

THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. XX-XX

By-law No. XX-XX affects lands located at the southwest corner of Major Mackenzie Drive East and Maple Avenue, specifically described as Part of Lots 243, 249, and 250, Registered Plan 2383, in the City of Richmond Hill, Regional Municipality of York. The lands are municipally known as 539-563 Major Mackenzie Drive East and 148-158 Maple Avenue.

The subject lands are currently zoned R2 under By-law 66-71. The purpose of By-law No. XX-XX is to amend By-law 66-71 with site specific development standards to facilitate the construction of a high density, mixed-use development comprised of two towers of 12 and 20 storeys atop a 6-storey connected podium and a maximum Floor Space Index (FSI) of 5.0.

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. XXXX - 2024

A By-law to Amend By-law No. 66-71, as amended, of

The Corporation of the Town of Richmond Hill

WHEREAS the Council of The Corporation of the City of Richmond Hill (the Corporation) at its 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. 66-71, as amended, is hereby further amended as follows:

- a) by rezoning those lands shown on Schedule “A” of this By-law X-XX (the “Lands”) to “Residential Multiple Sixth Density (RM6) Zone” under By-law 66-71; and,
- b) by adding the following to Section 11 - Exceptions

11.XXX

Notwithstanding any other provisions of By-law No. 66-71 to the contrary, the following special provisions shall apply to those lands described as Part of Lots 243, 249, and 250, Registered Plan 2383, City of Richmond Hill, Regional Municipality of York. (Municipal Address: 539-563 Major Mackenzie Drive East and 148-158 Maple Avenue), and more particularly shown on Schedule “A” to By-law No. XX-23.

i) PERMITTED USES

Permitted Uses shall be as follows:

- - **DWELLING, APARTMENT**
- - **OFFICES**⁽¹⁾
- - **STORE, RETAIL**⁽¹⁾
- - **RESTAURANT** ⁽¹⁾

Notes:

(1) Non-residential uses shall only be permitted along Major MacKenzie Drive East

ii) DEVELOPMENT STANDARDS

The following development standards shall apply:

The Lands shown on Schedule “A” shall be deemed to be a **Lot**.

- Minimum FRONT YARD: 3.0 metres (9.84 feet)
- Minimum SIDE YARD (North) 7.75 metres (24.43 feet)
- Minimum EXTERIOR SIDE YARD: 3.0 metres (9.84 feet)
- Minimum REAR YARD: 10.10 metres (33.1feet)
- Maximum FLOOR SPACE INDEX: 5.0 FSI
- Maximum BUILDING HEIGHT: 20 storeys or 66 metres (216 feet) excluding the MECHANICAL PENTHOUSE or parapet which shall not exceed 6.0 metres (19.69 feet) in height

- Maximum **GROSS FLOOR AREA**: 29,797 square metres (320,723 square feet)

- **AMENITY SPACE**: 4.0 square metres (43 square feet) per **DWELLING UNIT** for each DWELLING UNIT

The provisions of Section 6.9.2 shall not apply.

Notes:

(1) The first **STOREY** (ground floor) is permitted to have a maximum height of 5 metres (5308 feet).

(3) The following encroachments shall be permitted:	Yards In Which Projections are Permitted	Maximum Projections Into A Required Yard
Structure		
Balconies	Front Yard	2 metres (6.56 feet)
Balconies	Exterior Side Yard	1.5 metres (4.92 feet)
Steps and Terraces	Rear yard	2 metres (6.56 feet)

iii) PARKING

The number of **PARKING SPACES** shall be calculated in accordance with the following standards:

- Parking SPACES – 396, of which, 62 are for visitors.

iv) DEFINITIONS

AMENITY SPACE

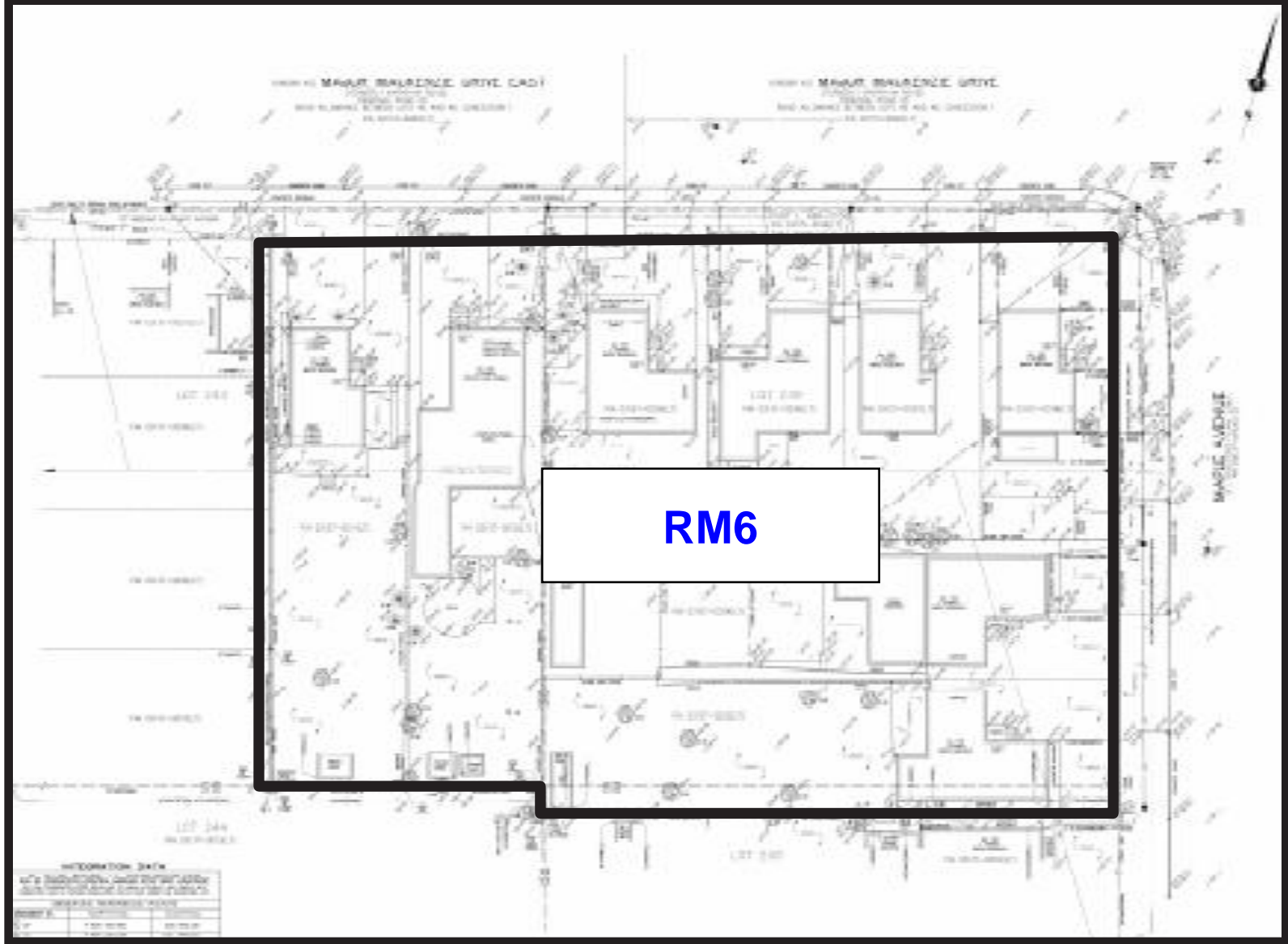
means outdoor space on a **LOT** that is communal and available for use by the occupants of a **BUILDING** on the **LOT** for recreational or social activities.

GROSS FLOOR AREA

Means the aggregate of the **FLOOR AREAS** of a **BUILDING**, measured between the exterior faces of exterior walls of the **BUILDING** at each floor level but excluding **BASEMENT**, **MECHANICAL PENTHOUSE**, 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 (5.91 feet).

2. All other provisions of By-law No. 66-71, as amended, not conflicting with or inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
3. Schedule "A" attached to By-law No. XX-XX is declared to form a part of this by-law.

PASSED THIS ____ DAY OF _____, 2024.



SCHEDULE "A" TO BY-LAW NO. XX - 23

This is Schedule "A" to By-law No. XX-23 passed
by the Council of the Town of Richmond Hill on
the _____ day of _____
2023.

Mayor

Clerk

 AREA SUBJECT TO THIS BY-LAW