

The Corporation of the City of Richmond Hill

By-Law 73-24

A By-Law to Amend By-law 2523, as amended, and By-law 235-97, 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 Council Meeting of June 5th, 2024, directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation enacts as follows:

1. That By-law 2523, as amended, of The Corporation of the former Township of Vaughan (“By-law 2523”), be and hereby is further amended by:
 - a. removing those lands shown on Schedule “A” to this By-law 73-24 (the “Lands”) and any provisions of By-law 2523, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 235-97, as amended, of The Corporation of the City of Richmond Hill (“By-law 235-97”) be and is hereby further amended as follows:
 - a. by expanding the area of By-law 235-97 to include the Lands;
 - b. by rezoning the Lands shown on Schedule “A” to By-law 73-24 from “General Commercial One (GC1) Zone” under By-law 2523, as amended, to “Village Centre Commercial (VCC) Zone” under By-law 235-97, as amended; and,
 - c. by adding the following to Section 7 – Exceptions

“7.65

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97, as amended, the following special provisions shall apply to the Lands zoned “Village Centre Commercial (VCC) Zone” and more particularly shown as “VCC” on Schedule “A” to By-law 73-24 and denoted by a bracketed number (7.65):

i. **PERMITTED USES**

No **building** or **structure** or part thereof shall be erected or used except for one or more of the following uses (1)(2)(3):

- (a) **APARTMENT DWELLING**
- (b) **ART GALLERY**
- (c) **ARTIST OR PHOTOGRAPHIC STUDIO**
- (d) **BAKE SHOP**
- (e) **BUSINESS OR PROFESSIONAL OFFICES**
- (f) **CLINIC**
- (g) **DAY NURSERY**
- (h) **DRY CLEANING DEPOT**
- (i) **FINANCIAL INSTITUTION**
- (j) **LIVE-WORK UNIT**
- (k) **MEDICAL OFFICE**
- (l) **PERSONAL SERVICE SHOPS**
- (m) **PET SHOP**
- (n) **RESTAURANT**
- (o) **RESTAURANT, FAST FOOD**
- (p) **RESTAURANT, TAKE OUT**
- (q) **RETAIL STORE**
- (r) **SCHOOL, COMMERCIAL**

(s) **SENIOR CITIZEN DWELLING, RETIREMENT RESIDENCE OR LONG TERM CARE FACILITY**

NOTES:

- (1) Non-residential uses shall only be permitted on the ground floor of a **building** or **structure**.
- (2) Residential uses shall be permitted on the ground floor of a **building** or **structure**.
- (3) Access to **dwelling units** may be shared with access to commercial uses within the building.
- (4) In addition to the permitted uses identified above, all uses permitted under the GC1 Zone would also be permitted within any **building** lawfully existing on the day of passing of this By-law.

ii. **USE STANDARDS**

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

MINIMUM LOT FRONTAGE (Yonge Street)	23.0 metres (75.46 feet)
MINIMUM LOT AREA	3,200 square metres (34,444 square feet)
MAXIMUM RESIDENTIAL GROSS FLOOR AREA	11,600 square metres (124,861 square feet)
MAXIMUM NON-RESIDENTIAL GROSS FLOOR AREA	160 square metres (1,722 square feet)
MAXIMUM FLOOR AREA RATIO	3.60 (1)
MAXIMUM LOT COVERAGE	50% (1)
MAXIMUM NUMBER OF DWELLING UNITS	Two or More Bedrooms: 23 Total: 156
MINIMUM REQUIRED FRONT YARD	3.0 metres (9.84 feet) (2)
MINIMUM REQUIRED SIDE YARD	2.9 metres (9.5 feet) (2)
MINIMUM REQUIRED FLANKAGE SIDE YARD	2.5 metres (8.2 feet) (2)
MINIMUM REQUIRED REAR YARD	12.0 metres (39.4 feet) (2)
MAXIMUM REQUIRED FRONT, SIDE AND FLANKAGE SIDE YARDS	10.0 metres (32.80 feet)
MINIMUM SETBACK TO DAYLIGHT TRIANGLE	0.0 metres (0.0 feet)
MAXIMUM HEIGHT	30 metres (98.43 feet) (4)
MAXIMUM NUMBER OF STOREYS	8

NOTES:

- (1) For the purpose of calculating the maximum **floor area ratio** and maximum **lot coverage**, the **lot area** shall be deemed to be 3,290 square metres (35,413 square feet), regardless of any conveyance(s) for road widening purposes.

- (2) Where the bylaw provides for a minimum yard setback:
(i) **driveways**, ramps and **parking areas** are permitted in the yard; and,
(ii) a 0 metre setback applies to any **lot line** below **established grade**, including a **lot line** that forms the hypotenuse of a **daylighting triangle**.
- (3) No **building** or **structure** or part thereof shall be located above a 45 degree angular plane measured from the **rear lot line** which abuts a Residential **zone**, starting at a height equal to the finished **grade** at the **lot line**. Notwithstanding the foregoing, flags, flagpoles, lights, signage, unenclosed balconies and terraces, parapets, **fences** and at-grade landscaping **structures** shall be permitted to encroach above a 45 degree angular plane.
- (4) Flagpoles and roof constructions which are less than 7.0 metres (23.0 feet) in height and do not occupy more than 30% of the area of the roof upon which they are located shall not be included in the calculation of maximum **height** or maximum number of **storeys**.

iii. **ACCESSORY STRUCTURE ENCROACHMENTS IN YARDS**

Accessory structures allowed by Section 5.1.10 are permitted to project into the required minimum yards as below:

Structure	Yards in Which Projections are Permitted	Maximum Projections into a Required Yard
Roof overhangs and canopies over a pedestrian walkway	Front and side yards Rear yard	1.8 metres (5.9 feet) 2.5 metres (8.2 feet)
Balconies	Front and flankage side yards	2.5 metres (8.2 feet)
Decks and porches	Side yard Flankage side yard	2.5 metres (8.2 feet) 1.0 metres (3.3 feet)

iv. **AMENITY SPACE REQUIREMENTS**

Amenity space shall be provided in accordance with the following:

- (a) A minimum of 2.0 square metres (21.5 square feet) of outdoor amenity space per **dwelling unit**, which can be in the form of unenclosed rooftop **amenity space**.
- (b) A minimum of 1.5 square metres (16.15 square feet) of indoor **amenity space** per **dwelling unit** shall be provided. A minimum of 50 square metres (538.2 square feet) of indoor **amenity space** shall be devoted to **work from home space**.

v. **LANDSCAPING AND LANDSCAPE BUFFER REQUIREMENTS**

Landscaping shall be provided in accordance with the following:

- (a) a strip of land not less than 6.0 metres (19.7 feet) in depth immediately abutting the **front lot line**, except where immediately abutting a **daylighting triangle**;
- (b) a strip of land not less than 1.6 metres (5.3 feet) in depth immediately abutting the southerly **side lot line**;

- (c) a strip of land not less than 1.5 metres (4.9 feet) in depth immediately abutting the northerly **side lot line**;
- (d) a strip of land not less than 1.85 metres (6.1 feet) shall be provided immediately abutting the **rear lot line**.

NOTES:

- (1) Ramps, **driveways** and **parking areas** are permitted within the required landscaping strips.

vi. **LOADING SPACE REQUIREMENTS**

One (1) **loading space** shall be provided with a minimum length of 12.0 metres (39.4 feet), a minimum width of 3.5 metres (11.5 feet) and a minimum overhead clearance of 6.1 metres (20.0 feet).

vii. **PARKING STANDARDS**

Parking spaces shall be provided in accordance with the following:

Use	Minimum Number of Parking Spaces
Resident (Dwelling Unit) (1)	133
Visitor (2)	24
Non-Residential (2)	2
Car-Share	2
Bicycle Parking Spaces (3)(4)	
Short-Term (5)(6)	14
Long-Term	100
Public	6

NOTES:

- (1) A maximum of 10% of the **parking spaces** provided for **dwelling units** may be in the form of **small compact parking spaces** and a maximum of 40% of the **parking spaces** provided for **dwelling units** may be in the form of **large compact parking spaces**. Visitor **parking spaces**, **parking spaces** for non-residential uses, and **car-share parking spaces** shall not be in the form of **compact parking spaces**.
- (2) All **parking spaces** provided for non-residential uses and visitors must be accessible and available for use by both non-residential uses and visitors.
- (3) 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 (2.0 feet), a length of not less than 1.8 metres (5.9 feet), and a height of not less than 1.9 metres (6.2 feet). 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 (2.0 feet), a length of not less than 1.2 metres (3.9 feet), and a height of not less than 1.9 metres (6.2 feet).

