

THE CORPORATION OF THE CITY OF RICHMOND HILL
BY-LAW NO. ____ - 25

SRPBS.25.056
APPENDIX "C"

A By-law to Amend By-laws No. 366-86, 986, and 313-96
of the Corporation of the City of Richmond Hill

Whereas the Council of the Corporation of the City of Richmond Hill has directed
that this By-law be brought forward for its consideration:

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

1. That By-law No. 366-86 of the City of Richmond Hill and By-law No. 986 of the Township of King, as amended, be herewith further amended by removing the lands shown on Schedule '1' to By-law No. ____-25 (the "Lands") from the boundary of said By-laws;
2. That By-law 313-96, as amended, is hereby further amended to expand the boundary of said By-law to include the lands and to change the zone classification of the lands to Yonge Street Commercial Exception (YSC -XX) Zone;
3. Notwithstanding any other provisions of By-law No. 313-96, as amended, to the contrary, on those lands zoned 'YSC-XX' and shown on Schedule '1' and '2' to By-law No. ____-25 and denoted by the bracketed number (XX), the following shall apply:
 - a. Further to the uses shown as permitted in Table B1 to By-law 313-96, the only uses permitted on the area shown in cross-hatch on Schedule '2', attached hereto shall be :
 - i. Single Detached Dwelling;
 - ii. Block Townhouse Dwelling;
 - b. Maximum number of Single Detached dwelling units: 1
 - c. Maximum number of Block Townhouse dwelling units: 12
 - d. Maximum number of Apartment dwelling units: 272
 - e. Minimum Lot Area: 8,800 square metres
 - f. Minimum Lot Frontage onto Yonge Street: 77.0 metres
 - g. Setbacks shall be in accordance with the minimum setbacks as shown on Schedule '2' attached hereto;
 - h. Maximum Lot Coverage: 50%
 - i. Maximum Building Height shall be in accordance with the maximum height as shown on Schedule '2' attached hereto;
 - j. Minimum number of parking spaces shall be calculated in accordance with the standards set out below:

Apartment Dwelling
1-Bedroom: 0.8 parking space per dwelling unit

2-Bedroom: 0.95 parking spaces per dwelling unit
3-Bedroom or more: 0.95 parking spaces per dwelling unit
Townhouse Dwelling: 1.00 parking spaces per dwelling unit
Single Detached Dwelling: 1.00 parking spaces per dwelling unit
Fitness (Recreation) Centre: 3.50 spaces per 100 m²
Visitor: 0.15 parking spaces per dwelling unit

- k. Maximum Gross Floor Area: 24,600 square metres; and,
 - l. The minimum landscaping strip as required by Section 5.7 shall not apply.
 - m. The mechanical penthouse shall not be included in the calculation of building height, shall not have a maximum coverage of the roof area and any area of the mechanical penthouse which is not habitable floor space shall not be considered as gross floor area.
4. All other provisions of By-law No. 313-96 as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule '1' and '2' attached hereto.
5. Schedule '1' and '2' attached to By-law No. ____ - 25 are declared to form part of this By-law.

PASSED THIS _____ THE DAY OF _____, 2025.

David West
Mayor

Stephen M.A. Huycke
City Clerk

THE CORPORATION OF THE CITY OF RICHMOND HILL
BY-LAW NO. ____ - 25

By-law No. ____ - 25 affects lands legally described as Part of Lot 69 Concession 1, municipally known as 13564 and 13580 Yonge Street, and 40 Coon's Road in the City of Richmond Hill of the Regional Municipality of York.

By-law No. ____ - 25 removes the subject lands from By-law 366-86 and from By-law 986, and adds the lands into By-law 313-96. Further, this By-law zones the land to Yonge Street Commercial Exception (YSC-xx) Zone in accordance with By-law 313-96, as amended, to permit the development of the property with 272-unit residential apartment building with a maximum height of eight storeys, 12 condominium based townhouse units and one single detached dwelling. The by-law provides setbacks which restrict and locate the townhouse and single detached dwellings to the westerly portion of the property and orients the eight storey apartment building to the corner of Coon's Road and Yonge Street.

Schedule "1"

To By-law No. 25

This is Schedule "1" to By-Law No. 25
passed by the Council of the Corporation of
The City of Richmond Hill, on the
day of , 2025

Mayor

Clerk

COONS ROAD

110.8

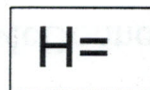
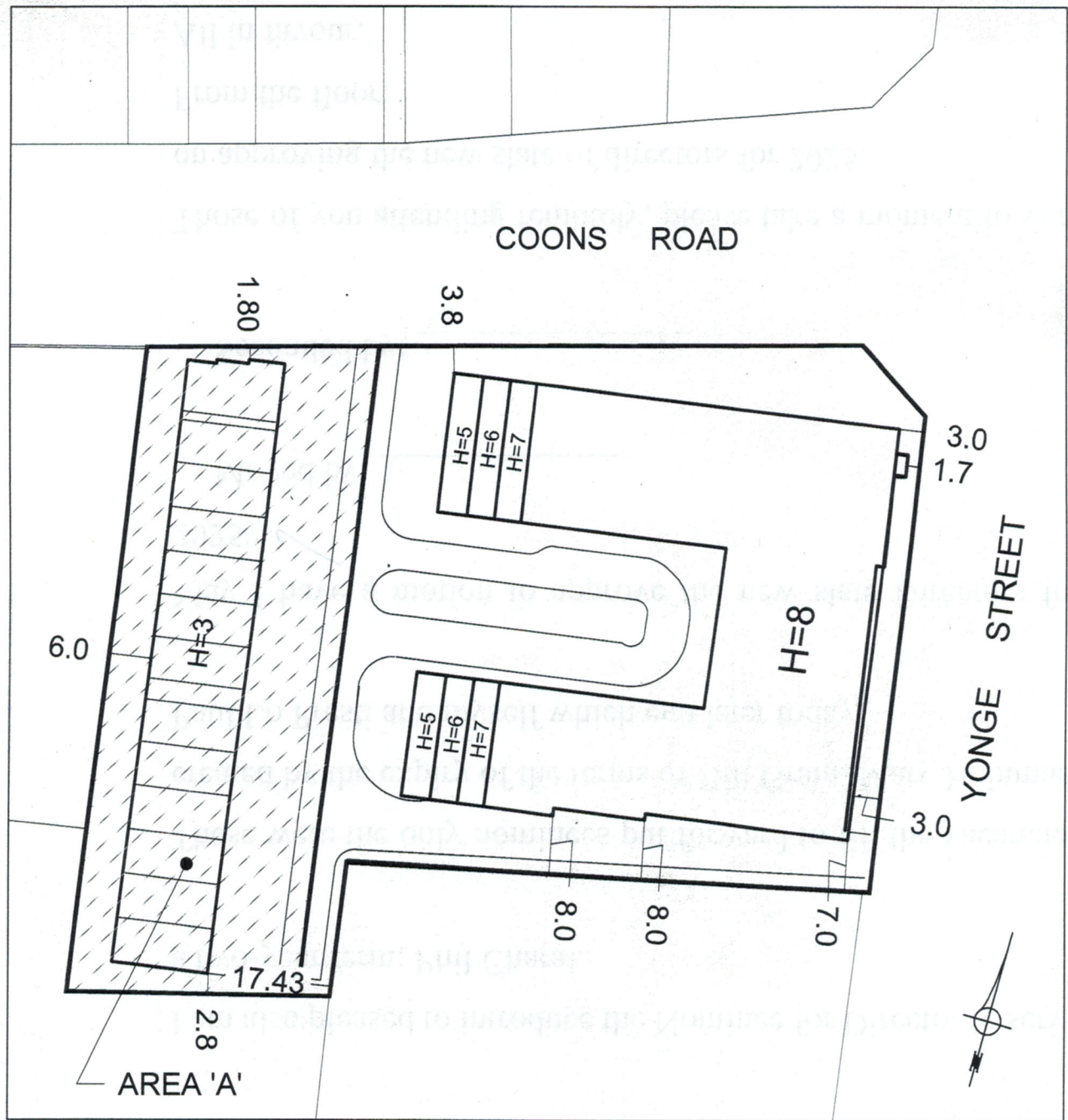
From
"GC2" in By-law 366-86
To
"YSC-XX" in By-law 313.96

77.32

YONGE STREET

Area Subject to this By-Law





MAXIMUM BUILDING
HEIGHT IN STOREYS

Schedule "2"

To By-law No. 25

This is Schedule "1" to By-Law No. 25
passed by the Council of the Corporation of
The City of Richmond Hill, on the
____ day of _____, 2025

Mayor

Clerk