

## The Corporation of The City of Richmond Hill

### By-law XX-24

A By-law to Amend By-law 1703, as amended, of

The Corporation of the former Township of Whitchurch and

By-law 313-96, as amended, of The Corporation of the City of Richmond Hill

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

The Council of The Corporation of the City of Richmond Hill enacts as follows:

1. That By-law 1703, as amended, of The Corporation of the former Township of Whitchurch ("By-law 1703") be and hereby is further amended by:
  - a) removing those lands shown on Schedule "A" to this By-law XX-24 (the "Lands") and any provisions of By-law 1703, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 313-96, as amended, of The Corporation of the City of Richmond Hill ("By-law 313-96") be and hereby is further amended as follows:
  - a) by expanding the area of By-law 313-96 to include the Lands;
  - b) by rezoning the Lands from "Agricultural (A) Zone" to "Multiple Residential One (RM1) Zone" and "Environmental Protection Area Two (EPA2) Zone" under By-law 313-96, as amended; and,
  - c) by adding the following to Section 7 – Exceptions

"7.XX

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96, as amended, the following special provisions shall apply to the lands zoned "Multiple Residential One (RM1) Zone" and more particularly shown as "RM1" on Schedule "A" to By-law XX-24 and denoted by a bracketed number (7.XX) (the "Lands"):

- i) The following uses shall be permitted on the Lands:
  - (a) DWELLING, APARTMENT
- ii) The following provisions shall apply to the Lands:

- (a) Maximum Number of DWELLING UNITS: 135
- (b) Maximum GROSS FLOOR AREA: 12,500 square metres (134,548.88 square feet)
- (c) Maximum FLOOR AREA RATIO (FAR): 2.6
- (d) Minimum LOT FRONTAGE: 110.0 metres (360.89 feet)
- (e) Minimum FRONT YARD: 1.6 metres (5.25 feet)
- (f) Minimum SIDE YARD: 2.0 metres (6.56 feet)
- (g) Minimum REAR YARD: 2.0 metres (6.56 feet)
- (h) Maximum LOT COVERAGE: 75%
- (i) For the purpose of calculating the maximum FLOOR AREA RATIO, the LOT AREA shall be deemed to be 4,738 square metres (50,999.41 square feet)
- (j) Maximum HEIGHT: 8 storeys or 30 metres (98.42 feet), whichever is the lesser.

Notes:

- (1) Architectural projections and façade treatments shall be permitted to encroach into a front yard to a maximum of 0.5 Metres (1.64 feet).
- iii) Notwithstanding Section 5 – General Provisions, the following shall apply:
  - (a) Minimum Number of Parking Spaces:
    - i. 1-bedroom: 1.25 spaces per DWELLING UNIT
    - ii. 2-bedroom: 1.5 spaces per DWELLING UNIT
    - iii. 3-bedroom: 1.75 spaces per DWELLING UNIT
    - iv. Visitor: 0.25 spaces per DWELLING UNIT
  - (b) The minimum number of bicycle parking spaces shall be calculated in accordance with the following standards:

- i. A minimum of 0.6 bicycle parking spaces shall be provided per DWELLING UNIT.
    - ii. A minimum of 0.05 bicycle parking spaces for visitors shall be provided per DWELLING UNIT.
  - (c) A minimum front yard landscape strip of 1.6 metres (5.25 feet) shall be provided abutting Bayview Avenue.
  - (d) A landscape strip is not required where the RM1 Zone abuts an EPA2 Zone.
  - (e) A minimum of 2.0 square metres (21.53 square feet) of outdoor amenity space is required per DWELLING UNIT.”
3. For the purposes of this By-law, the following definitions shall apply:
- a) **Floor Area, Gross:** means the aggregate of the floor areas of all the storeys of a building above established grade, measured between the exterior faces of the exterior walls of the building at each floor level, but excluding loading areas, parking structures, above or below grade; a room or enclosed area, including with the building or structure, that is used exclusively for accommodation of mechanical equipment, including heating, cooling, ventilation, electrical equipment, shafts, fire protection equipment, plumbing or elevator equipment and service; any below grade areas; any space within a ceiling height of less than 1.8 metres (5.9 feet); and unenclosed balconies and terraces.
  - b) **Grade, Established:** means 302.3 Canadian Geodetic Datum (C.G.C).
  - c) **Height:** means with reference to a building or structure, the vertical distance measured from the established grade to the highest point of the roof surface, but excluding parapets, mechanical penthouses and other decorative roof structures which are 7.0 metres (22.97 feet) or less in height and that in aggregate do not occupy more than 40% of the area of the roof upon which they are located.
  - d) **Parking Space, Bicycle:** means a space for parking of bicycles and may be located within a structure or outdoors.
  - e) **Storey:** means that portion of a building between the surface of a 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 (5.91 feet) above established grade. For the purposes of this By-law, an enclosed area housing mechanical equipment, or that is

The Corporation of the City of Richmond Hill

By-law XX-24

Page 4

intended to be used for common amenity space or provides access to a rooftop area shall not be deemed a storey.

4. All other provisions of By-law 313-96, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.
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. Schedule “A” attached to By-law XX-24 are declared to form a part of this by-law.

Passed this       day of       , 2024.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

## **The Corporation of the City of Richmond Hill**

### **Explanatory Note to By-law XX-24**

By-law XX-24 affects the lands described as Part of Lot 1, Plan 200, municipally known as 13572 and 13586 Bayview Avenue.

By-law 1703, as amended of The Corporation of the former Township of Whitchurch, zones the subject lands “Agricultural (A) Zone”.

By-law XX-24 will have the effect of rezoning the subject lands shown on Schedule “A” to “Multiple Residential One (RM1) Zone” and “Environmental Protection Area Two (EPA2) Zone” under By-law 313-96, as amended, with site-specific development standards to facilitate the development of a high-density residential development on the subject lands.



**SCHEDULE " A "**  
**TO BY-LAW NO. XX-24**

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

\_\_\_\_\_  
David West  
Mayor

\_\_\_\_\_  
Stephen M.A. Huycke  
City Clerk

 AREA SUBJECT TO THIS BYLAW

