

## Section 4.0 Centres and Corridors

### 4.1 Zones

- a) Uses which are permitted in the **zones** are identified in following Tables:

	<b>Zone</b>	<b>Table</b>
Centres and Corridors <b>Zones</b> Permitted Uses	RHC KDA-YB	Table 4.1A
Centres and Corridors <b>Zones</b> Permitted Uses Special Provisions	KDA-YC RMU-COR1 RMU-COR2 LC-V	Table 4.1B
Centres and Corridors <b>Zones</b> Standards	LC-OR LC-N1 LC-N2	Table 4.2A
Centres and Corridors <b>Zones</b> Standards Special Provisions	LDA1 LDA2 LMU-COR	Table 4.2B

- b) Permitted uses in a **zone** are noted by the symbol 'X' in the column for that **zone** corresponding with the row for a specific permitted use. A number or numbers following the symbol 'X', or following the **zone** heading, or following the name of a permitted use, indicates that one or more special provisions apply to the noted use or **zone** and subject to the following:
- i. the special provisions shall specifically apply where referred to in the Permitted Uses Tables; and,
  - ii. the special provisions shall specifically apply where referred to in the Standards Tables.
- c) One or more **residential uses** and **non-residential** uses prescribed in Table 4.1A may be permitted on one **lot**.

### 4.2. Interim Development

- (1) Notwithstanding any other provision of this By-law to the contrary, expansions of existing **building(s)** or **structure(s)** in the Centres and Corridors **zones** shall be permitted provided:
- a) the expansion of **building(s)** or **structure(s)** is for **non-residential** uses prescribed in Table 4.1A only;
  - b) the expansion of **building(s)** or **structure(s)** is no greater than 15% of the total **gross floor area** of the existing **building(s)** or **structure(s)** as of the day this By-law is passed by **Council**;
  - c) that the expansion of **building(s)** or **structure(s)** have a maximum **building height** of 2 **storeys** and shall not include a **structure** below **established grade**;
  - d) the expansion of **building(s)** or **structure(s)** shall comply with all other provisions of this By-law, save and except for minimum **building height**, minimum density and maximum **parking spaces**; and,
  - e) this section shall not apply to any expansions of **building(s)** or **structure(s)** greater than 15% as prescribed in Section 4.2 (1) (b) or greater than 2 **storeys** as prescribed in Section 4.2 (1) (c). Such expansion of **building(s)** or **structure(s)** shall be subject to the provisions of this By-law.

- (2) Within the KDA-YC **Zone**, new stand-alone **building(s)** or **structure(s)** are also permitted in accordance with Section 4.2 (1).

The Corporation of the City of Richmond Hill  
By-law 93-25

Table 4.1A Centres and Corridors Zone Permitted Uses

Residential Uses (17)(21)	RHC	KDA-YB (5)(19)	KDA-YC (5)	RMU- COR1	RMU-COR2	LC-V (4)(5)	LC-OR (4)(5)	LC-N1 (4)(7)	LC-N2 (4)(7)	LDA1 (4)	LDA2 (4)	LMU- COR
Apartment Dwelling (HRB)	X (23)(24)	X (3)	X (3)	X		X		X (6)(8)	X			
Apartment Dwelling (MRB)	X (23)(24)	X (3)	X (3)	X	X	X	X	X (6)(8)	X	X	X	
Long-Term Care Home	X	X	X	X	X	X	X	X (8)	X	X	X	X
Apartment Dwelling (LRB)	X (23)(10)	X (1)(3)	X (1)(3)	X (1)	X (1)	X (2)	X	X (1)(6)(8)	X	X	X	X
Detached Dwelling (20)						X (2)						
Semi-Detached Dwelling (20)						X (2)						
Block Residential Dwelling (20)	X (10)		X (1)	X (1)	X (1)	X (2)	X (1)	X (1)(8)	X (1)	X (1)	X (1)	X
Street Townhouse Dwelling (20)	X (10)	X (1)	X (1)	X (1)	X (1)	X (2)	X (1)	X (1)(8)	X (1)	X (1)	X (1)	X
Rear Lane Townhouse Dwelling (20)	X (10)	X (1)	X (1)	X (1)	X (1)	X (2)	X (1)	X (1)(8)	X (1)	X (1)	X (1)	X
Stacked Townhouse Dwelling	X (10)	X (1)	X (1)	X (1)	X (1)	X (2)	X (1)	X (1)(8)	X (1)	X (1)	X (1)	X
Back-to-Back Dwelling (20)	X (10)	X (1)	X (1)	X (1)	X (1)	X (2)	X (1)	X (1)(8)	X (1)	X (1)	X (1)	X
Quadruplex Dwelling (20)	X (10)	X (1)	X (1)	X (1)	X (1)	X (2)	X (1)	X (1)(8)	X (1)	X (1)	X (1)	X
Live-Work Unit (16)	X	X (3)	X (3)	X	X	X	X	X (8)	X	X	X	X
Home Occupation (15)	X (10)	X	X	X	X	X	X	X (8)	X	X	X	X
Short-Term Accommodation (14)	X	X	X	X	X	X	X	X (8)	X	X	X	X

