

The Corporation of the City of Richmond Hill

By-law _____-24

A By-law to Amend By-law 190-87, as amended,
and By-law 27-21, as amended of
The Corporation of the City of Richmond Hill

AND WHEREAS the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of ____, 2024 directed that this by-law be brought forward to Council for its consideration;

NOW THEREFORE THE COUNCIL OF THE CORPORATON OF THE CITY OF RICHMOND HILL ENACT AS FOLLOWS:

1. That By-law 27-21 of the Corporation of the City of Richmond Hill, as amended, be and is hereby further amended as follows:

By deleting the provisions of By-law 27-21 and replacing it with the following:

1. That By-law 190-87, as amended, be and is hereby further amended as follows:

- a) by rezoning the lands from "General Commercial (GC1) Zone" to "Multiple Residential Ten (RM10) Zone" and from "Flood Zone" (F) to Open Space" (OS) under By-law 190-87, as amended, as shown on Schedule "A" of this By-law __-24 (the "Lands");
- b) By adding the following to Section 10 – Exceptions

"RM10_____

Notwithstanding any inconsistent or conflicting provision of By-law 190-87, as amended, the following special provisions shall apply to the lands zoned "Multiple Residential Ten (RM10) Zone" and more particularly identified on Schedule "A" to By-law 190-87 and denoted by a bracketed number (RM _____):

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

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.

GROSS FLOOR AREA means the aggregate of the FLOOR AREAS of a BUILDING including the floor area of any BASEMENT, measured between the exterior faces of the exterior walls of the building at each floor level but excluding:

- loading areas (enclosed and/or open) and parking ramps;
- a room or enclosed area, including its enclosing walls, within the BUILDING or STRUCTURE, that is used exclusively for the accommodation of mechanical equipment, including the MECHANICAL PENTHOUSE, heating, cooling, ventilation, electrical equipment, shafts, fire prevention equipment, plumbing or elevator equipment and service;
- any space with a floor to ceiling height of less than 1.8 metres (5.91 feet);
- unenclosed balconies and terraces; and
- any openings in floor slabs such as, but not limited to, a two storey atrium or second floor of loading space.

AMENITY SPACE means indoor or 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.

ESTABLISHED GRADE means means with reference to a BUILDING, the average elevation of the finished surface of the ground where it meets the exterior of the front of such BUILDING and when used with reference to a STRUCTURE shall mean the average elevation of the finished surface of the ground immediately surrounding such STRUCTURE, exclusive in both cases of any artificial embankment or entrenchment, and when used with reference to a STREET means the elevation of the STREET established by the CORPORATION or other designated authority.

BUILDING HEIGHT means the vertical distance measured between ESTABLISHED GRADE and the highest point of the roof surface of the MECHANICAL PENTHOUSE.

LOADING SPACE means an area used for the loading or unloading of goods or commodities from a VEHICLE.

MECHANICAL PENTHOUSE means the rooftop floor area above the livable area of an apartment 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.

STOREY means the portion of the BUILDING other than the cellar which lies between the surface of a floor and the floor, ceiling or roof immediately above, provided that any portion of a STOREY exceeding 4.7 metres in HEIGHT shall be deemed an additional STOREY. A mechanical penthouse shall not be considered a storey. A mezzanine level located between the ground floor and the second storey of a building shall not be considered a STOREY, provided that the gross floor area of the mezzanine level shall not exceed 77 percent of the gross floor area of the ground floor of the building.

TOWER FLOOR PLATE means the total gross floor area of individual floors within the building located above the sixth STOREY, measured from the exterior of the main walls at each storey, excluding balconies and mechanical penthouse.

2. Permitted uses are limited to the following:
 - a) **APARTMENT DWELLING** – with no dwelling units permitted below the fourth STOREY of a BUILDING.
3. Notwithstanding the provisions of Section 5.14, LANDSCAPING immediately abutting Brookside Road is not required.
4. No BUILDING or STRUCTURE or part thereof shall be erected or used except in accordance with the following:

Minimum LOT FRONTAGE	14.5 metres
Maximum GROSS FLOOR AREA	17,050 square metres
Minimum Lot Area	2,322 square metres
Maximum FLOOR AREA RATIO	Not applicable
Maximum TOWER FLOOR PLATE	750 square metres
Maximum LOT COVERAGE	Not applicable
Minimum Front Yard SETBACK (Brookside Road) (1)(3)	7.5 metres
Minimum Side Yard SETBACK (east and west property limits) (1)(3)	0.0 metres
Minimum Rear Yard SETBACK (2)(4)	0.0 metres
Maximum HEIGHT (2)	23 STOREYS

Minimum AMENITY SPACE	4.0 square metres per DWELLING UNIT
Maximum Coverage of MECHANICAL PENTHOUSE	60% of roof surface
Maximum Number of DWELLING UNITS	207

