

The Corporation of the City of Richmond Hill

By-Law 70-24

A By-law to Amend By-law 2523, as amended, of the Corporation of the former Township of Vaughan 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 Meeting of June 19, 2024, directed that this By-law be brought forward to Council for its consideration;

The Council of The Corporation of The City of Richmond Hill enacts as follows:

1. That By-law 2523, as amended, of the Corporation of the former Township of Vaughan, be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law 70-24 (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, be and hereby is further amended as follows:
 - a) by expanding the area of By-law 235-97 to include the area shown on Schedule "A" to By-law 70-24;
 - b) by rezoning the Lands to "General Commercial (GC) Zone" and "Open Space (O) Zone" under By-law 235-97, as amended, as shown on Schedule "A" of this By-law 70-24; and,
 - c) by adding the following to SECTION 7 – EXCEPTIONS:

"7.71

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97, as amended, the following special provisions shall apply to the Lands zoned "General Commercial (GC) Zone" and more particularly shown as "GC" on Schedule "A" to By-law 70-24 and denoted by a bracketed number (7.71):

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

DEFINITIONS

For the purposes of this By-law, the following definition shall apply to the Lands as shown on Schedule "A" to this By-law 70-24:

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.

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|------|---|---|
| i. | Minimum LOADING SPACES: | 1 |
| ii. | Minimum SIDE YARD (NORTH): | 1.61 metres (5.28 feet) |
| iii. | Maximum BUILDING HEIGHT: | 13.0 metres (42.65 feet) |
| iv. | Minimum LANDSCAPING strip abutting Yonge Street: | 0.55 metres (1.80 feet) |
| v. | Maximum encroachment of exterior steps into the SIDE YARD (NORTH): | 1.20 metres (3.94 feet) |
| vi. | Minimum SHORT-TERM BICYCLE PARKING SPACES: | 0.52 spaces/100 square metres (1,076.39 square feet) of GROSS FLOOR AREA |

The Corporation of the City of Richmond Hill
By-law 70-24

Page 2

NOTES:

- (1) The required parking may include parking for the outdoor storage and/or display of automobiles.”
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 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 70-24 is declared to form a part of this By-law.

Passed this 13th day of November, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

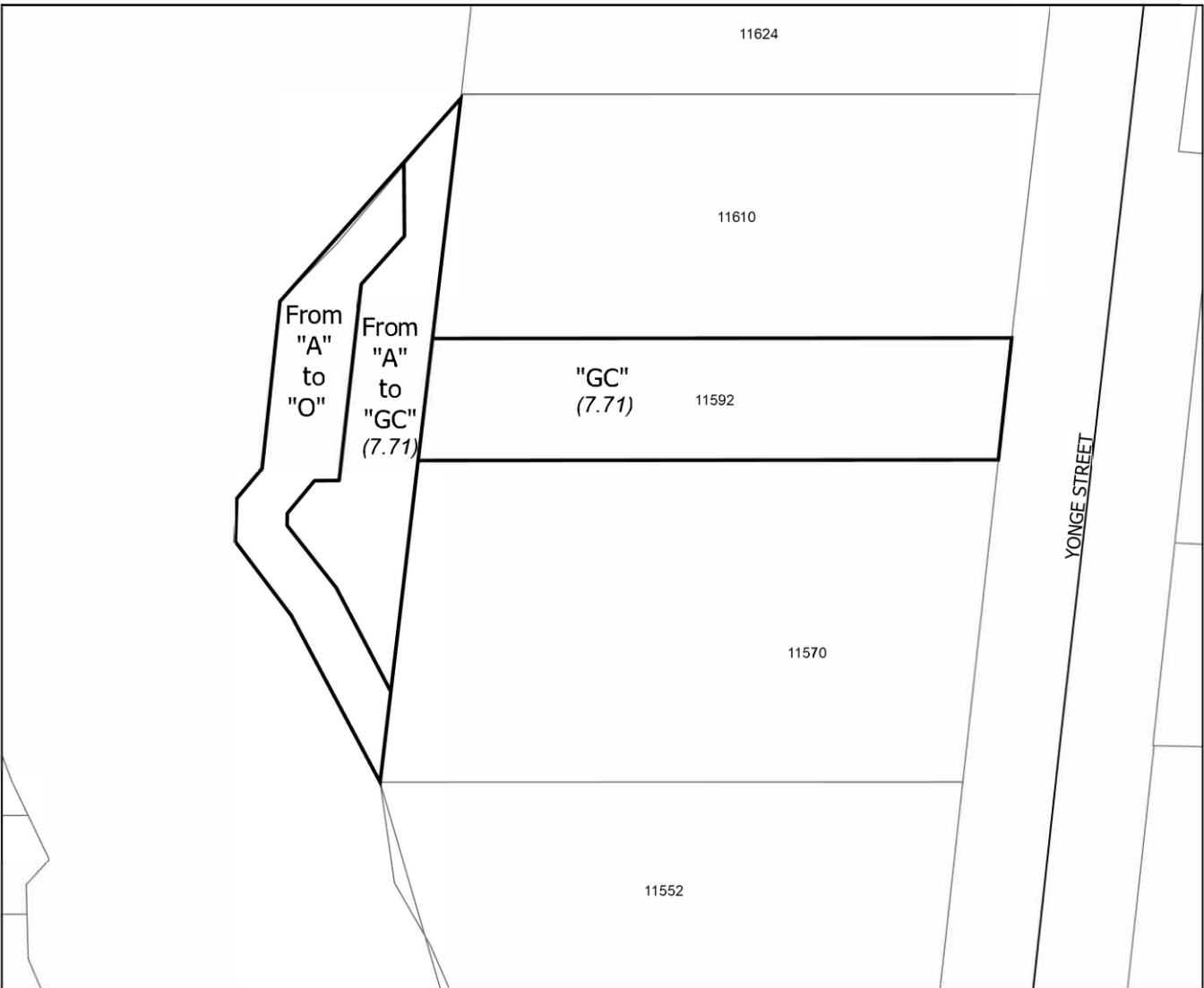
Explanatory Note to By-law 70-24

By-law 70-24 affects the lands described as Part of Lot 56, Concession 1, W.Y.S. and Block 283, Registered Plan 65M-3465 City of Richmond Hill Regional Municipality of York (Municipal Address: 11592 Yonge Street) located on the west side of Yonge Street, north of Gamble Road.

By-law 235-97, as amended, zones the easterly portion of the subject lands “General Commercial (GC) Zone”.

By-law 2523, as amended, zones the westerly portion of the subject lands “Agricultural (A) Zone”.

By-law 70-24 would have the effect of rezoning portions of the subject lands to “General Commercial (GC) Zone” and “Open Space (O) Zone” under By-law 235-97, as amended, and to apply site specific development standards to the “General Commercial (GC) Zone” to facilitate the construction of a two (2) storey motor vehicle sales establishment, and associated parking area. As the lands are located within a Major Transit Station Area, minimum parking requirements are not applicable in accordance with the *Planning Act*.



SCHEDULE " A "

TO BY-LAW NO. 70-24

This is Schedule "A" to By-Law 70-24 passed by the Council of the Corporation of the City of Richmond Hill on the 13th day of November, 2024

David West
Mayor

Stephen M.A. Huycke
City Clerk

▭ AREA SUBJECT TO THIS BYLAW

