

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW ____ - 2024

A By-law to Amend By-law No. 54-15 as amended of
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 _____, 2024 directed that this by-law be brought forward to Council for consideration;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF RICHMOND HILL ENACTS AS FOLLOWS:

1. That By-law 54 – 15 of The Corporation of the City of Richmond Hill, as amended, be and is hereby further amended by removing those lands shown on Schedule “A” to this By-law No. ____ -2024 and any provision of By-law No. 54-15 of the Corporation of the City of Richmond Hill, as amended, that previously applied to the lands shown on Schedule “A” to this By-law No. _____ - 2024 shall no longer apply,
2. That By-law 54-15, as amended, of the Corporation of the City of Richmond Hill, be and is further amended as follows:
 - a. By rezoning the lands legally known as Part of Lot 2 Concession 2 and municipally known as 12460 Leslie Street, shown on Schedule “A”, attached hereto from “Neighbourhood Commercial (NC)” to “Residential Mixed Use (RMx)” zone to permit two (2) mid-rise mixed use buildings; and
 - b. By applying the following provisions to the Residential Mixed Use (RMx) zone:
 1. By permitting the following residential uses
 - a. Apartment Dwellings
 - b. Retirement Residence
 2. By permitting the following non-residential uses
 - a. Commercial
 - b. Day Nursery
 - c. Public Authority
 - d. Place of Worship
 - e. Private Utility
 - f. Primary School

- g. Private School
 - h. Retail
 - i. Office
 - j. Restaurant
 - k. Sales Office
- 3. By providing a 2.03 FSI
- 4. By applying the following setbacks
 - a. Minimum Lot frontage
 - i. 30 metres
 - b. Minimum Required Front Yard
 - i. 3.0 metres
 - c. Minimum Required Side Yard
 - i. 0 metres
 - d. Minimum Required Flankage Yard
 - i. 3.0 metres
 - e. Minimum Required Rear Yard
 - i. 0 metres
 - f. Minimum Floor Space Index
 - i. 1.5
 - g. Minimum Building Height
 - i. Two (2) storeys
 - h. Maximum Building Height
 - i. Five (5) storeys
- 5. By providing amenity space to a mid-rise and high-rise apartment dwelling with 20 or more dwelling units with a minimum ratio of 1.5m² per unit
- 6. By permitting the following projections over the maximum height or any minimum required yards
 - a. Window bays
 - i. 1.8 metre over a maximum width of 3.0 metres
 - b. Roof overhangs

- i. 1.0 metres
 - c. Canopy or Portico
 - i. One half (1/2) the setback of the building from the street line
 - d. Exterior Steps and landings
 - i. 2.5 metres
- 7. By providing bicycle parking spaces as follows
 - a. Minimum 0.6 parking spaces per dwelling unit
- 8. By providing vehicle parking standards as follows
 - a. Residential
 - i. Minimum 1 parking space per unit
 - b. Non-residential
 - i. Parking spaces are to be shared between non-residential and residential visitor parking spaces
 - c. Small car parking spaces may be permitted
- 9. For the purposes of this by-law 'Retirement Residence' shall be a Residential Use
- 10. Notwithstanding Section 6 *Definitions* the following definitions shall be added
 - a. Dwelling, Apartment shall mean 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. An apartment dwelling may take the form of a high rise, mid-rise or low rise building.
 - b. Mid Rise shall mean buildings or structures with heights ranging between 5 storeys and 8 storeys
- 3. All other provisions of By-law 54-15 as amended, not conflicting with or 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 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.
- 5. Schedule(s) attached to By-law XX – 2024 is declared to form a part of this by-law.

August, 2024

PASSED THIS _____ DAY OF _____, 2024.

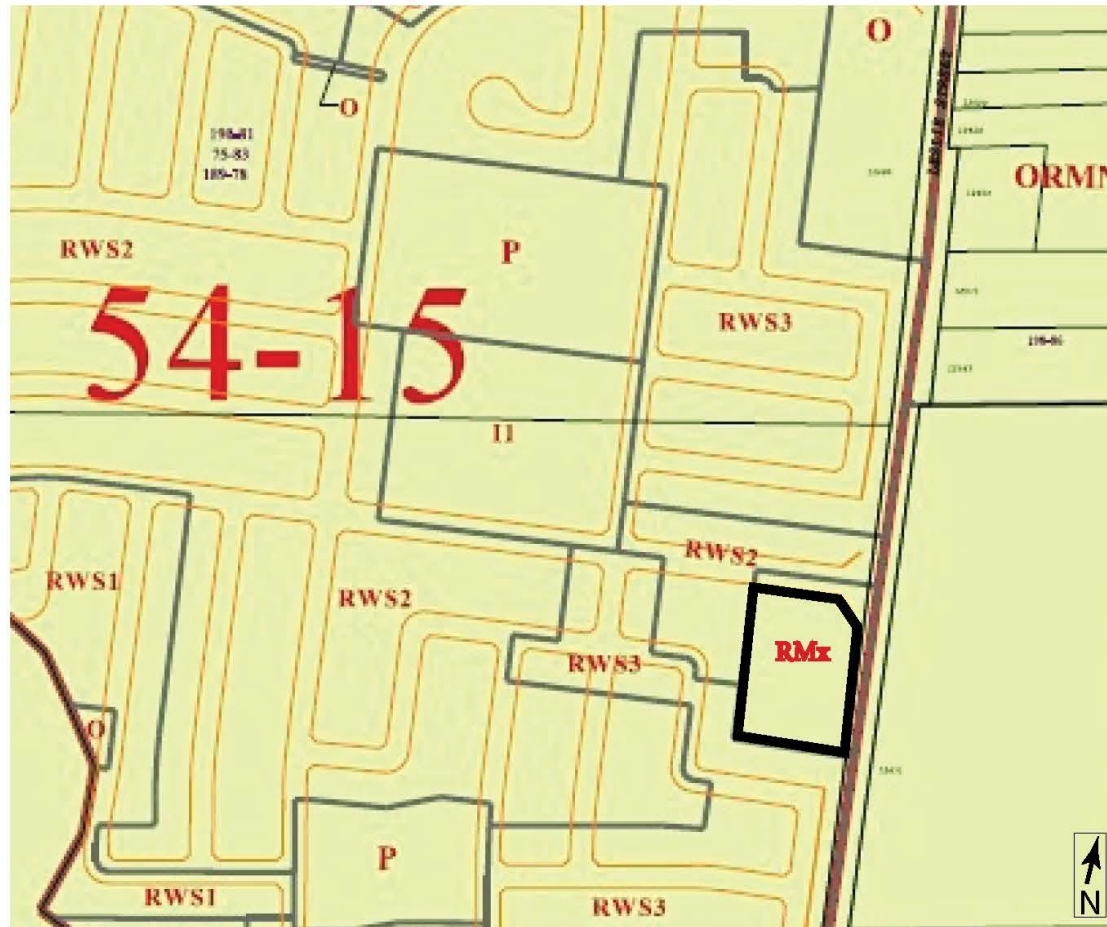
Mayor

City Clerk

August, 2024

Schedule "A" to

City Files Number:
L09-2E02



Schedule "A" TO BY_LAW NO.XX24

This is Schedule "A" By-Law
XX-24 passed by the Council
of the Corporation of the
City of Richmond Hill on the
____ day of ____, 2024

MAYOR

CITY CLERK

 AREA SUBJECT TO THIS BY_LAW