-law No. XX-2024 is declared to form a part of this by-law.

READ A FIRST TIME AND SECOND TIME THIS _ DAY OF __, 2024.

READ A THIRD TIME AND PASSED THIS _ DAY OF __, 2024.

Mayor

City Clerk

THE CORPORATION OF THE TOWN OF RICHMOND HILL**EXPLANATORY NOTE TO BY-LAW NO. XX-22**

By-law No. XX-22 affects lands located on the west side of Yonge Street, between May Avenue and Yongehurst Road, specifically described as Part of Lots 11, 12, 13, a14 and 15, Registered Plan 1923, City of Richmond Hill, Regional Municipality of York (Municipal Address: 9700 Yonge Street).

The purpose of By-law No. XX-22 is as follows:

- a) Permit a mixed-use development with Apartment Dwelling units and at-grade retail uses under the “Multiple Residential Ten (RM10) Zone”, as well as a new public park under the “Open Space (OS) Zone”.
- b) to permit site specific development standards for minimum lot areas, minimum yard setbacks, height, floor space ratio, parking, and loading.

MAY AVENUE

N72°11'20"E 145.32

9700 YONGE STREET

N59°14'20"W
19.84

N17°20'20"W 72.66

OS

RM10 (XX)

N10°37'40"W 104.41
YONGE STREET

N72°43'45"E 121.02

N10°40'20"W 49.71

N30°58'10"E 7.33

N72°41'40"E 25.58

YONGEHURST ROAD



 Area Subject To This By-law

SCHEDULE 'A'

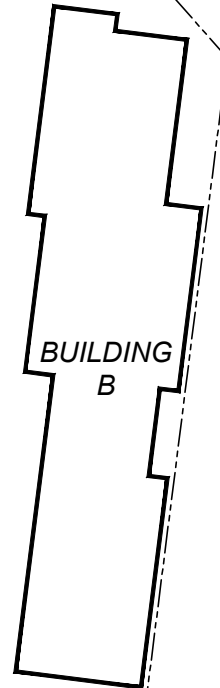
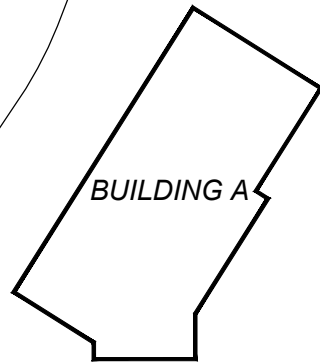
TO BY-LAW NO. XXXX-202X

This is Schedule 'A' to By-law No. XXXX passed by
the Council of The Corporation of the City of
Richmond Hill
on the ____ day of _____, 202X.

Mayor

Town Clerk

MAY AVENUE



YONGE STREET

YONGEHURST ROAD

SCHEDULE 'B'

TO BY-LAW NO. XXXX-202X

This is Schedule 'B' to By-law No. XXXX passed by
the Council of The Corporation of the City of
Richmond Hill
on the ____ day of _____, 202X.

Mayor

Town Clerk

 Area Subject To This By-law