The Corporation of the City of Richmond Hill

By-law 93-25

<b>Non-Residential Uses (13)(18)(21)</b>	<b>RHC</b>	<b>KDA-YB (5)(19)</b>	<b>KDA-YC (5)</b>	<b>RMU- COR1</b>	<b>RMU-COR2</b>	<b>LC-V (4)(5)</b>	<b>LC-OR (4)(5)</b>	<b>LC-N1 (4)(7)</b>	<b>LC-N2 (4)(7)</b>	<b>LDA1 (4)</b>	<b>LDA2 (4)</b>	<b>LMU-COR</b>
<b>Arts and Cultural Facility</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Commercial</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Major Office</b>	X	X	X	X	X			X				
<b>Major Retail (22)</b>	X (11)	X (11)	X (11)	X	X			X				
<b>Child Care Centre</b>	X	X	X	X	X	X	X	X (8)	X	X	X	X
<b>Automotive Service Station (12)</b>				X	X		X	X	X	X	X	
<b>Hospital and healthcare centre and ancillary commercial uses</b>	X	X	X	X	X	X	X	X (8)	X	X	X	X
<b>Public Authority</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Place of Worship (9)</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Private Utility</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>Private School</b>	X	X	X	X	X	X	X	X (8)	X	X	X	X
<b>Social Services</b>	X	X	X	X	X	X	X	X (8)	X	X	X	X

Table 4.1.B Centres and Corridors Zone Permitted Uses Special Provisions

Special Provision Number	Description of Special Provisions for Centre and Corridor Zones – Residential Uses and Non-Residential Uses
1	Shall not be permitted to abut Yonge Street, Carrville Road, 16th Avenue, Bernard Avenue, Highway 7, Major Mackenzie Drive or Newkirk Road, or the Market Promenade and the Planned Local/Collector Streets as shown on Schedule “A”.
2	Shall not be permitted on lands that have frontage on Yonge Street or Major Mackenzie Drive.
3	<b>Commercial</b> or <b>community uses</b> shall be provided within the at-grade portion of a <b>building</b> abutting a <b>street</b> and for the Planned Local/Collector Streets as shown on Schedule “A”. <b>Commercial</b> uses shall be provided within the at-grade portion of a <b>building</b> abutting the Market Promenade as shown on Schedule “A”. <b>Dwelling units</b> shall be prohibited at-grade abutting a <b>street</b> or a park. <b>Live-work units</b> which may include <b>commercial</b> uses and /or a <b>dwelling unit</b> may be permitted to locate within the at-grade portion of a <b>building</b> fronting onto a local <b>street</b> .
4	<b>Commercial</b> or <b>community uses</b> shall be provided within the at-grade portions of a <b>building</b> abutting Yonge Street, Major Mackenzie Drive and Newkirk Road. <b>Dwelling units</b> shall be prohibited within the at-grade portion of a <b>building</b> abutting Yonge Street, Major Mackenzie Drive and Newkirk Road.
5	Development on lands with existing <b>commercial</b> uses shall retain or exceed the amount of <b>GLFA</b> devoted to <b>non-residential</b> uses as it existed on the date of passing of this By-law, subject to the following: <ol style="list-style-type: none"> <li>a. This special provision will not be deemed to be contravened if one or more existing <b>buildings</b> are demolished to facilitate new development approved pursuant to one or more <b>site plan agreements</b>;</li> <li>b. Notwithstanding the further division of any lot, the minimum <b>non-residential GLFA</b> requirement for a <b>lot</b> as required in this special provision shall continue to apply to that lot as a whole as it existed on the date of the passing of this By-law;</li> <li>c. where there is a <b>site plan agreement</b> resulting from Section 3.1.1 which allocates the minimum <b>non-residential GLFA</b> requirement under this By-law to a portion of the <b>lot</b>, the minimum <b>non-residential GLFA</b> for that portion of the <b>lot</b> shall be provided and maintained in accordance with the <b>site plan agreement</b>;</li> <li>d. Notwithstanding this Special Provision, the Hillcrest Mall <b>building</b> shall maintain a minimum of 90% of the <b>non-residential GLFA</b>. The remaining 10% of <b>GLFA</b> area may be converted to non-<b>commercial</b> uses; and,</li> <li>e. Applicable to the KDA-YB <b>Zone</b>, development shall retain or exceed the amount of <b>commercial GFA</b> as shown on Schedule “B”.</li> </ol>
6	<b>Commercial</b> uses shall be provided within <b>first storey</b> and at least 1 <b>storey</b> above the <b>first storey</b> of a <b>building</b> . In addition, a minimum of 0.5 <b>FSI</b> of the permitted maximum density shall comprise of <b>commercial</b> uses.

The Corporation of the City of Richmond Hill

By-law 93-25

Page 37

Special Provision Number	Description of Special Provisions for Centre and Corridor Zones – Residential Uses and Non-Residential Uses
7	<b>Parking spaces</b> associated with transit service shall be provided below <b>established grade</b> or within a <b>parking structure</b> . An above <b>established grade parking structure</b> shall be prohibited to locate in the <b>first storey</b> of a <b>building</b> within the first 10 metres of depth of the <b>building</b> measured from the <b>main wall</b> of the <b>building</b> .
8	Use prohibited to abut Centre Street East.
9	Shall only be located on an arterial <b>street</b> as shown on Overlay “H”.
10	Use shall be permitted only on lands within the RHC <b>Zone</b> that abut a <b>neighbourhood zone</b> west of Yonge Street, but do not have frontage on Yonge Street.
11	<b>Major retail</b> shall be permitted only within an integrated mixed-use <b>building</b> . Parking for <b>major retail</b> uses shall be located below <b>established grade</b> or within an integrated above <b>established grade parking structure</b> subject to the provisions of Section 10.6.3.
12	<b>Automotive service station</b> use shall only be permitted on lands as shown on Schedule “A”.
13	The <b>outdoor storage</b> of goods, materials, machinery or equipment shall be prohibited. Notwithstanding this special provision, <b>parking areas</b> accessory to <b>motor vehicle</b> sales is permitted.
14	A <b>short-term accommodation</b> must comply with the specific use provisions in Section 3.10.
15	A <b>home occupation</b> must comply with the specific use provisions in Section 3.8.1 (1).
16	A <b>live-work unit</b> shall be subject to the following: <ul style="list-style-type: none"> <li>a. shall not be permitted to abut the Yonge Street and Bernard Avenue <b>active-at-grade frontages</b>;</li> <li>b. must be the primary <b>dwelling unit</b> of the occupant; and</li> <li>c. a <b>commercial</b> use within a <b>live-work unit</b> shall only be permitted on the <b>first storey</b> and shall have direct access to a <b>street</b>; and,</li> <li>d. <b>outdoor storage</b> and outdoor display shall be prohibited.</li> </ul>
17	<b>Home child care</b> shall be permitted subject to the specific use provisions in Section 3.8.1 (2).

