

The Corporation of the City of Richmond Hill

By-law 43-25

A By-law to Amend By-law 2523, as amended, of
The Corporation of the former Township of Vaughan

Whereas the Council of The Corporation of the City of Richmond Hill (“the Corporation”) at its Council Meeting of May 8, 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 (“By-law 2523”), be and further amended as follows:
 - a) by rezoning the lands shown on Schedule “A” to this By-law 43-25 (“the Lands”) from “Service Station (SS) Zone” and “General Commercial One (GC1) Zone” to “Residential Multiple Ten (RM10) Zone” and “Open Space (OS) Zone” under By-law 2523;
 - b) by adding the following to **SECTION 25 – EXCEPTIONS**:

“RH211

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to those Lands zoned “Residential Multiple Ten (RM10) Zone” and more particularly shown as “RM10” on Schedule “A” to By-law 43-25 and denoted by bracketed number (RH211) (“the Lands”):

(i) **DEFINITIONS**

For the purposes of this By-law, the following definitions shall apply:

AMENITY SPACE

Means indoor and 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.

APARTMENT DWELLING

Means a **BUILDING** containing five (5) or more **DWELLING UNITS** all of which have a common external access to the **BUILDING** by means of a common corridor system and/or direct exterior access for ground floor residential units.

BASEMENT

Means a storey or storeys of a **BUILDING** located below the first **STOREY**.

BICYCLE PARKING

Means an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles.

BUILDING

Means a **STRUCTURE** occupying an area greater than 10 square metres consisting of a wall, roof and floor, or any one or more of them, or a structural system serving the function thereof, including all works, fixtures and service systems appurtenant thereto.

BUILDING HEIGHT

Means the metered height and number of storeys measured from the **ESTABLISHED GRADE** to the roof surface, excluding the **MECHANICAL PENTHOUSE**.

COMMERCIAL

Means the use of land, **BUILDINGS** or **STRUCTURES** for the purpose of buying or selling commodities and supplying of services or where entertainment is offered for gain or profit.

Notwithstanding the foregoing, commercial uses shall exclude automobile service station, gas bar convenience retail store, gas bar, motor vehicle/lubrication establishment, motor vehicle washing establishment, auto body repair shop, repair shops for internal combustion engines, motorized vehicles or similar uses and public garage.

DAY NURSERY

Means a facility licensed under the Child Care and Early Years Act or its successor.

ESTABLISHED GRADE

Means with reference to a **BUILDING** or **STRUCTURE**, the following elevation shall be utilized for calculating building height. The **ESTABLISHED GRADE** for all **BUILDINGS** and **STRUCTURES** on the **LOT** shall be 209.74 metres.

FLOOR AREA

Means the total horizontal areas of all floors in a **BUILDING**.

FLOOR SPACE INDEX (FSI)

Means the **GROSS FLOOR AREA** of all **BUILDINGS** on a **LOT** expressed as a ratio or multiple of the **LOT AREA**.

GROSS FLOOR AREA

Means the aggregate of all **FLOOR AREAS** of a **BUILDING** above **ESTABLISHED GRADE** measured between the exterior faces of the exterior walls of the **BUILDING** or **STRUCTURE** at each floor level but excluding **BASEMENT**, **MECHANICAL PENTHOUSES**, loading areas, service and/or garbage collection or recycling areas, any portion of a **PARKING STRUCTURE**, storage areas used for **BICYCLE PARKING**, shelters or lockers, elevator shaft, stairwell, mechanical or electrical rooms, mechanical electrical shafts, air shafts, garbage shafts, unenclosed balconies, terraces or the floor area of rooftop amenity space, and any space with a floor to ceiling height of less than 1.8 metres.

HIGH RISE

Means **BUILDINGS** or **STRUCTURES** with a **HEIGHT** of 9 **STOREYS** or greater.

LOADING SPACE

Means an unobstructed area of land which is provided and maintained upon the same **LOT** upon which the principal use is located and which:

- a) is provided for the temporary parking of one or more commercial motor vehicles while merchandise or materials are being loaded or unloaded from such vehicles;
- b) is suitable for the temporary parking of one commercial motor vehicle; and
- c) shall not be used for the purpose of sale or display.

MECHANICAL PENTHOUSE

Means the rooftop floor area above the livable area of a **BUILDING** that is used exclusively for the accommodation of stairwells and/or mechanical equipment necessary to physically operate the **BUILDING** such as heating, ventilation, air conditioning, electrical, telephone, plumbing, fire protection, and elevator equipment and includes walls and **STRUCTURES** intended to screen the **MECHANICAL PENTHOUSE** and equipment.

OUTDOOR STORAGE

Means any accessory storage outside of a principal or main **BUILDING** or **STRUCTURE** on a **LOT**.

PARKING STRUCTURE

Means a **BUILDING** or part thereof used for the storage or parking of motor vehicles.

PODIUM

For a **BUILDING** setback 0.9 metres from Yonge Street means the portion of a **BUILDING** below the seventh **STOREY**.

STOREY

Means the portion of a **BUILDING** between the surface of a floor and the floor, ceiling or roof immediately above, provided that any portion of a **BUILDING** partly below **ESTABLISHED GRADE** level shall not be deemed a **STOREY** unless its ceiling is at least 1.8 metres above **ESTABLISHED GRADE**, and provided that the floor to ceiling height of a **STOREY** shall not exceed 4.5 metres. Any **STOREY** with a floor to ceiling height beyond 4.5 metres shall be deemed an additional **STOREY**. **MECHANICAL PENTHOUSES** and rooftop constructions that are exempt from the **BUILDING HEIGHT** calculation shall not be considered a **STOREY**. Notwithstanding the above, the maximum **HEIGHT** of the **FIRST STOREY** shall not exceed 7.5 metres.

STRUCTURE

Means anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground. For the purposes of this By-law, a fence, retaining wall, light standard and sign shall be deemed not to be **STRUCTURES**.

TOWER

Means all storeys above the **PODIUM** in a high rise **BUILDING**.

(ii) **PERMITTED USES**

Permitted uses are limited to the following:

- (a) **APARTMENT DWELLING** (1)
- (b) **COMMERCIAL** (2)(3)
- (c) **DAY NURSERY**

NOTES:

- (1) No **DWELLING UNITS** shall be permitted to face Yonge Street on the ground floor of a **BUILDING** or **STRUCTURE**.
- (2) **COMMERCIAL** uses as permitted by this By-law 43-25, are only permitted on the ground floor of a **HIGH RISE BUILDING** that has frontage on Yonge Street.
- (3) **OUTDOOR STORAGE** of goods, materials, garbage and recycling, machinery or equipment is prohibited.

(iii) **DEVELOPMENT STANDARDS**

The following development standards shall apply
(1)(2)(3)(4)(5)(6)(7):

Minimum LOT FRONTAGE	30.0 metres
Maximum GROSS FLOOR AREA	45,500 square metres
Maximum FLOOR SPACE INDEX	4.6
Minimum FRONT YARD	0.9 metres
Minimum INTERIOR SIDE YARD (South)	9 metres
Minimum INTERIOR SIDE YARD (West)	10 metres
Minimum EXTERIOR SIDE YARD (Yongehurst Road)	14 metres
Minimum EXTERIOR SIDE YARD (May Avenue)	8.5 metres
Minimum Setback to DAYLIGHTING TRIANGLE	5.0 metres
Minimum REAR YARD	4.0 metres
Maximum BUILDING HEIGHT	28 storeys and 94 metres
Maximum PODIUM HEIGHT	6 storeys and 26.0 metres
Minimum AMENITY SPACE	2.0 square metres/ dwelling unit
Minimum Percentage of DWELLING UNITS to be 3-Bedrooms	5%

NOTES:

- (1) For the purposes of this By-law, Yonge Street shall be deemed to be the

FRONT LOT LINE.

- (2) For the purposes of calculating the maximum **FLOOR SPACE INDEX**, the lot area shall be deemed to be net site area of 9,870.2 square metres, regardless of any conveyances for roads but exclusive of parkland dedication or severances.
- (3) A **TOWER** shall be required to provide a minimum separation distance of 25.0 metres from another **TOWER** on the **LOT**.
- (4) Notwithstanding any other provision in this by-law, the **SETBACK** to below grade **PARKING STRUCTURES** and associated structures such as exit stairs, exhausts and parking ramps is 0.0 metres.
- (5) Notwithstanding the minimum **YARD** requirements, any portion of a **TOWER** above 6 storeys shall have a 9.0 metres setback to the **EXTERIOR SIDE LOT LINE** (May Avenue) and 6.0 metres to the **FRONT** and **REAR LOT LINES**.
- (6) Rooftop mechanical equipment shall be stepped back a minimum of 1.0 metres from all edges of a roof.

(iv) **PROJECTION AND ENCROACHMENT PROVISIONS**

Notwithstanding any other provisions to the contrary, the following projections and encroachments shall be permitted:

- (a) Bay windows and sills, railings, cornices, wall-mounted lighting fixtures, awnings, canopies, columns, eaves, guardrails, balustrades, privacy screens, trellises, gazebos, shade structures, screen walls, ornamental and architectural features (including parapets), landscape structures and features (including amenity roof terraces), exit stairs, mechanical equipment, mechanical screens, balconies and columns, to a maximum height and projection of 6.5 metres.
- (b) Exit staircases to a maximum height of 5.5 metres.
- (c) Parapets, mechanical penthouses, window washing equipment, elevator shafts and overruns, and other types of roof construction including screening of mechanical equipment up to a maximum **HEIGHT** of 7.0 metres shall be deemed not to be a storey and shall be excluded from the calculation of maximum **BUILDING HEIGHT**.

(v) **BICYCLE PARKING STANDARDS**

No person shall use any land, **BUILDING** or **STRUCTURE** in any zone for any purpose permitted by this By-law, unless bicycle spaces are provided on the same **LOT**, in accordance with this section.

The number of required **BICYCLE PARKING** spaces shall be calculated in accordance with the standards set out below (1)(2)(3):

Use	Minimum Rate – Bicycle Spaces
Residential Use	0.40 bicycle parking spaces/ DWELLING UNIT
Residential Visitor	5% of the required residential parking spaces
Commercial Use	0.13 bicycle parking spaces/100 square metres of COMMERCIAL GROSS FLOOR AREA
Commercial Visitor	0.15 visitor bicycle parking spaces/100 square metres of COMMERCIAL GROSS FLOOR AREA

NOTES:

- (1) All visitor **BICYCLE PARKING** spaces shall be located at **GRADE** and shall be in a covered area.
- (2) Where bicycles are to be parked on a horizontal surface, a **BICYCLE PARKING** space shall have a width of not less than 0.6 metres, a length of not less than 1.8 metres and a height of not less than 1.9 metres.
- (3) Where bicycles are to be parked in a vertical position, a **BICYCLE PARKING** space shall have a width of not less than 0.6 metres, a length of not less than 1.2 metres and a height of not less than 1.9 metres.

(vi) **LOADING SPACE STANDARDS**

Notwithstanding Section 5 of By-law 2523, as amended, the number of required loading spaces shall be provided in accordance with the standards set out below (1)(2)(3):

Use	Minimum Rate – Loading Spaces
Residential Use	1 loading space per building with minimum dimensions of 4.0 metre width, 13.0 metre length and 6.5 metre vertical clearance.

NOTES:

- (1) The required loading spaces shall be shared with **COMMERCIAL USES**.
- (2) No **LOADING SPACE** or service areas shall be permitted along Yonge Street.
- (3) Aisles and driveways leading to a loading space shall not be used for the temporary parking or storage of 1 or more motor vehicles.

(vii) **GENERAL PROVISIONS**

Notwithstanding any other provisions to the contrary, the following general provisions are required:

- (a) A minimum of 20% of the **LOT AREA** shall be used for **LANDSCAPING**.
- (b) The minimum width of a joint ingress and egress **DRIVEWAY** shall be 6.0 metres.
- (c) The minimum aisle width for a perpendicular parking space is 6.0 metres.

NOTES:

- (1) For the purposes of calculating the maximum **LANDSCAPING** area, the lot area shall be deemed to be net site area of 9,870.2 square metres, regardless of any conveyances for roads but exclusive of parkland dedication or severances.”
2. All other provisions of By-law 2523, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.
3. Schedule “A” attached to By-law 43-25 is declared to form a part of this by-law.

The Corporation of the City of Richmond Hill
By-law 43-25

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Passed this 26th day of March, 2025.