- (4) A minimum of one (1) **bicycle maintenance facility** shall be provided.
- (5) **Short-term bicycle parking** spaces shall be located at **grade**.
- (6) A minimum of 50% **short-term bicycle parking** spaces shall be in a covered area.
- (7) **Public bicycle parking spaces** shall be provided at **grade** and shall be located within 5.0 metres (16.4 feet) of a public right-of-way.

viii. **DEFINITIONS**

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

(a) **AMENITY SPACE**

Means indoor and 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) **BICYCLE MAINTENANCE FACILITY**

Means an indoor area used by building residents and having minimum dimensions of 1.8 metres (5.9 feet) by 2.6 metres (8.5 feet) for bicycle repairs and maintenance which may include work space, a repair stand and an air pump for inflating bicycle tires.

(c) **CAR-SHARE**

Means a program offering short-term rental service of motor vehicles that are owned by a profit or non-profit car-sharing organization.

(d) **CAR-SHARE PARKING SPACE**

Means a **parking space** that is demarcated and reserved exclusively for **car-share** use.

(e) **COMPACT CAR PARKING SPACE** means:

- i. Small: a **parking space** having a length of 4.8 metres (15.7 feet) and a width of 2.44 metres (8.0 feet) or
- ii. Large: a **parking space** having a length of 5.5 metres (18.04 feet) and a width of 2.75 metres (9.0 feet)

(f) **ESTABLISHED GRADE** means 301.72 metres (989.90 feet) above sea level.

(g) **GRADE** means the level of the ground adjacent to the outside wall of a **building** or **structure**.

(h) **GROSS FLOOR AREA** means the aggregate of the **floor areas** of a **building** measured between the exterior faces of the exterior walls of the **building** at each floor level but excluding **basements**, bicycle storage lockers or rooms, mechanical penthouses, **loading spaces**, drive aisles and ramps leading to a parking structure, **parking areas** above or below grade, elevator shafts, stairwells, mechanical or

electrical shafts or rooms, and any space with a floor to ceiling height less than 1.8 metres (5.9 feet).

- (i) **LANDSCAPING** means any combination of hard and soft features such as trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening, retaining walls and other architectural elements, all of which are designed to enhance the visual amenity of a property and shall not include **parking areas, driveways** or ramps.
 - (j) **LIVE-WORK UNIT** means a **dwelling unit** having an area of not more than 200 square metres (2,152.78 square feet) that contains a subsidiary business and personal services occupancy or a subsidiary low hazard industrial occupancy, and which is used and operated by one or more persons of a single household.
 - (k) **LONG-TERM BICYCLE PARKING** means an area inside of a **building** for the purpose of securing bicycles.
 - (l) **PUBLIC BICYCLE PARKING** means an area outside of a **building** equipped with one or more bicycle racks or posts for the purpose of securing bicycles by members of the public.
 - (m) **SHORT-TERM BICYCLE PARKING** means an area outside of a **building** equipped with one or more bicycle racks or posts for the purpose of securing bicycles.
 - (n) **WORK FROM HOME SPACE:** Means an indoor space within a **building** on a **lot** that is communal and available for use by the occupants of the **building** exclusively for work and office use, which includes a minimum of one washroom facility and may include private call or meeting rooms and internet access.”
3. All other provisions of By-law 235-97, 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 73-24 is declared to form a part of this by-law.

