

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. ____-2024

A By-law to Amend By-law No. 181-81 of
The Corporation of the City of Richmond Hill

WHEREAS the Council of The Corporation of the City of Richmond Hill at its Council Meeting of _____, 2024, directed that this By-law be brought forward to Council for its consideration;

NOW THEREFORE The Corporation of the City of Richmond Hill Zoning By-law 181-81 are hereby amended as follows:

1. Section 2. b) of Zoning By-law 181-81, as amended, of the Corporation of the City of Richmond Hill are hereby amended as follows:

- a) By adding the following exceptions to “Residential Office Complex (RO) Zone”:

Section 15.X – EXCEPTIONS:

“15.x Notwithstanding Section 15.10 of By-law No. 75-13, as amended, to the contrary, the following special provisions shall apply to those lands zoned “Residential Office Complex (RO) Zone” under By-law No. 75-13, as identified on Schedule “A” to By-law No. ____-2024.

- 1) Definition of GROSS FLOOR AREA shall be:

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, garbage and loading areas, bicycle parking and vehicle parking, elevator shaft, stairwell, mechanical, ventilation or electrical rooms and shafts, and any space with a floor to ceiling height of less than 1.8 metres.

- 2) The definition of STOREY shall be:

The portion of a building between any floor and the floor, ceiling or roof next above, provided that any portion of a building partly below the established grade shall not be deemed a storey unless its ceiling is at least one and eight tenths (1.8) metres above the established grade. Provided also that any portion of a storey exceeding four and five tenths (4.5) metres in height shall be deemed an additional storey for each four and five tenths (4.5) metres or fraction thereof of such excess.

- 3) The definition of DAYLIGHT TRIANGLE shall be:

A triangular area of land on or abutting a corner lot, formed by measuring from the point of intersection of street lines for a daylighting 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.

- 4) The definition of LOT shall be:

The area outlined in heavy black line in Schedule “A” of this By-law regardless of any subsequent conveyances for road widening or daylight triangle.

- 5) The definition of an OUTDOOR AMENITY SPACE shall be:

The 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.

- 6) Definition of BACK-TO-BACK TOWNHOUSE shall be:
A building or part thereof containing three (3) or more dwelling units but shall exclude an apartment dwelling or a townhouse dwelling.
- 7) No BUILDING or STRUCTURE or part thereof shall be erected or used except for one (1) or more of the following uses:
- RESIDENTIAL uses including:
 - Apartment Dwelling
 - Independent Seniors Living Residence
 - Back-to-Back Townhouse Dwelling
 - COMMERCIAL uses shall also include but are not limited to the following:
 - Clinic
 - Financial Institution
 - Convenience Store
 - Eating Establishment
 - Medical Offices and Medical Laboratories
 - Personal Service Store
 - Retail

8) The following development standards shall apply:

Minimum Lot Frontage (Proposed ROW):	74 m (242 ft) pre- land conveyance
Maximum HEIGHT (i):	22 storeys 68 metres
Maximum Podium HEIGHT:	5 storey 18 metres
Maximum MECHANICAL PENTHOUSE HEIGHT:	6 metres
Maximum GROSS FLOOR AREA:	37,000 m ² (452,084 ft ²)
Maximum FLOOR AREA RATIO:	4.33 (i)
Minimum INDOOR AMENITY SPACE:	495 m ² (5,328.14 ft ²)
Minimum OUTDOOR AMENITYSPACE:	2.0 m ² per unit (21.5 ft ²)
Minimum COMMERCIAL GROSS FLOOR AREA:	773 m ² (8,320.5 ft ²)

Minimum SETBACK at grade to all property lines:

Minimum SETBACK from Addison Street:	3.0 m (9.8 ft)
Minimum SETBACK from Yonge Street:	3.0 m (9.8 ft)
Minimum SETBACK from south property line:	3.0 m (9.8 ft)
Minimum SETBACK from north property line:	1.5 m (4.9 ft)

Minimum SETBACK above the first storey to all property lines:

Minimum SETBACK from Addison Street:	3.0 m (9.8 ft)
Minimum SETBACK from Yonge Street:	0.0 m (0.0 ft)
Minimum SETBACK from south property line:	0.0 m (0.0 ft)
Minimum SETBACK from north property line:	1.5 m (4.9 ft)

Minimum SETBACK from north property line above the 6th Floor: 12.5 m (41.01

feet)

Minimum setback to daylight triangles:	0.0 m (0.0 ft)
Minimum landscape strip along south property lines:	0.0 m (0.0 ft)

Minimum landscape strip along west and east property lines: 0.0 m (0.0 ft)

Percentage of the landscaped area: 25% of the Net Developable Area

Minimum LOADING SPACE dimensions: 4.0 m x 13.0 m x 6.5 m

Maximum Width of the Driveway 9.5m

Encroachments of canopies, roof overhangs, balconies, bay windows, stairs or other architectural features shall be a maximum of within all yards 2.5 m

- 9) No minimum parking standards shall apply.

NOTES:

- (i) The FAR has been calculated using the gross lot area of 8,480m².
2. All other provisions of By-law No. 181-81, 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, whenever 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 No. ____-2024 is declared to form a part of this By-law.

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

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

Mayor

Clerk

THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. ____-2024

By-law ____-2024 affects lands known as Block 39 on Plan 65M-2079 and Part of Block 3 on Plan 65M-2368, which are located on the west side of Yonge Street, south of Harding Boulevard West. The lands are currently zoned “Residential Office Complex (RO) Zone” in Zoning By-law No. 75-13.

By-law ____-2024 would rezone the lands to “Residential Office Complex (RO) Zone” on the property at Block 39 on Plan 65M-2079 and Part of Block 3 on Plan 65M-2368 to the development standards outlined in this By-law. This By-law repeals By-law 75-13, and amends Section 2. b) of Zoning By-law 181-81, as amended.

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