

**THE CORPORATION OF THE CITY OF RICHMOND HILL**

**BY-LAW NO. \_\_\_\_\_ – 20\_\_\_\_\_**

A By-law to Amend By-law 2325-68, as amended  
The Corporation of the City of Richmond Hill

AND WHEREAS the Council of The Corporation of the City of Richmond Hill at its Meeting of \_\_\_\_\_, 20\_\_\_\_\_, 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 the lands shown on Schedule 'A' hereto, being Lot 10 and 11, Registered Plan 4342, City of Richmond Hill, Regional Municipality of York be subject to the special provisions set out in paragraph 2 below.
2. That the City of Richmond Hill By-law No. 2325-68, as amended, be hereby further amended as follows:
  - a. By adding the following to Section 25 – Exceptions:

“RM4(25.XX)

Notwithstanding any other inconsistent or conflicting provision of By-law No. 2325-68, as amended, the following special provisions shall apply to the lands zoned “Residential Multiple Family Four” and more particularly shown as “RM4” on shown on Schedule “A” to this by-law;

**1. Development Standards**

No building or structure or part thereof shall be erected or used except in accordance with the following:

Maximum Gross Floor Area	62,404.8 square metres
Maximum Floor Space Index	5.5 FSI
Maximum Number of Dwelling Units	801
Maximum Building Height	102.0 metres (including MPH)
Maximum Number of Storeys	28
Maximum Tower Floor Plate (not including balconies, terraces and	780 square metres

any supporting structure or minor architectural projections)	
Minimum Front Yard Setback	7.5 metres
Minimum Side Yard Setback (east)	7.5 metres
Minimum Side Yard Setback (west)	7.5 metres
Minimum Rear Yard Setback	7.2 metres

**NOTES:**

- (1) For the purposes of the calculation of the maximum floor space index, the lot area shall be deemed to be 11,337.62 square metres.
- (2) For the purposes of calculating the maximum floor space ratio, 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 basements, mechanical penthouses, loading areas, a parking structure above or below grade, elevator shafts, stairwells, mechanical or electrical rooms, and any space with a floor to ceiling height less than 1.5 metres.

**2. Parking Standards**

Parking spaces shall be provided in accordance with the following minimum rates per unit type:

- Studio: 0.85 spaces per dwelling unit
- 1 Bedroom: 0.90 spaces per dwelling unit
- 2 Bedroom: 1.00 spaces per dwelling unit
- 3 Bedroom: 1.25 spaces per dwelling unit
- Residential Visitor: 0.15 spaces permit dwelling unit

**3. Loading Standards**

Three loading spaces, including one Type 'B' and two Type 'G' spaces, shall be provided. The Type 'B' loading space will be provided with the minimum dimensions of 11.0 metres long, 3.7 metres wide and have an overhead clearance of 4.5 metres. The Type 'G' loading spaces will be provided with the minimum dimensions of 13 metres long, 4 metres wide and have an overhead clearance of 6.5 metres.

**4. Amenity Space**

Amenity space shall be provided at a minimum rate of 3.9 square metres per dwelling unit, of which, at least 1.9 square metres per unit shall be

provided as indoor amenity space.

3. All other provisions of By-law No. 2325-68 of the Corporation, as amended, not inconsistent with the foregoing, shall continue to apply to the Lands shown on Schedule "A" attached hereto.
4. Schedule "A" attached to By-law No. XX-24 is declared to form a part of this by-law.

**PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20XX.**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**

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**THE CORPORATION OF THE CITY OF RICHMOND HILL**

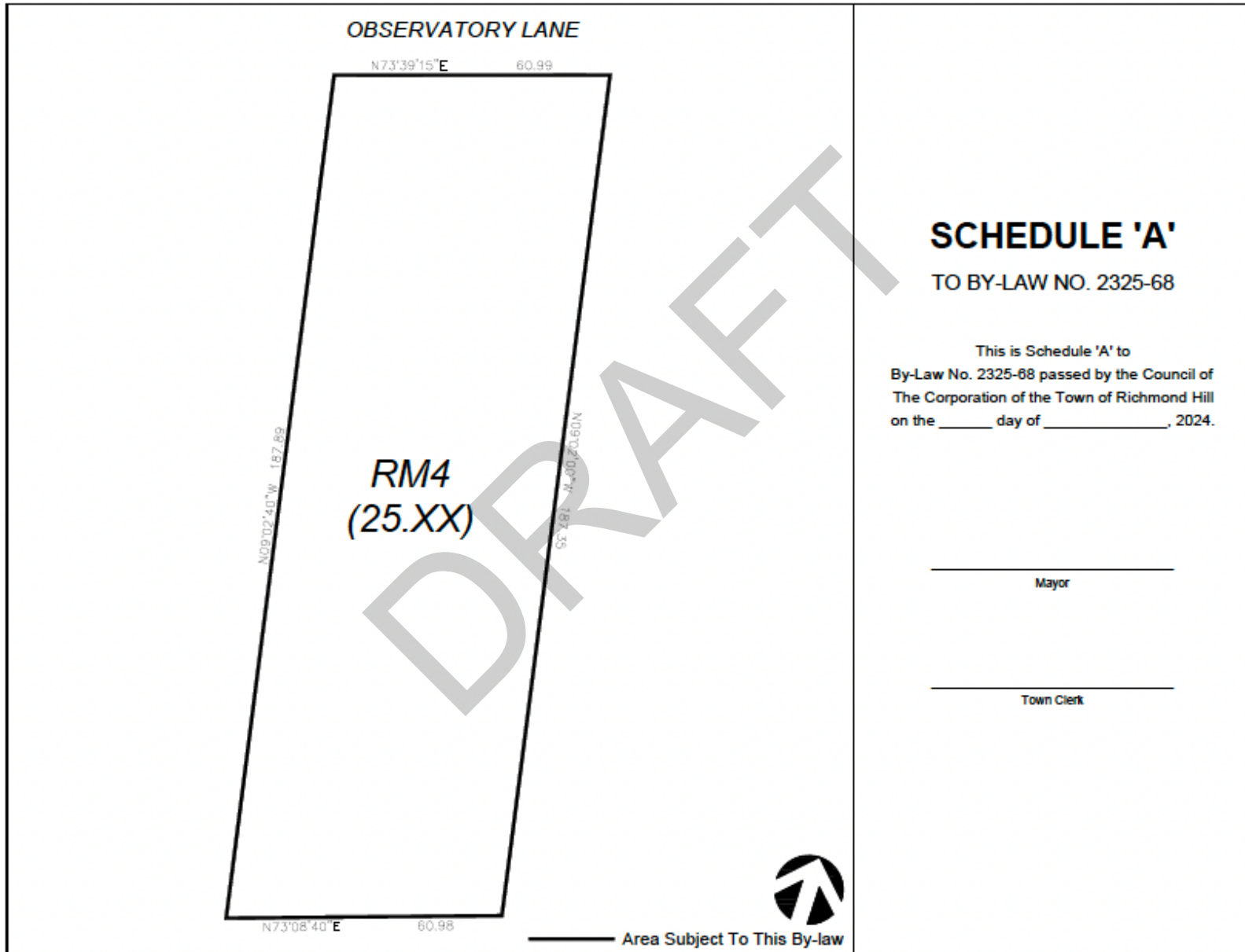
**EXPLANATORY NOTE TO BY-LAW NO. \_\_\_\_-20XX**

By-law No. XX-20XX affects lands located on the east side of Marshall Street, south of Observatory Lane, specifically described as Lot 10 and 11 on Registered Plan 4342, City of Richmond Hill, Regional Municipality of York (Municipal Address: 45 and 51 Observatory Lane).

The purpose of By-law No. XX-20XX is as follows:

- a) to permit site specific development standards for minimum lot areas, minimum yard setbacks, height, floor space ratio, parking, and loading.

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## SCHEDULE 'A'

TO BY-LAW NO. 2325-68

This is Schedule 'A' to  
By-Law No. 2325-68 passed by the Council of  
The Corporation of the Town of Richmond Hill  
on the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Town Clerk