The Corporation of the City of Richmond Hill
By-law 73-24

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Passed this 5th day of June, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

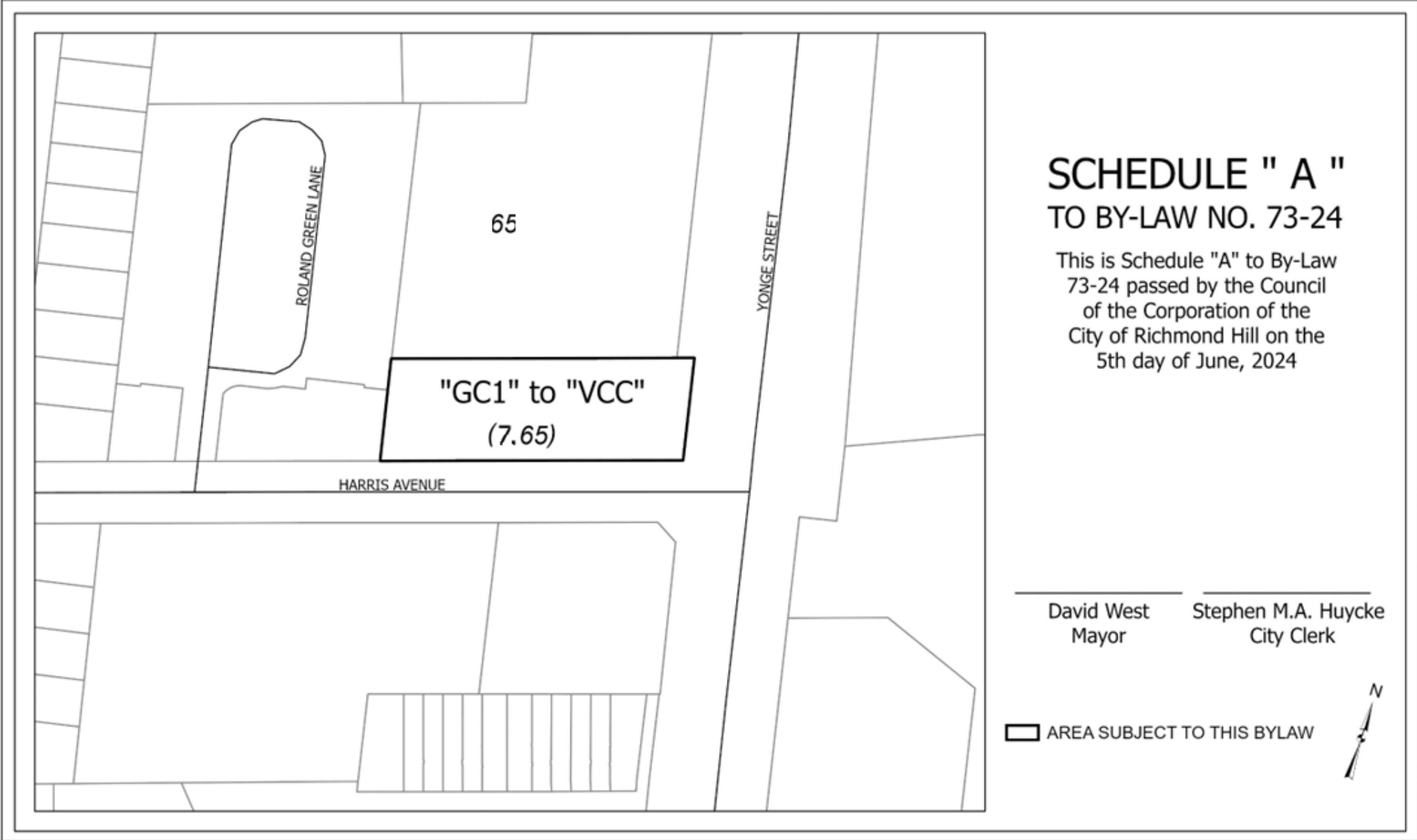
The Corporation of the City of Richmond Hill

Explanatory Note to By-Law 73-24

By-law 73-24 affects the lands described as Part of Block G, Plan 1916, municipally known as 12030 Yonge Street.

By-law 2523, as amended, of The Corporation of the former Township of Vaughan, zones the subject lands "General Commercial One (GC1) Zone".

By-law 73-24 will have the effect of rezoning the subject lands shown on Schedule "A" to "Village Centre Commercial (VCC) Zone" under By-law 235-97, as amended, with site-specific development standards to facilitate the development of a high-density residential development on the subject lands.



SCHEDULE " A "

TO BY-LAW NO. 73-24

This is Schedule "A" to By-Law 73-24 passed by the Council of the Corporation of the City of Richmond Hill on the 5th day of June, 2024

David West
Mayor

Stephen M.A. Huycke
City Clerk

□ AREA SUBJECT TO THIS BYLAW