Notes:

- (1) Notwithstanding any other provision in this by-law, the setback to parking structures is 0.0 metres (0.0 feet).
- (2) Notwithstanding the maximum building HEIGHT, the following equipment and STRUCTURES may project beyond the permitted maximum height:
 - a) equipment used for the functional operation of the building, including electrical, utility, mechanical penthouses and ventilation equipment, telecommunication equipment, satellite dishes, antennae, flag poles, enclosed stairwells, roof access, maintenance equipment storage, roof assemblies, elevator shafts and overruns, chimneys, water supply facilities, vents, and structures that enclose, screen or cover the equipment, by a maximum of 7.5 metres;
 - b) architectural features, parapets, and elements and structures associated with a green roof, by a maximum of 2.1 metres;
 - c) building maintenance units and window washing equipment, by a maximum of 5.0 metres;
 - d) planters, landscaping features, guard rails, and privacy/divider screens on a balcony, terrace, and outdoor recreation areas by a maximum of 2.1 metres;
 - e) trellises, cabanas, pergolas, patios, ornamental or architectural features, and unenclosed structures providing safety or wind protection to rooftop amenity space, by a maximum of 3.0 metres;
- (3) Notwithstanding the required building SETBACK, the following may encroach into the required minimum building SETBACKS as follows:
 - 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, landscape structures and features, exit stairs, mechanical equipment, mechanical screens and flag poles, balconies and columns, are permitted up to 0.0 metres from the applicable lot line.
- (4) Notwithstanding the foregoing, no portion of the BUILDING or STRUCTURE, either above or below grade, may encroach within the Open Space (OS) Zone.

5. Notwithstanding Regulation 5.16.1, the calculation for parking shall be as follows:

Standard Dwelling Units:

- a) Bachelor: 0.70 spaces per unit
- b) One-bedroom: 0.80 spaces per unit
- c) Two-bedroom: 0.90 spaces per unit
- d) Three-bedroom: 1.00 spaces per unit
- e) Visitor: 0.15 spaces per unit

Affordable Dwelling Units

- a) Bachelor: 0.40 spaces per unit
- b) One-bedroom: 0.50 spaces per unit
- c) Two-bedroom: 0.55 spaces per unit
- d) Three-bedroom: 0.55 spaces per unit
- e) Visitor: 0.15 spaces per unit

A minimum of 6 accessible PARKING SPACES shall be provided.

Notes:

- (1) Despite Regulation 5.16.3(a), a parking space must have the following minimum dimensions:

- a) length of 5.8 metres;
 - b) width of 2.75 metres; and
 - c) vertical clearance of 2.0 metres.
- (2) Despite Regulation 5.16.3(a), an accessible parking space must have the following minimum dimensions:
- a) length of 5.8 metres;
 - b) width of 3.7 metres; and
 - c) vertical clearance of 2.1 metres.
- (3) Notwithstanding the provisions of Section 5.16.3(i), the width of an AISLE shall be 6.0 metres.
6. One loading spaces with dimensions of 4.0 m wide, 13.0 m long and with a vertical clearance of at least 6.5 m shall be provided for the BUILDING;

Notes:

- (1) No loading or service areas shall be permitted along Brookside Road.
7. The number of required bicycle parking spaces shall be calculated in accordance with the standards set out below:

Bicycle Parking

- a) Residents: 0.78 spaces per unit
- b) Visitors: 0.03 spaces per unit

2. All other provisions of By-law 190-87, as amended, not conflicting with or inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
3. 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 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.
4. Schedule "A" attached to By-law ___-24 are declared to form part of this by-law.

PASSED THIS _____ DATE OF _____, 2024.

David West, Mayor

THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW __-24

By-law __ affects the lands described as Part Lot 3 And Part of Block A Registered Plan 1642 Town of Richmond Hill, Regional Municipality of York, municipally known as 24 Brookside Road. By-law No. 190-87, as amended, of The Corporation of the City of Richmond Hill zones the lands "General Commercial One (GC1) Zone". By-law No. __-24 will have the effect of rezoning the subject lands to a new site specific zone category "Multiple Residential Ten (RM10__) Zone" with site specific provisions to permit a high density residential development comprised of one building of 23 storeys on the lands shown on Schedule "A". In addition, the westerly portion of the lands are zoned Flood (F) and "Open Space" (OS).

DRAFT




Not to Scale



SCHEDULE "A"

To Zoning By-law Amendment ____-24

This is Schedule "A" to By-law _____ adopted
By City Council on the _____ Day of 202_

-  AREA SUBJECT TO THIS BY-LAW
-  AREA OF ROAD WIDENING

LOCATION: 24 BROOKSIDE ROAD
PART OF LOT 3 AND PART OF BLOCK A
REGISTERED PLAN 1642
TOWN OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK