

The Corporation of the City of Richmond Hill

By-Law 66-24

A By-Law to Amend By-law 2523, as amended, of The Corporation of the former Township of Vaughan

Whereas the Committee of the Whole of The Corporation of the City of Richmond Hill (the "Corporation") at its meeting of June 12, 2024, 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 2523, as amended, of the former Township of Vaughan ("By-law 2523"), be and hereby is further amended as follows:
 - a) by rezoning those lands shown on Schedule "A" to this By-law 66-24 (the "Lands") from "**Second Density Residential Zone**" to "**Multiple Family Two Zone**" under By-law 66-24; and,
 - b) by adding the following to Section 25 – Exceptions:

RH 206

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned "Multiple Family 2 Zone" and more particularly shown as "RM2" on Schedule "A" to By-law 66-24 and denoted by the bracketed number (RH 206);

i) Definitions:

(a) **BICYCLE PARKING SPACE**

Means an area that is provided and maintained for the purpose of storage of a bicycle.

(b) **BUILDING FRONTAGE**

Means the horizontal distance between the side lot lines where the lines are parallel to one another at the front lot line.

(c) **COMPACT PARKING SPACE**

Means a parking space with minimum dimension of 2.4 m x 4.8 m which is used for parking of smaller compact size motor vehicles.

(d) **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 basement, mechanical penthouses, loading areas, a parking structure, elevator shaft, stairwell, mechanical or electrical rooms, and any space with a floor to ceiling height of less than 1.8 metres.

(e) **HEIGHT, BUILDING**

Means the vertical distance between the established grade on the ground at the front of the building and in the case of a flat roof, the highest point of the roof surface excluding any parapet.

(f) **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.

(g) **OUTDOOR AMENITY**

Means a common area outside a **building** used for recreational purposes by the residents of an **apartment dwelling**.

(h) **HOME OCCUPATION:**

Means an economic enterprise operated within a dwelling unit, incidental and secondary to the residential use.

ii) Permitted Uses:

(a) **DWELLING, APARTMENT**

(b) **HOME OCCUPATION**

iii) The following provisions shall apply to the Lands:

(a) The lands shown on Schedule "A" shall be deemed to be a **LOT**.

(b) Minimum **LOT FRONTAGE**: 17.6 metres (57.74 feet)

(c) Minimum **LOT AREA**: 1,208.01 square metres (13,003 square feet)

(d) Maximum **GROSS FLOOR AREA**: 1,586.56 square metres (17,078 square feet)

(e) Maximum number of **DWELLING UNITS**: 13

(f) Maximum **LOT COVERAGE**: 50%

(g) The following setback provisions shall apply:

i. Minimum **FRONT YARD** setback: 0.7 metres (2.29 feet)

ii. Minimum **REAR YARD** setback: 22.8 metres (74.80 feet)

iii. Minimum **SIDE YARD (NORTH)** setback: 1.5 metres (4.92 feet)

iv. Minimum **SIDE YARD (SOUTH)** setback: 1.2 metres (3.94 feet)

(h) A strip of land not less than 1.5 metres (4.92 feet) in depth immediately abutting the north and east lot line shall be used for no other purpose than **LANDSCAPING**;

(i) A strip of land not less than 1.2 metres (3.94 feet) in depth immediately abutting the south lot line shall be used for no other purpose than **LANDSCAPING**;

(j) Maximum **BUILDING HEIGHT**: 4 STOREYS or 14.6 metres (47.9 feet), whichever is the lesser, excluding the **MECHANICAL PENTHOUSE**

(k) Minimum drive aisle width: 6.0 metres (19.68 feet)

