

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. XXX-24

A By-law to Amend the City of Richmond Hill
Restricted Area By-law No 2523, as amended and
the City of Richmond Hill By-law No 190-87

WHEREAS the Council of the Corporation of the City of Richmond Hill at its Public Meeting of _____ XX, 2024, 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 City of Richmond Hill Restricted Area By-law No 2523 and the City of Richmond Hill By-law No 190-87 as amended are hereby further amended as follows:
2. That the lands shown of Schedule 'A' are legally identified as PART OF LOT 1 AND 2 REGISTERED PLAN 1642, ALL OF LOTS 1,2,3 AND 4 ON REGISTERED PLAN 3600 AND ALL OT LOTS 1 AND 4 ON REGISTRERED PLAN 3799.
 - a. By rezoning those lands shown on Schedule 'A' to By-law No. XXX-24 from "Residential Semi-Detached 2 (RD2-10.88)" to "Residential Multiple Family Two (RM2-XX-)", "Residential Multiple Family Two (RM2-10.89)" to Institutional One (I1-XX) and "Residential Single Family 6 (R6)" to "Residential Multiple Family 2 (RM2-XX)" and depicted in Schedule 'B' to By-law No XXX-24.

- b. By adding the following to Section 10 - Exceptions:

Notwithstanding any other provisions of By-law 2523 or By-law 190-87, as amended to the contrary, the following special provisions shall apply to those lands as shown on Schedule "A" to By-law No. XXX-24.

- i. "Notwithstanding the provisions Section 6, the following provisions shall apply to the Lands as depicted on Schedule 'B' to By-law XXX-24 identified as "Residential Multiple Family 2 (RM2-XX-1)"
 - a. Permitted Uses: Street Townhouse Dwelling, Block Townhouse Dwelling, Stacked Townhouse Dwelling
 - b. Minimum Lot Frontage: 4.5 metres
 - c. Minimum Lot Area: 125 square metres
 - d. Maximum Lot Coverage: 50%
 - e. Minimum Front Yard Setback: 6.0 metres
 - f. Minimum Side Yard Setback: 0.0 metres
 - g. Minimum Flankage Setback: 0.0 metres
 - h. Minimum Rear Yard Setback: 7.5 metres
 - i. Maximum Height: 12 metres
- ii. "Notwithstanding the provisions of Section 6, the following provisions shall apply to the Lands as depicted on Schedule 'B' to By-law XXX-24 identified as "Multiple Family One (RM2-XX-2)":

- a. Permitted Uses: Apartment Dwellings, commercial uses including, retail stores, restaurants, business or professional offices, medical office, service shops, financial institutions, and health centre
 - b. Minimum Lot Frontage: 129 metres
 - c. Minimum Lot Area: 5,000 square metres
 - d. Maximum Lot Coverage: n/a
 - e. Minimum Front Yard Setback: 1.8 metres
 - f. Minimum Rear Yard Setback: 1 metre
 - g. Minimum Side Yard Setback: 3 metres
 - h. Minimum Flankage Setback: 0 metres from Open Space Zone
 - i. Minimum Tower Separation: 30 metres
 - j. Maximum Height: 100 metres or 33 Storeys
- iii. "Notwithstanding the provisions of Section 6, the following provisions shall apply to the Lands as depicted on Schedule 'B' to By-law XXX-24 identified as Institutional One (I1-XX):
- a. Permitted uses: Community Centre, Day Nursery, Park, Place of Worship, Primary School, Private Hospital, Public Library, Recreational use and Secondary School.
 - b. Minimum Lot Frontage: 18 metres
 - c. Maximum Lot Area: 4,800 square metres
 - d. Minimum Front Yard Setback: 7.5 metres
 - e. Minimum Side Yard Setback: 3 metres
 - f. Minimum Rear Yard Setback: 0 metres
 - g. Maximum Height: 4 storeys
3. All other provisions of By-law No. 2523 and By-law No 190-87, as amended, inconsistent with the above shall not apply to the lands shown on Schedule "A" attached hereto.
4. Schedule "A" and "B" attached to By-law XXX-24 is declared to form a part of this By-law.

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

READ A THIRD TIME AND PASSED THIS XXTH DAY IF XXXX, 2024.

David West, Mayor

Stephen Huycke, City Clerk

THE CORPORATION OF THE CITY OF RICHMOND HILL

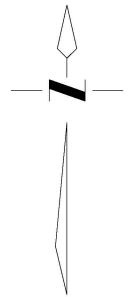
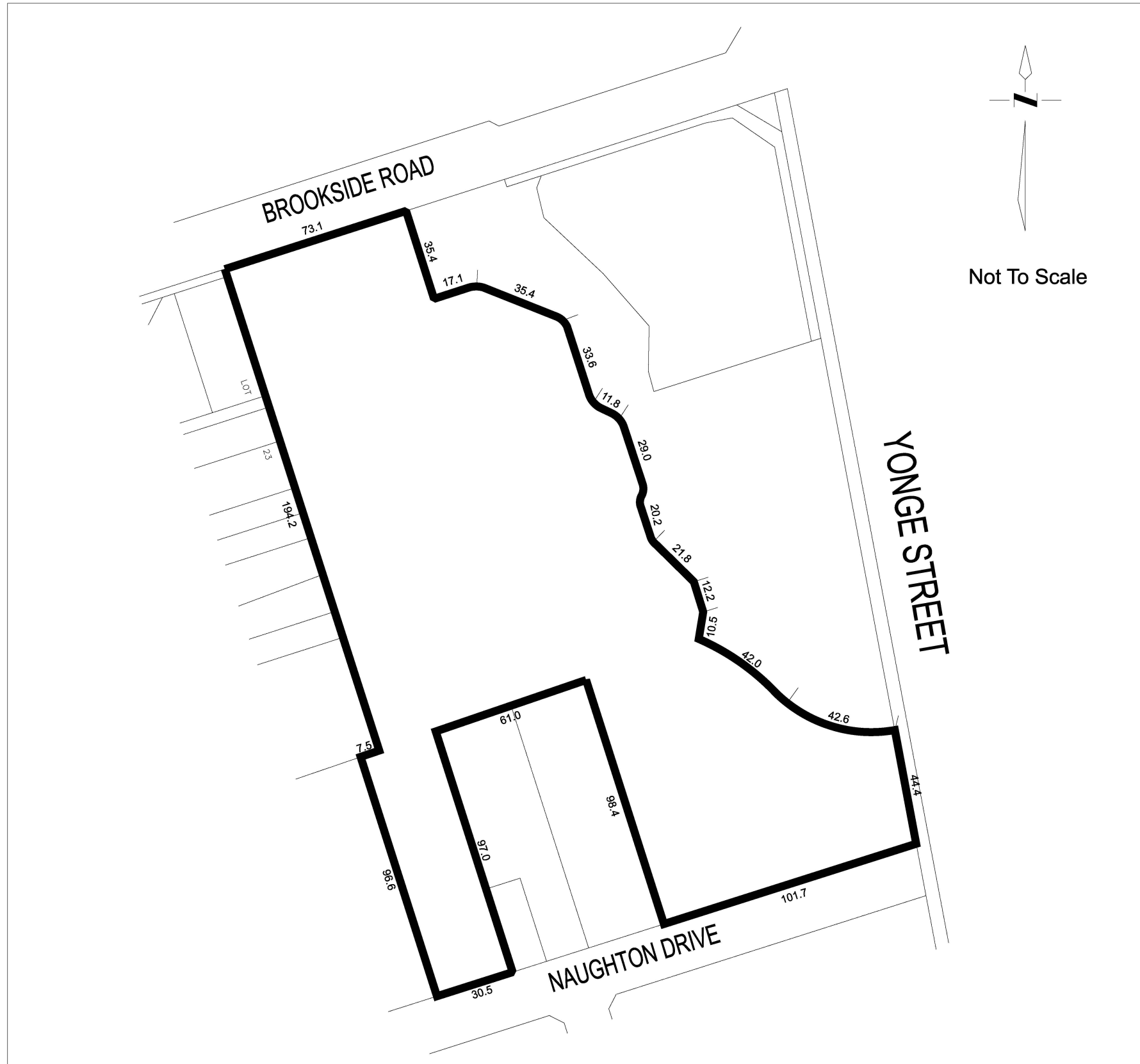
EXPLANATORY NOTE TO BY-LAW NO. XXX-24

By-law No. XXX-24 affects the lands known as PART OF LOT 1 AND 2 REGISTERED PLAN 1642, ALL OF LOTS 1,2,3 AND 4 ON REGISTERED PLAN 3600 AND ALL OT LOTS 1 AND 4 ON REGISTRERED PLAN 3790, municipally known as 59 Brookside Road, located on the west side of Yonge Street, south of Gamble Road.

By-law 2523 currently zones a portion of the lands “F - Flood”. By-law 190-87 currently zones the a portion of the lands “R6 – Single Family Six” By-law XXX-24 would amend By-law 2523 and By-law190-87 by rezoning the lands to “Single Family Three (R3-XX)” and “Multiple Family One (RM1-XX)” and “Multiple Family Two (RM2-XX)” and “Open Space (OS-XX) Zone” and “Park (P-XX) Zone” to facilitate the development of high rise residential and mixed use buildings, townhouses, stack townhouse, single detached dwellings, an open space area and public park.

By-law No. XXX-24 also sets out specific development provisions including minimum lot frontage, area, coverage, yard setbacks, and heights as they pertain to the proposed development to be constructed on the lands.

DRAFT



Not To Scale

SCHEDULE "A"

To Zoning By-law Amendment XXX -24

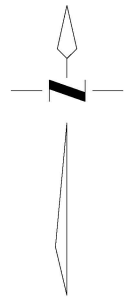
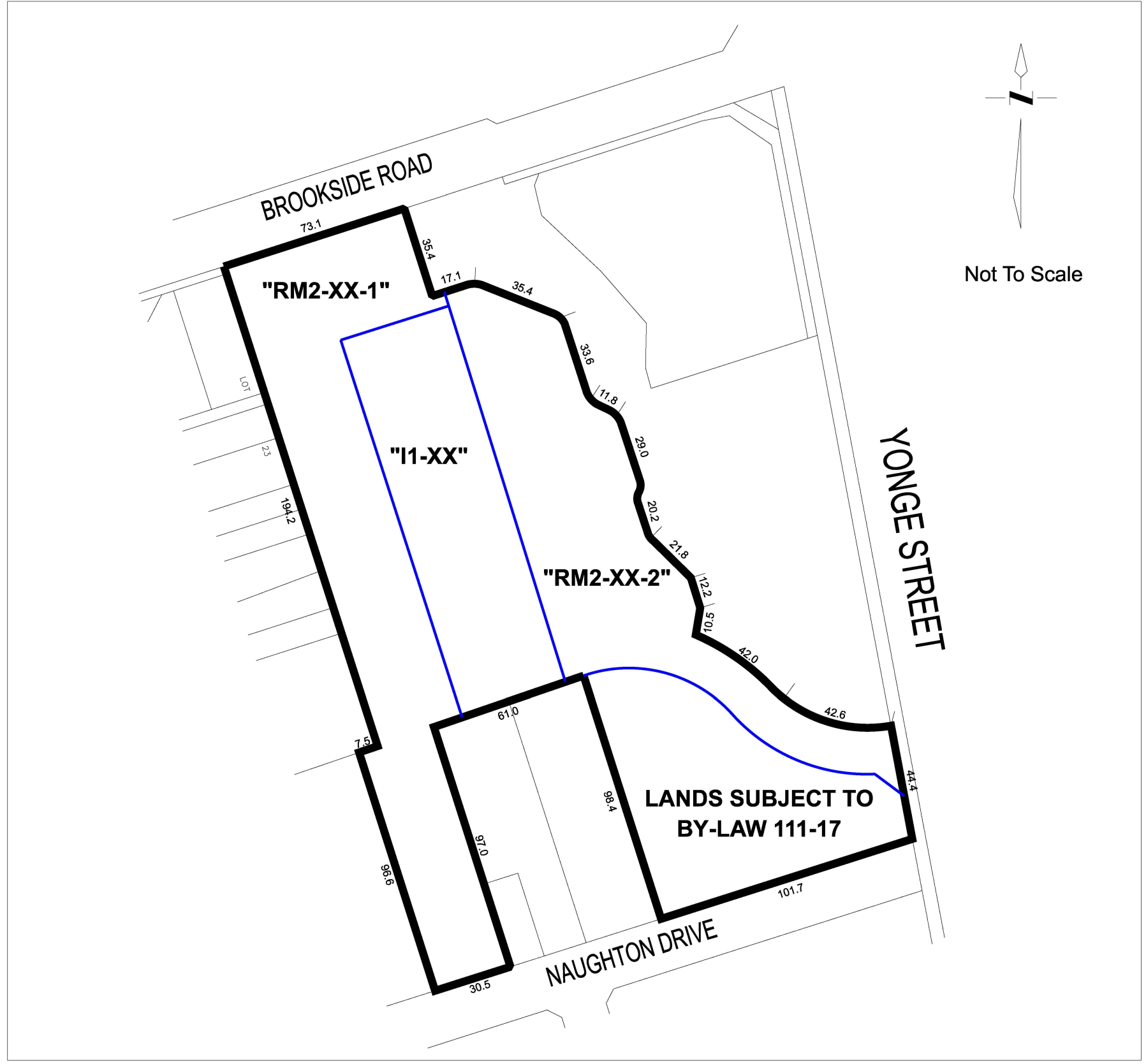
This is Schedule "A" to By-law No. XX-24
 passed by the council
 of The Corporation of the
 City of Richmond Hill on the
 ____ Day of _____, 2024.

 Mayor

 Clerk

 AREA SUBJECT TO THIS BY-LAW

LOCATION: 59 BROOKSIDE ROAD
 PART OF LOTS 1, 2 AND 23 REGISTERED PLAN 1642
 ALL OF LOTS 1, 2, 3, AND 4 REGISTERED PLAN 3600
 ALL OF LOTS 1 AND 4 REGISTERED PLAN 3799
 CITY OF RICHMOND HILL
 REGIONAL MUNICIPALITY OF YORK



Not To Scale



SCHEDULE "B"

To Zoning By-law Amendment XXX -24

This is Schedule "A" to By-law No. XX-24
 passed by the council
 of The Corporation of the
 City of Richmond Hill on the
 ____ Day of _____, 2024.

 Mayor

 Clerk

-  AREA SUBJECT TO THIS BY-LAW
-  ZONE BOUNDARIES

LOCATION: 59 BROOKSIDE ROAD
 PART OF LOTS 1, 2 AND 23 REGISTERED PLAN 1642
 ALL OF LOTS 1, 2, 3, AND 4 REGISTERED PLAN 3600
 ALL OF LOTS 1 AND 4 REGISTERED PLAN 3799
 CITY OF RICHMOND HILL
 REGIONAL MUNICIPALITY OF YORK