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September 19, 2025

VIA EMAIL (to clerks@richmondhill.ca and zoning@richmondhill.ca)

Mr. Salvatore Aiello – Manager of Development Zoning
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Dear Mr. Aiello:

**RE: New Comprehensive Zoning By-law for the City of Richmond Hill
City of Richmond Hill File Nos. MZBA-23-0001 and MZBA-25001
Comments on behalf of 9218 Yonge Street Inc.**

We are the lawyers for 9218 Yonge Street Inc., the owner of the lands municipally known as 9218 Yonge Street in the City of Richmond Hill (“**9218 Yonge**”). On behalf of 9218 Yonge, we are writing to comment on the new Comprehensive Zoning By-law (the “**New CZBL**”) that will be considered by City Council on Wednesday September 24, 2025.

9218 Yonge was the subject of site-specific applications for an Official Plan Amendment and a Zoning By-law Amendment that were appealed to the Ontario Land Tribunal and proceeded to a settlement hearing on May 7, 2024 (Tribunal Lead Case No. 22-003667). The Tribunal issued a final Order approving the site-specific Official Plan Amendment on May 28, 2024 and a final Order approving the site-specific Zoning By-law Amendment on August 22, 2025. A copy of the site-specific Zoning By-law Amendment is attached as Schedule A.

We are writing to ensure that the New CZBL does not conflict with or otherwise frustrate the site-specific approvals and permissions that apply to 9218 Yonge. To the extent that the New CZBL fails to account for the site-specific approvals, we submit that the New CZBL does not have regard to matters of provincial interest as set out in Section 2 of the *Planning Act*, is not consistent with the Provincial Planning Statement 2024, does not conform with the York Region Official Plan nor the Richmond Hill Official Plan, and does not constitute good planning.

Please provide us with written notice of City Council’s consideration of the New CZBL, as well as notice of any other reports, studies, public meetings, consultations, and committee or Council meetings in this matter. Our contact information is provided herein.

Yours truly,

Overland LLP



Per: Michael Cara

Schedule "A"

Ontario Land Tribunal Decision for 9218 Yonge Street (dated August 22, 2025)

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: August 22, 2025

CASE NO.: OLT-22-003667

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: 9218 Yonge Street Inc.
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment
Description: To permit a high-density mixed-use development comprised of two (2) towers with heights at 36-storeys and 42-storeys connected by a 6-storey podium consisting of 796 residential units and ground floor commercial uses
Reference Number: D01-21010
Property Address: 9218 Yonge Street
Municipality/UT: City of Richmond Hill/ Regional Municipality of York
OLT Case No.: OLT-22-003667
OLT Lead Case No.: OLT-22-003667
OLT Case Name: 9218 Yonge Street Inc. v. Richmond Hill (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant: 9218 Yonge Street Inc.
Subject: Application to amend the Zoning By-law – Neglect to make a decision
Description: To permit a high-density mixed-use development comprised of two (2) towers with heights at 36-storeys and 42-storeys connected by a 6-storey podium consisting of 796 residential units and ground floor commercial uses
Reference Number: D02-21020
Property Address: 9218 Yonge Street
Municipality/UT: City of Richmond Hill/ Regional Municipality of York
OLT Case No.: OLT-22-003668
OLT Lead Case No.: OLT-22-003667

B EFORE:

D. CHIPMAN) Friday, the 22nd day of
 MEMBER)
) August, 2025

THIS MATTER having come for a public hearing and the Tribunal in its Decision and Interim Order issued on May 28, 2024 having withheld its Final Order in relation to the Zoning By-law Amendment contingent upon receipt of confirmation from the City of Richmond Hill Solicitor that the Draft Zoning By-law Amendment has been finalized to the satisfaction of the City of Richmond Hill's Commissioner of Planning and Building Services;

THE TRIBUNAL ORDERS that the appeal with respect to the Zoning By-law Amendment is allowed and By-law No. 2523, as amended, is hereby amended as set out in Attachment "1" to this Order. The Tribunal authorizes the municipal clerk of the City of Richmond Hill to assign a number to this by-law for record keeping purposes.

"Matthew D.J. Bryan"

MATTHEW D.J. BRYAN
 REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Attachment "1"

The Corporation of the City of Richmond Hill**By-law 14-25**

A By-law to Amend By-law 2523, as amended of

The Corporation of the former Township of Vaughan

Now Therefore the Ontario Land Tribunal approves as follows:

1. That By-law 94-17, as amended, of the Corporation of the City of Richmond Hill ("By-law 94-17") be hereby repealed;
2. That By-law 2523, as amended, of The Corporation of the former Township of Vaughan ("By-law 2523"), be and hereby is further amended as follows:
 - a) by rezoning the lands shown on Schedule "A" to this By-law 14-25 (the "Lands") from "General Commercial One (GC1) Zone" to "Key Development Area One (KDA1) Zone" under By-law 2523; and,
 - b) by adding the following to Section 25 – EXCEPTIONS:

"RH203

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the Lands zoned "Key Development Area One (KDA1) Zone" and more particularly shown as "KDA1" on Schedule "A" to By-law 14-25 and denoted by a bracketed number (RH203) (the "Lands"):

c) **DEFINITIONS**a) **AMENITY SPACE**

Means 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.

b) **BICYCLE MAINTENANCE FACILITY**

Means an area for bicycle repairs and maintenance which may include work space, a repair stand, tools, and an air pump for inflating bicycle tires.

c) **BASE BUILDING**

Means the portion of a **BUILDING** up to a maximum of six **STOREYS**.

d) **DAY NURSERY**

Means a day nursery facility licensed under the *Child Care and Early Years Act* or its successor

e) **DRY CLEANING DEPOT**

Shall mean a **BUILDING** or **STRUCTURE** or part thereof used for the purpose of receiving articles or goods of fabric to be subjected to the process of dry cleaning, dry dyeing or cleaning at another location and for the pressing and distribution of any such articles or goods which have been subjected to any such process.

f) **DWELLING, APARTMENT**

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.

g) **FINANCIAL INSTITUTION**

Means a bank, credit union, trust company, savings **OFFICE** or retail banking operation which is open to the general public, but not including an investment **OFFICE**.

h) **FLOOR AREA**

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

i) **FLOOR AREA, GROSS**

Means the aggregate of the **FLOOR AREAS** of a **BUILDING**, measured between the exterior faces of the exterior walls of the **BUILDING** at each floor level but excluding basement, **MECHANICAL PENTHOUSES**, loading areas, a parking structure, elevator shaft, stairwell, mechanical or electrical rooms, and any space with a floor to ceiling height of less than 1.8 metres.

j) **FLOOR SPACE INDEX (FSI)**

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

k) **GRADE**

Means the level of the ground adjacent to the outside wall of a **BUILDING** or **STRUCTURE**.

l) **GRADE, ESTABLISHED**

Means with reference to a **BUILDING** or **STRUCTURE**, 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** other than a **BUILDING**, shall mean the average elevation of the finished **GRADE** of the ground immediately surrounding such **STRUCTURE**, exclusive in both cases of any artificial embankment or trenchment and when used with reference to a street or road means the elevation of the street or road established by the Corporation or other designated authority.

m) **HEIGHT, BUILDING**

Means with reference to a **BUILDING** or **STRUCTURE**, the vertical distance measured from the **ESTABLISHED GRADE** of such **BUILDING** or **STRUCTURE** to the highest point of the roof surface or in case of a **STRUCTURE** with no roof, the highest point of the said **STRUCTURE**.

Flagpoles and roof constructions which are less than 5.5 metres in height and do not occupy more than 30% of the area of the roof upon which they are located shall not be included in the calculation of maximum **BUILDING HEIGHT**.

n) **HIGH RISE**

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

o) **LANDSCAPING**

Means any combination of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property and shall not include **AMENITY SPACE**, **PARKING SPACES**, **DRIVEWAYS** or ramps.

p) **LOADING SPACE**

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

- i. 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;
- ii. is suitable for the temporary parking of one commercial motor vehicle; and
- iii. shall not be used for the purpose of sale or display.

q) **LOT LINE**

Means a line delineating any boundary of a **LOT**.

r) **OFFICE**

Means a **BUILDING** or part of a **BUILDING** used for conducting the affairs of business, professions, services, industries, governments, or like activities, in which the chief product of labour is the processing of information rather than the production and distribution of goods.

s) **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.

t) **PERSONAL SERVICE SHOP**

Means a **BUILDING** or part of a **BUILDING** in which services involving the care of persons or their apparel are performed. Without limiting the generality of the foregoing, **PERSONAL SERVICE SHOP** includes a barber shop, a hair dressing shop, a manicure shop, a shoe repair, a **DRY CLEANING DEPOT** and similar service establishments.

u) **RESTAURANT**

Means a **BUILDING** or **STRUCTURE** or part thereof whose principal business is the preparation and serving of food and refreshments to the public for consumption within the **BUILDING** or **STRUCTURE**, but does not include a drive-in **RESTAURANT**, **TAKE-OUT RESTAURANT** or **FAST FOOD RESTAURANT**.

v) **RESTAURANT, FAST FOOD**

Means a **BUILDING** or **STRUCTURE** or part thereof whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready to consume state for consumption either within or outside the **BUILDING**.

w) **RESTAURANT, TAKE-OUT**

Means a **BUILDING** or **STRUCTURE** or part thereof, designed and used for the sale of food or refreshments to the public and from which food or refreshment is made available to the customer from within the **BUILDING**; in addition no provision is made for consumption of the food or refreshment by the customer while in his car, within the **BUILDING** or elsewhere on the site.

x) **RETAIL**

Means a use conducted in a **BUILDING** or **STRUCTURE** or part thereof in which goods, merchandise, substances or items are displayed, rented or sold directly to the general public.

y) **STOREY**

Means that 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 **GRADE** level shall not be deemed a **STOREY** unless its ceiling is at least 1.8 metres above **ESTABLISHED GRADE**.

z) **TOWER FLOOR PLATE**

Means the **GROSS FLOOR AREA** of an individual floor above the sixth **STOREY** of a **BUILDING**.

aa) **VETERINARY CLINIC**

Means the premises of a veterinary surgeon, where animals, birds, or other livestock are treated but not boarded overnight.

bb) **WORK SHARE SPACE**

Means an indoor space within a **BUILDING** on a **LOT** that is communal and available for use by the occupants of the **BUILDING** exclusively for work and office use.

d) **PERMITTED USES**

No **BUILDING** or **STRUCTURE** or part thereof shall be erected or used except for one or more of the following uses:

a) **Residential Use:**

i. **DWELLING, APARTMENT;**

b) **Non-Residential Uses:**

i. **FINANCIAL INSTITUTION;**

ii. **OFFICE;**

iii. **OFFICE, MEDICAL/CLINIC;**

iv. **RETAIL;**

v. **VETERINARY CLINIC;**

vi. **PERSONAL SERVICE SHOP;**

vii. **RESTAURANT;**

viii. **RESTAURANT, FAST FOOD;**

ix. **RESTAURANT, TAKE-OUT;**

x. **DAY NURSERY**

NOTES:

- (1) One or more of the permitted uses outlined in subsection b) is permitted in a **BUILDING** that is a **HIGH RISE BUILDING**.
- (2) Outdoor storage of goods, materials, garbage and recycling, machinery or equipment is prohibited.
- (3) **DWELLING UNITS** shall not be permitted to front onto Yonge Street or Carrville Road on the first **STOREY** of a **BUILDING**.
- (4) Non-residential uses, as permitted by this By-law 14-25, shall only be permitted within the first six **STOREYS** of a **BUILDING**.

e) **DEVELOPMENT STANDARDS**

- a) The following development standards shall apply to the Lands:

Minimum LOT FRONTAGE	30 metres (98.43 feet)
Minimum LOT AREA	N/A
Maximum GROSS FLOOR AREA	61,650 square metres (663,595.08 square feet)
Maximum FLOOR SPACE INDEX (FSI)	8.35
Minimum FLOOR SPACE INDEX (FSI)	2.5
Minimum FRONT YARD	3.0 metres (9.84 feet)
Minimum SIDE YARD	12.5 metres (41.01 feet)
Minimum EXTERIOR SIDE YARD	3.0 metres (9.84 feet)
Minimum REAR YARD	12.5 metres (41.01 feet)
Maximum BUILDING HEIGHT	42 STOREYS or 134.0 metres (439.63 feet), whichever is the lesser, excluding the MECHANICAL PENTHOUSE Maximum BUILDING HEIGHT shall be distributed on the subject lands as set out in Schedule "B".
Minimum BUILDING HEIGHT	3 STOREYS
Maximum BASE BUILDING HEIGHT	21.5 metres (70.54 feet)
Maximum TOWER FLOOR PLATE	750 square metres (8,072.93 square feet)
Minimum GROSS FLOOR AREA for non-residential uses	781 square metres (8,395.85 square feet)
Minimum AMENITY SPACE	2.0 square metres (21.53 square feet) per DWELLING UNIT
Minimum WORK SHARE SPACE	100 square metres (1076.39 square feet)

NOTES:

- (1) The Lands shown on Schedule "A" shall be deemed to be a **LOT**.
- (2) For the purposes of this By-law, Yonge Street shall be deemed to be the **FRONT LOT LINE**.
- (3) For the purpose of calculating the maximum **FSI**, the **LOT AREA** shall be 7,382.50 square metres (79,464.57 square feet), regardless of any conveyances for road widening purposes, dedications or severances.

- (4) Notwithstanding the minimum **YARD** requirements, the minimum setback to the **LOT LINE** connecting the **FRONT LOT LINE** and **EXTERIOR SIDE YARD LOT LINE** abutting the intersection of Yonge Street and Carrville Road shall be 8.0 metres (26.25 feet).
- (5) Notwithstanding the minimum **YARD** requirements, for the portion of the **BUILDING** having a maximum **BUILDING HEIGHT** of 6 **STOREYS** as shown on Schedule "B", the minimum horizontal distance of the first **STOREY** to the **FRONT** and **EXTERIOR SIDE YARD LOT LINE** shall be 6.0 metres (19.69 feet) and the minimum horizontal distance of the second to sixth **STOREYS** to the **FRONT** and **EXTERIOR SIDE YARD LOT LINE** shall be 4.5 metres (14.76 feet).
- (6) The floor to ceiling height of a **STOREY** shall not exceed 4.5 metres and any **STOREY** with a floor to ceiling height beyond 4.5 metres shall be deemed an additional **STOREY**.
- (7) Notwithstanding subsection (6), the **HEIGHT** of the first **STOREY** of a **BUILDING** measured between the floor of the first **STOREY** and the ceiling of the first **STOREY** shall be a minimum of 4.5 metres (14.76 feet) and a maximum of 5.5 metres (18.04 feet) and shall not be deemed to be an additional **STOREY**.
- (8) A tower shall be required to provide a minimum separation distance of 25.0 metres (82.02 feet) from another tower.
- (9) A tower shall not be permitted closer than 12.5 metres (41.01 feet) from a **SIDE** or **REAR LOT LINE** that does not abut a street, lane or a public park.
- (10) A minimum of 20% of the **LOT AREA** shall be used for **LANDSCAPING**.
- (11) A strip of land at **GRADE** shall be provided adjacent to the southern lot boundary, having a minimum width of 8 metres (26.24 feet) and shall be used for no other purpose than **LANDSCAPING**, a **DRIVEWAY**, drive aisles, pedestrian walkway(s) or other similar purposes.
- (12) A minimum of 9% of the total number of **DWELLING UNITS** shall contain 3 or more bedrooms per **DWELLING UNIT**.
- (13) The minimum required **YARD** setbacks shall not apply to any portion of a **BUILDING** or **STRUCTURE** below grade.

f) **ENCROACHMENTS AND PROJECTIONS**

- a) The following are permitted to encroach into the minimum required **YARDS**:

Structure	Yard	Maximum Encroachment into a Minimum required YARD
Sills, belt courses, cornices, eaves or canopies or gutters	Any YARD	0.7 metres (2.3 feet)
Chimneys, fireplaces, or pilasters	Any YARD	0.4 metres (1.31 feet)
Window bays	FRONT YARD, REAR YARD and EXTERIOR SIDE YARD	1.0 metre (3.3 feet) over a maximum width of 3.0 metres (9.84 feet)
Balconies	Any YARD	2.0 metres (6.56 feet)
Roof overhangs	Any YARD	0.9 metres (3.0 feet)
A canopy or portico over a major entrance to a HIGH RISE BUILDING	Any YARD	One half (1/2) of the setback of the building from the STREET LINE
Exterior steps, including any associated landings	Any YARD	0.9 metres (3.0 feet)
Satellite dishes	Any YARD	0.9 metres (3.0 feet)

- b) No balcony projecting into a minimum required **YARD** as permitted by this subsection shall be enclosed to a height of more than 1.10 metres above floor level exclusive of roof supports, but this shall not prohibit the enclosure of a balcony by latticing or screening or any other form of enclosure provided that 50 percent of the vertical plane of the wall is open to the movement of air.
- c) In no case shall the roof overhang of any **DETACHED ACCESSORY STRUCTURE** be closer than 0.45 metres (1.48 feet) to any **LOT LINE**.
- d) A balcony cannot project beyond the main wall of a **BUILDING** abutting any arterial road, where the distance from the floor of the balcony to **ESTABLISHED GRADE** is 10.5 metres (34.45 feet) or less.

- e) Parapets, **MECHANICAL PENTHOUSES**, and other decorative roof structures including screening of mechanical equipment up to a maximum height of 5.5 metres (18.04 feet) shall be deemed not to be a **STOREY** and shall be excluded from the calculation of maximum **BUILDING HEIGHT**.
 - f) Notwithstanding subsection e), a **MECHANICAL PENTHOUSE**, having a sloped roof of not less than 20.0%, up to a maximum height of 7.8 metres (25.6 feet) measured to the midpoint of the sloped roof, and a maximum height of 10.25 metres (33.63 feet) measured to the peak, shall not be deemed to be a **STOREY** and shall be excluded from the calculation of maximum **BUILDING HEIGHT**.
 - g) A **MECHANICAL PENTHOUSE** shall not occupy more than 65 percent of the area of the roof upon which it is located.
 - h) Rooftop mechanical equipment that is less than a height of 2 metres (6.56 feet) shall be fully screened by an architectural feature of equivalent height.
 - i) Rooftop mechanical equipment that exceeds a maximum height of 2.0 metres (6.56 feet) shall be fully enclosed within the **MECHANICAL PENTHOUSE**.
 - j) Rooftop mechanical equipment shall be stepped back a minimum of 5.0 metres (16.4 feet) from all edges of a roof.
 - k) Notwithstanding subsection j), no step back is required if rooftop mechanical equipment is fully enclosed within a **MECHANICAL PENTHOUSE** or screened by an architectural feature of equivalent height.
- g) **PARKING STANDARDS**

Any **PARKING SPACE** provided within the Lands shown on Schedule "A" shall comply with the provisions of this section:

- a) Each **PARKING SPACE** perpendicular to an aisle shall have a minimum width of 2.75 metres (9.02 feet) and a minimum length of 5.8 metres (19.03 feet). Notwithstanding, a maximum of 10% of residential **parking spaces** may be compact car **parking spaces** with a minimum length of 4.8 metres (15.7 feet) and a minimum width of 2.4 metres (7.8 feet).
- b) Each **PARKING SPACE** parallel to an aisle shall have a minimum width of 2.4 metres (7.87 feet) and a minimum length of 6.7 metres (22.0 feet).

- c) A **PARKING SPACE** that is not perpendicular or parallel to an aisle shall have an area comprised of a rectangle with a minimum width of 2.75 metres (9.02 feet) and a minimum length of 5.8 metres (19.03 feet).
- d) The width of an aisle shall comply with the following provisions:
 - i. Aisles perpendicular to the **PARKING SPACE**: a minimum of 6 metres (19.69 feet);
 - ii. **PARKING SPACES** at sixty (60) degrees to the aisle: a minimum of 5.5 metres (18.04 feet);
 - iii. **PARKING SPACES** at forty-five (45) degrees to the aisle: a minimum of 3.7 metres (12.14 feet).
- e) All **PARKING SPACES** at **GRADE** shall be located in the **REAR YARD** or **SIDE YARD** of a **LOT**.
- f) **PARKING SPACES** shall not be permitted to locate in any **YARD** abutting an arterial road.
- g) Any portion of an attached parking structure that is above **GRADE** shall comply with the provisions for the **MAIN BUILDING** on the **LOT** in accordance with this By-law.
- h) An above **GRADE** attached parking structure is prohibited to locate in the first **STOREY** of a **BUILDING** within the first 10.0 metres (32.8 feet) of depth of the **BUILDING** measured in from the main wall of the **BUILDING** abutting an arterial road.
- i) **DRIVEWAYS** leading to a **PARKING SPACE** shall have a minimum width of 4.0 metres (13.12 feet) for one-way traffic and 6.0 metres (19.69 feet) for two-way traffic.
- h) **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.

- a) The number of bicycle parking spaces required shall be calculated in accordance with the standards set out below:

Use	Minimum Rate – Long-Term Bicycle Spaces	Minimum Rate – Short-Term Bicycle Spaces

Residential Use	0.72 bicycle space per DWELLING UNIT	0.045 bicycle space per DWELLING UNIT
Non-Residential Use	0.195 bicycle space per 100 square metres of GROSS FLOOR AREA	0.225 bicycle space per 100 square metres of GROSS FLOOR AREA

- b) Short-term bicycle spaces shall be located at **GRADE** or on the first **STOREY** of the **BUILDING**.
- c) **BICYCLE MAINTENANCE FACILITIES** shall be provided at a rate of 1 facility per 200 long-term bicycle parking spaces or a portion thereof.
- d) Bicycle parking spaces may be provided in vertical or horizontal storage or stacked arrangements.
- e) The minimum dimensions of a bicycle space shall be as follows:
- i. Minimum length of 1.8 metres (5.9 feet); and,
 - ii. Minimum width of 0.6 metres (2.0 feet).
- f) Notwithstanding subsection c), the minimum dimensions of a stacked bicycle spaces shall be as follows:
- i. Minimum length of 1.63 metres (5.35 feet);
 - ii. Minimum width of 0.36 metres (2.1 feet); and,
 - iii. Minimum vertical clearance of 1.2 metres (3.94 feet).
- i) **LOADING SPACE STANDARDS**

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

- a) The number of **LOADING SPACES** required shall be calculated in accordance with the standards set out below:

Use	Minimum Required LOADING SPACES
Residential Uses	
BUILDINGS containing 0 TO 30 DWELLING UNITS	0
BUILDINGS containing 31 to 399 DWELLING UNITS	1

BUILDINGS containing 400 DWELLING UNITS or more	2
Non-Residential Uses	
BUILDINGS having a non-residential GROSS FLOOR AREA less than 465 square metres	0
BUILDINGS having a non-residential GROSS FLOOR AREA of equal to 465 square metres and less than 2323 square metres	1
BUILDINGS having a non-residential GROSS FLOOR AREA equal to 2323 square metres and up to 9290 square metres	2
For every additional 9290 square metres of non-residential GROSS FLOOR AREA thereof greater than 9290 square metres	1 additional

- b) A **LOADING SPACE** shall be paved, free of any encroachments and have a width of not less than 4.0 metres (13.12 feet) and a length of not less than 13.0 metres (42.7 feet) with a minimum of 6.5 metres (21.33 feet) overhead clearance.
 - c) A **LOADING SPACE** shall not be located in any **YARD** adjoining a **STREET** unless screened from view from the **STREET** by a fence, screen wall, or landscaped berm with a height of not less than 1.5 metres (4.92 feet).
 - d) Notwithstanding subsection c), a **LOADING SPACE** shall not be permitted in a **YARD** abutting a **STREET**.
 - e) Aisles and **DRIVEWAYS** leading to a **LOADING SPACE** shall not be used for the temporary parking or storage of 1 or more motor vehicles.
3. 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.
 4. For the purposes of this By-law, the following shall apply:
 - a) By-law 3-79, as amended, of The Corporation of the City of Richmond Hill shall not apply to the Lands; and,
 - b) 369-86, as amended, of The Corporation of the City of Richmond Hill shall not apply to the Lands.
 5. 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.

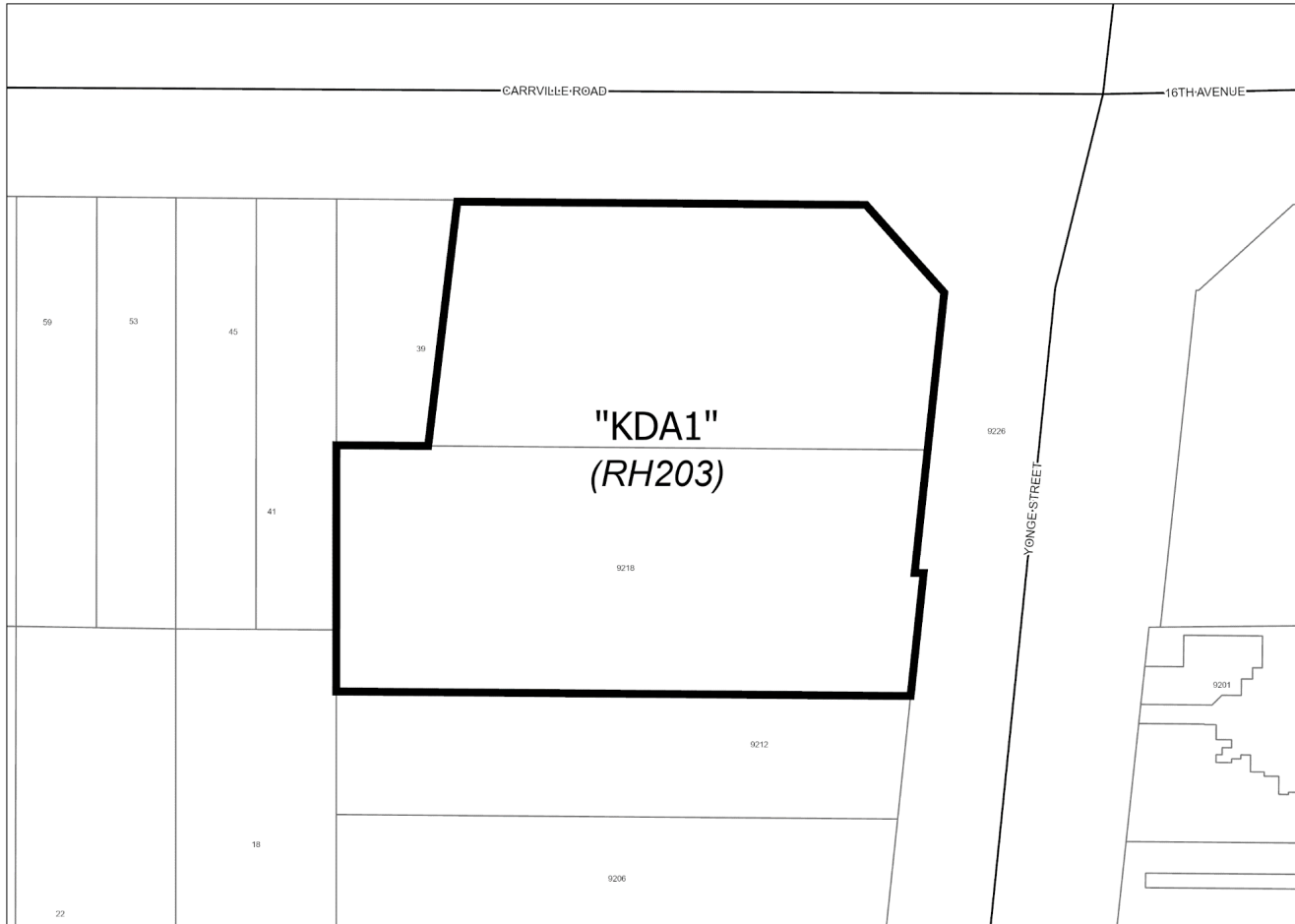
6. Schedules "A" and "B" attached to By-law 14-25 are declared to form a part of this by-law.

The Corporation of the of City Richmond Hill

Explanatory Note to By-law 14-25

By-law 14-25 affects the lands described as Part of Lots 283, 284, 285 and 286, Plan 1960, municipally known as 9218 Yonge Street. By-law 2523, as amended of The Corporation of the former Township of Vaughan by By-law 94-17, zones the subject lands “Key Development Area 1 (KDA1) Zone”.

By-law 14-25 will have the effect of further implementing site specific development standards to facilitate the development of a high-density, mixed-use residential/commercial development comprised of a six-storey podium and two towers that are stepped back from the intersection of Yonge Street and 16th Avenue/Carrville Road. The proposed development comprises commercial uses at grade on the subject lands



SCHEDULE "A" TO BY-LAW NO. 14-25

This is Schedule "A" to By-Law
14-25 approved by the
Ontario Land Tribunal

 AREA SUBJECT TO THIS BYLAW





SCHEDULE "B" TO BY-LAW NO. 14-25

This is Schedule "B" to By-Law
14-25 approved by the
Ontario Land Tribunal