- (l) **PARKING SPACES** shall have the following dimensions:
- i. Each **PARKING SPACE** that is perpendicular to an aisle shall have a minimum width of 2.7 metres and a minimum length of 5.7 metres.
 - ii. Each **PARKING SPACE** parallel to an aisle shall have a minimum width of 2.4 metres and a minimum length of 6.7 metres.
- (m) The minimum number of **PARKING SPACES** shall be calculated in accordance with the following standards:
- i. One Bedroom **DWELLING UNIT**: 1.0 parking spaces per one bedroom dwelling unit
 - ii. Two Bedroom **DWELLING UNIT**: 1.2 parking spaces per two-bedroom dwelling unit
 - iii. Visitor **PARKING SPACES**: 0.20 parking spaces per dwelling units
- i. A maximum of 10% of the **PARKING SPACES** provided for **DWELLING UNITS**, excluding visitor **PARKING SPACES**, may be in the form of **COMPACT PARKING SPACES**. Visitor **PARKING** shall not be in the form of **COMPACT PARKING SPACES**.
- (n) The minimum number of bicycle parking spaces shall be calculated in accordance with the following standards:
- i. Short-Term bicycle parking spaces shall be provided at a minimum rate of 0.15 spaces per **DWELLING UNIT**;
 - ii. Long-Term bicycle parking spaces shall be provided at a minimum rate of 0.80 spaces per **DWELLING UNIT**;
- (o) The minimum dimensions of bicycle parking space shall be:
- i. Minimum length of 1.8 metres; and,
 - ii. Minimum width of 0.6 metres.
- (p) The minimum dimensions of a stacked bicycle parking space shall be:
- i. Minimum length of 1.8 metres
 - ii. Minimum width of 0.6 metres
 - iii. Minimum height of 1.2 metres
- (q) The minimum number of loading spaces: 1
- i. A loading space shall be paved, free of any encroachments and have a width of not less than 4.0 m and a length of not less than 11.0 m with a minimum of 7.2 m overhead clearance;
 - ii. A loading space shall not be located in any YARD adjoining a street unless screened from view from the street by a fence, screen wall, or landscaped berm with a height of not less than 1.5 m;
 - iii. A loading space shall not be permitted in a YARD abutting an arterial street.

- iv. Aisles and driveways leading to a loading space shall not be used for the temporary parking or storage of 1 or more motor vehicles.
 - (r) AMENITY SPACE shall be provided for each DWELLING UNIT at a minimum rate of 2.0 square meet per DWELLING UNIT.
 - (s) The following are permitted to encroach into the minimum required YARDS:
 - a. Notwithstanding Section G, the minimum building setbacks, the following encroachments beyond the specified setbacks shall be permitted:
 - i. 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, mechanical equipment, mechanical screens and flag poles, balconies and columns, to a maximum projection of 0.91 metres (2.98 feet)
 - (t) The following provisions shall apply to HOME OCCUPATION which is permitted in an apartment dwelling unit to the following provisions:
 - i. shall be conducted entirely within an enclosed building;
 - ii. shall not detract from the residential character of the dwelling unit or the lot on which the home occupation is located;
 - iii. shall not involve the outdoor storage or an outdoor display and sales area for materials or finished products associated with the home occupation use;
 - iv. shall not occupy more than 25 percent of the gross floor area of the dwelling unit;
 - v. shall not result in the discharge or emission of odorous, noxious or toxic matter or vapours, heat, glare, noise or radiation, or recurrently generated ground vibrations;
 - vi. shall only be for an office;
 - vii. shall not consist of an occupation that involves the salvage, repair, maintenance or sales of motor vehicles or motor vehicles' engines or parts; and,
 - viii. shall not consist of an occupation that involves the sale of a commodity not produced on the premises, except that telephone or mail order sales of goods may be permitted provided that customers do not enter the premises to inspect, purchase or take possession of the goods.
2. All other provisions of By-law 2523, 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 66-24 is declared to form a part of this By-law

The Corporation of the City of Richmond Hill
By-law 66-24

Page 5

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 66-24

By-law 66-24 affects the lands described as Part of Lots 20 and 21, Registered Plan 2027, municipally known as 9593 Bathurst Street.

By-law 2523, as amended, of the former Township of Vaughan, zones the subject lands Residential Second Density (R2).

By-law 66-24 will have the effect of rezoning the subject lands to “Residential Multiple Family Two (RM2) Zone” with site specific development standards to permit the construction of a four (4) storey apartment building on the subject lands.



SCHEDULE " A "

TO BY-LAW NO. 66-24

This is Schedule "A" to By-Law 66-24 passed by the Council of the Corporation of the City of Richmond Hill on the 19th day of June, 2024

David West
Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW

