

The Corporation of the City of Richmond Hill

By-law 154-24

A By-law to Repeal By-law 75-13, as amended, of The Corporation of the City of Richmond Hill and to Amend By-law 181-81, 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 Council Meeting of November 13, 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 That By-law 75-13, as amended, of the Corporation of the City of Richmond Hill ("By-law 75-13") is hereby repealed.
2. That By-law 181-81, as amended, of the Corporation of the City of Richmond Hill ("By-law 181-81") be and hereby is further amended as follows:
 - a) by rezoning the Lands to "Residential Office Complex (RO) Zone", under By-law 181-81 as shown on Schedule "A" of this By-law 154-24; and,
 - b) by adding the following to Section 15 - EXCEPTIONS

"15.12

Notwithstanding any inconsistent or conflicting provisions of By-law 181-81, as amended, the following special provisions shall apply to the lands zoned "Residential Office Complex (RO) Zone" and more particularly shown as "RO" on Schedule "A" to this By-law 154-24 and denoted by bracketed number (15.12):

- i) The following definitions shall apply:

BACK-TO-BACK TOWNHOUSE

Means a building or part thereof containing three (3) or more dwelling units but shall exclude an apartment dwelling or a townhouse dwelling.

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 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.

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.

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, 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.

INDEPENDENT SENIORS LIVING RESIDENCE

Means a building or structure that provides living accommodations and hospitality services to persons, including senior citizens. Units within

Independent Seniors Living Residences may contain kitchens, as well as common facilities for the preparation and consumption of food. Common lounges, recreation facilities and medical care facilities may also be provided.

LOT

Means the area outlined in heavy black line in Schedule “A” of this By-law 154-24 regardless of any subsequent conveyances for road widenings or allowances or for daylight triangles.

OUTDOOR AMENITY SPACE

Means 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.

STOREY

Means 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.

- ii) The following uses shall be permitted on the Lands:
 - (a) APARTMENT DWELLING
 - (b) INDEPENDENT SENIORS LIVING RESIDENCE
 - (c) BACK-TO-BACK TOWNHOUSE DWELLING
 - (d) COMMERCIAL USES, including, but not limited to:
 - i. CLINIC
 - ii. Financial Institution
 - iii. CONVENIENCE STORE
 - iv. EATING ESTABLISHMENT
 - v. MEDICAL OFFICE and Medical Laboratories
 - vi. PERSONAL SERVICE STORE
 - vii. RETAIL

- iii) The following provisions shall apply to the Lands:
 - (a) Minimum LOT FRONTAGE: 74 metres (1)
 - (b) Maximum HEIGHT: 22 storeys (2)
 - (c) Maximum Podium HEIGHT: 5 storeys
 - (d) Maximum GROSS FLOOR AREA: 37,000 square metres (452,084 square feet)
 - (e) Maximum FLOOR AREA RATIO: 4.33 (3)
 - (f) Minimum OUTDOOR AMENITY SPACE: 2.0 square metres (21.5 square feet) per unit
 - (g) Minimum COMMERCIAL GROSS FLOOR AREA: 773 square metres (8,320.5 square feet)
 - (h) Minimum SETBACK at FIRST STOREY to all property lines:
 - i. Minimum SETBACK from Addison Street: 3.0 metres (9.8 feet)
 - ii. Minimum SETBACK from Yonge Street: 3.0 metres (9.8 feet)

- iii. Minimum SETBACK from southerly property line: 3.0 metres (9.8 feet)
- iv. Minimum SETBACK from the northerly property line: 1.5 metres (4.9 feet)
- (i) Minimum SETBACK above the first STOREY to all property lines:
 - i. Minimum SETBACK from Addison Street: 3.0 metres (9.8 feet)
 - ii. Minimum SETBACK from Yonge Street: nil
 - iii. Minimum SETBACK from southerly property line: nil
 - iv. Minimum SETBACK from the northerly property line: 1.5 metres (4.9 feet)
- (j) Minimum SETBACK from northerly property line at the 6th STOREY and above: 12.5 metres (41.01 feet)
- (k) Minimum SETBACK to the daylighting triangles: nil
- (l) Maximum encroachment of canopies, roof overhangs, balconies, bay windows, stairs, or other architectural features into any required yard: 2.5 metres (8.2 feet)
- (m) The density provision in Schedule B1 of By-law 181-81 shall not apply.

NOTES:

- (1) The Addison Street proposed right-of-way extension along the south limit of the property shall be deemed to be the front lot line.
- (2) The maximum height shall exclude the height of any roof top mechanical penthouse and equipment up to a maximum of 6.0 metres and 1 storey.
- (3) For the purposes of calculating this zoning provision, the lot area shall be deemed to be 8,480 square metres, exclusive of any severances, partitions of lands, divisions for road allowances, conveyance(s) for parkland, road widening, or daylighting triangle purposes.

iv) Notwithstanding Section 6 – GENERAL PROVISIONS:

- (a) Minimum LANDSCAPING area: 25% (1)
- (b) Minimum LOADING SPACE dimension: 4.0 metres by 13.0 metres by 6.5 metres
- (c) Minimum LANDSCAPING strip along southerly property line: nil
- (d) Minimum LANDSCAPING strip along the westerly and easterly property lines: nil
- (e) Maximum DRIVEWAY width: 9.5 metres

NOTES:

- (1) For the purposes of calculating this zoning provision, the lot area shall be deemed to be 8,480 square metres, exclusive of any severances, partitions of lands, divisions for road allowances, conveyance(s) for parkland, road widening, or daylighting triangle purposes.”
3. All other provisions of By-law 181-81, 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

The Corporation of the City of Richmond Hill
By-law 154-24
Page 4

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.

5. Schedule "A" attached to By-law 154-24 is declared to form a part of this by-law.

Passed this 11th day of December, 2024.

David West
Mayor

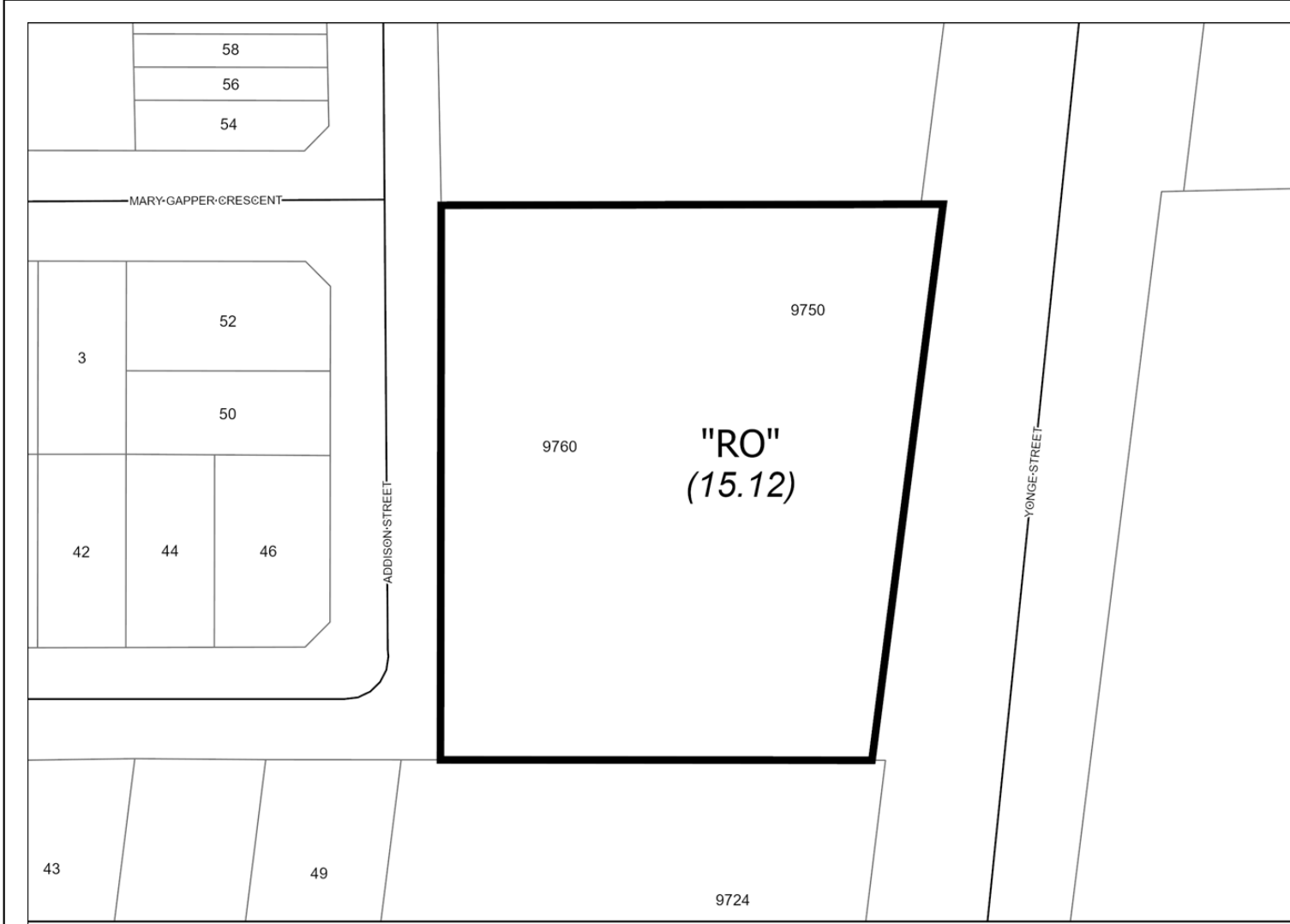
Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 154-24

By-law 154-24 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 154-24 would rezone the lands to “Residential Office Complex (RO) Zone”, with site specific development standards under By-law 181-81, as amended, to permit a high density mixed-use residential/commercial development to be comprised of two high-rise towers, 22 and 18 storeys connected by a five storey podium, two blocks of back-to-back townhouse dwellings and a new east-west public street, which will connect Yonge Street with Addison Street.



SCHEDULE "A" TO BY-LAW NO. 154-24

This is Schedule "A" to By-Law
154-24 passed by the Council
of the Corporation of the
City of Richmond Hill on the
11th day of December, 2024

David West
Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW

