

The Corporation of the City of Richmond Hill

By-law 76-24

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 June 19th 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 66-71, as amended, of The Corporation of the City of Richmond Hill ("By-law 66-71"), be and hereby is further amended by:
 - a) rezoning the lands shown on Schedule "A" to this By-law 76-24 (the "Lands") from "Residential Multiple Third Density (RM3) Zone" to "Residential Multiple Second Density (RM2) Zone", with site specific exceptions under By-law 66-71, as amended; and,
 - b) by adding the following to Section 11 – Special Provisions:

"11.164

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Residential Multiple Second Density (RM2) Zone" and more particularly identified on Schedule "A" to By-law 76-24 and denoted by a bracketed number (11.164):

- i) The following provisions shall apply to the Lands:
 - (a) Maximum **GROSS FLOOR AREA**: 5,264 sq. m
(56,661.22 sq. ft.)
 - (b) Maximum **FLOOR AREA RATIO** (1): 1.5
 - (c) Maximum **LOT COVERAGE** (1): 57%
 - (d) Minimum **FRONT YARD** (3): 2.0 m (6.56 ft.)
(Major Mackenzie Drive East)
 - (e) Minimum **EXTERIOR SIDE YARD** (3): 3.0 m (9.84 ft.)
(Ruggles Avenue)
 - (f) Minimum **EXTERIOR SIDE YARD** (3): 3.0 m (9.84 ft.)
(Lawrence Avenue)
 - (g) Maximum Number of **STOREYS**: 4
 - (h) Maximum **BUILDING HEIGHT** (3): 13.0 m (42.65 ft.)
 - (i) Maximum Number of **MULTIPLE DWELLING UNITS**: 35
 - (j) Minimum Percentage of Three Bedrooms: 10%
 - (k) Minimum Driveway Width: 6.0 m (19.69 ft.)
(Two-Way Traffic)
 - (l) Minimum Driveway Width: 4.0 m (13.12 ft.)
(One-Way Traffic)
 - (m) Minimum Aisle Width: 6.0 m (19.69 ft.)
(Perpendicular Parking)

NOTES:

- (1) For the purposes of calculating the maximum **FLOOR AREA RATIO** and the maximum **LOT COVERAGE**, the **LOT AREA** shall be deemed to be 3,509.2 square metres (37,773.95 square feet), regardless of any conveyances for road widening purposes, **DAYLIGHT TRIANGLES**, dedications or severances.
- (2) Notwithstanding any other provision in this by-law, the setback to the **DAYLIGHT TRIANGLE** is 0 metres (0 feet).

- (3) Notwithstanding the maximum **BUILDING HEIGHT** and minimum building **SETBACKS**, the following projections and encroachments shall be permitted:
- (a) **MECHANICAL PENTHOUSES** and screening to a maximum height of 3.4 metres (11.15 feet);
 - (b) Dormers, to a maximum height of 3.4 metres (11.15 feet);
 - (c) Bay windows and sills, balconies and columns, to a maximum projection of 1.45 metres (4.59 feet);
 - (d) Front porches, steps, railings, awnings, and canopies to a maximum projection of 1.9 metres (6.23 feet);
 - (e) Parapets, to a maximum height of 1.4 metres (4.6 feet);
 - (f) Privacy screens to a maximum height of 2.0 metres (6.56 feet);
 - (g) Notwithstanding the foregoing, no portion of the **BUILDING**, either above or below grade, may encroach within the Region's right-of-way without the written permission of the Regional Municipality of York, or a City right-of-way without the written permission of the City of Richmond Hill.
- ii) Notwithstanding Section 5 – General Provisions, the following shall apply:
- (a) Minimum Number of Parking Spaces:
 - (i) 0.97 Parking Spaces per **DWELLING UNIT**
 - (ii) 0.15 Visitor Parking Spaces per **DWELLING UNIT**
 - (b) Minimum Number of Bicycle Parking Spaces:
 - (i) 0.89 **LONG TERM BICYCLE PARKING SPACES** per **DWELLING UNIT**
 - (ii) 0.23 **SHORT TERM BICYCLE PARKING SPACES** per **DWELLING UNIT**
 - (c) Minimum parallel parking space dimensions shall be 6.7 metres (21.98 feet) in length and 2.4 metres (7.87 feet) in width.
 - (d) Minimum bicycle parking space dimensions shall be 1.8 metres (5.91 feet) in length and 0.6 metres (1.97 feet) in width.
 - (e) A landscaping strip of at least 1.5 metres (4.92 feet) in width and a privacy fence of at least 1.8 metres (5.91 feet) in height shall be provided abutting the **REAR LOT LINE**.
- iii) For the purposes of this By-law, the following definitions shall apply:
- (a) **BICYCLE PARKING SPACE, LONG TERM**
Means an area inside of a **BUILDING** for the purpose of securing bicycles.
 - (b) **BICYCLE PARKING SPACE, SHORT TERM**
Means an area outside of a **BUILDING** equipped with one or more bicycle racks or posts for the purpose of securing bicycles.
 - (c) **BUILDING HEIGHT**
Means the vertical distance measured between **ESTABLISHED GRADE** and the highest point of the roof surface.

(d) **DAYLIGHT TRIANGLE**

Means a triangular area of land on or abutting a **CORNER LOT**, formed by measuring from the point of intersection of street lines the distance required by this By-law for a **DAYLIGHT TRIANGLE** along each street line and joining such points with a straight line. The hypotenuse of a **DAYLIGHT TRIANGLE** shall be that property line directly opposite the angle formed by the point of intersection of the street lines.

(e) **ESTABLISHED GRADE**

Means a Canadian Geodetic Datum elevation of 222.62 metres (730.38 feet).

(f) **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**.

(g) **GROSS FLOOR AREA**

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:

- (i) loading areas (enclosed and/or open);
- (ii) 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**, garbage storage and staging, heating, cooling, ventilation, electrical equipment, shafts, fire prevention equipment, plumbing or elevator equipment and service and elevator shafts;
- (iii) bicycle storage and parking areas within the **BUILDING**;
- (iv) any below grade areas;
- (v) any space with a floor to ceiling height of less than 1.8 metres (5.9 feet);
- (vi) unenclosed balconies and terraces; and,
- (vii) any openings in floor slabs such as, including but not limited to, a stairway or second floor of a loading space.

(h) **LOT**

Means the area outlined in heavy black line on Schedule A to By-law 76-24 at the time of its approval regardless of any conveyances for road allowances, road widenings or **DAYLIGHT TRIANGLE** purposes.

(i) **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.

(j) **MECHANICAL PENTHOUSE**

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Means the rooftop floor area above the livable area of a **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.”

2. The provisions of Sections 5.21.5, 6.1.11, 6.1.12 and 6.5.2.1 do not apply.
3. 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.
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 76-24 is declared to form part of this by-law.

Passed this 19th 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 76-24

By-law 76-24 affects the lands described as Lots 57, 58, 59, 86, 87 and 88 of Registered Plan 1883, municipally known as 152, 160, 166, 172 and 178 Major Mackenzie Drive East and 123 Ruggles Avenue.

By-law 66-71, as amended, of The Corporation of the City of Richmond Hill, zones the subject lands “Residential Multiple Third Density (RM3) Zone”.

By-law 76-24 will have the effect of rezoning the subject lands to “Residential Multiple Second Density (RM2) Zone” with site specific development standards to permit a multiple dwelling development comprised of one (1) building of four (4) storeys and 13.0 metres (42.65 feet) in height, with parking at grade on the lands shown on Schedule “A”.