David West
Mayor

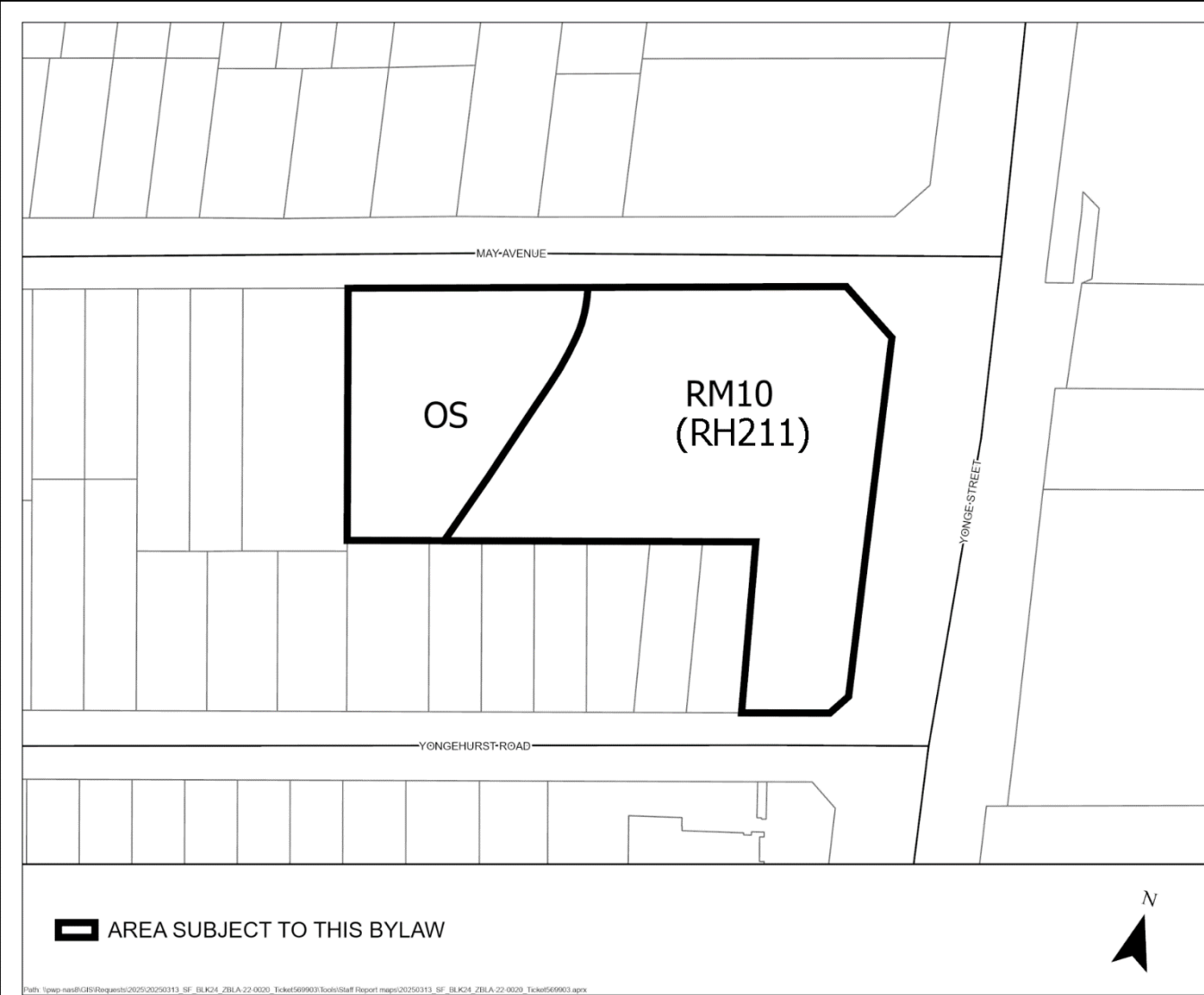
Ryan Ban
Deputy City Clerk

The Corporation of the of City Richmond Hill

Explanatory Note to By-law 43-25

By-law 43-25 affects the lands described as Part of Lots 11, 12, 13, 14 and 15, Registered Plan 1923, municipally known as 9700 Yonge Street. By-law 2523, as amended of The Corporation of the former Township of Vaughan zones the subject lands “Service Station (SS) Zone” and “General Commercial One (GC1) Zone”.

By-law 43-25 will have the effect of rezoning the subject lands to “Residential Multiple Ten (RM10) Zone” and “Open Space (OS) Zone” under By-law 2523, as amended, with site specific development standards to facilitate the development of a high density mixed-use residential/commercial development which includes 28 and 19 storey residential apartment buildings, a new public road and a new public park. 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. 43-25

This is Schedule "A" to By-Law 43-25 passed by the Council of the Corporation of the City of Richmond Hill on the 26th of March, 2025

David West
Mayor

Ryan Ban
Deputy City Clerk

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