The Corporation of the City of Richmond Hill  
By-law 93-25  
Page 38

Special Provision Number	Description of Special Provisions for Centre and Corridor Zones – Residential Uses and Non-Residential Uses
18	<b>Outdoor patios</b> must comply with the specific use provisions in Section 3.16.
19	For a <b>low-rise building, mid-rise building or high-rise building</b> , the following active-at-grade frontage requirements apply: <ul style="list-style-type: none"> <li>a. For lands within the KDA-YB <b>Zone</b> along Yonge Street, Bernard Avenue and any <b>street</b> south of Bernard Avenue which connects Yonge Street to Bernard Avenue, 60% of the length of the <b>main wall</b> of the <b>first storey</b> shall contain <b>non-residential</b> uses and have direct access onto a <b>street</b>.</li> </ul>
20	Notwithstanding any other requirements of this by-law to the contrary, <b>additional residential units</b> must comply with the provisions of Section 3.18.
21	No <b>building or structure</b> shall be permitted within the Transit Area as shown on Schedule “A”, save and except for transit service facilities and a park operated by a <b>Public Authority</b> .
22	Shall not exceed 30,000 m <sup>2</sup> of <b>GLFA</b> .
23	For a <b>low-rise building, mid-rise building or high-rise building</b> , the following requirements apply to the RHC <b>Zone</b> : <ul style="list-style-type: none"> <li>a. For lands located within the area bounded by Bantry Avenue to the north, the CNR right-of-way to the east, Beresford Drive to the south, and Yonge Street to the west, a minimum of 60% of the length of the <b>main wall</b> of the <b>first storey</b> abutting any public <b>street</b>, park, and open space shall contain <b>commercial, major office, major retail or community uses</b> and have direct access onto a <b>street</b>;</li> <li>b. Notwithstanding (a), for lands having frontage on Yonge Street, a minimum of 70% of the length of the <b>main wall</b> of the <b>first storey</b> abutting any public <b>street</b>, park, and open space shall contain <b>commercial, major office, major retail or community uses</b> and have direct access onto a <b>street</b>;</li> <li>c. For lands located within the area bounded by Bantry Avenue to the north, Red Maple Road to the east, High Tech Road to the south, and the CNR right-of-way to the west, a minimum of 25% of the length of the <b>main wall</b> of the <b>first storey</b> abutting any public <b>street</b>, park, and open space shall contain <b>commercial, major office, major retail or community uses</b> and have direct access onto a <b>street</b>; and,</li> <li>d. For lands located within the area bounded by High Tech Road to the north, Red Cedar Avenue to the east, Red Maple Road to the west, and the utility corridor to the south, a minimum of 25% of the length of the <b>main wall</b> of the <b>first storey</b> abutting any public <b>street</b>, park, and open space shall contain <b>commercial, major office, major retail or community uses</b> have direct access onto a <b>street</b>.</li> </ul>
24	For lands within the RHC <b>Zone</b> located within the area bounded by High Tech Road to the north, Red Cedar Avenue to the east, Red Maple Road to the west, and the limit of the RHC <b>Zone</b> to the south, a minimum of 15% of the total <b>gross floor area</b> of all <b>buildings</b> shall contain <b>commercial, major office, major retail or community uses</b> .

The Corporation of the City of Richmond Hill  
By-law 93-25

Table 4.2A Centres and Corridors Zone Standards

Zone (16)(17)	Special Provisions applicable to all building types in all zones (11)	Min. Lot Frontage (m)	Min. Front Yard Setback (m)	Min. Rear Yard Setback (m) (3)(4)	Min. Side Yard Setback (m) (3)(4)	Min. Flankage Yard Setback (m)	Min. Daylighting Triangle Setback (m)	Min. Front Yard Setback – Tower (m)	Min. Rear Yard Setback – Tower (m)	Min. Side Yard Setback – Tower (m)	Min. Flankage Yard Setback – Tower (m)	Min. Daylighting Triangle Setback – Tower (m)	Max. First Storey Height (m)	Min. and/or Max. FSI (10)(12)(13)	Min. and/or Max. Building Heights (9)(14)
RHC	HRB (1)(2)(5)(7)(18)	30	3			3		6	12.5	12.5	6	3	6.5	Schedule “B”	Schedule “C”
KDA-YB KDA-YC	MRB (1)(5)(7)	30	3			3							6.5	Schedule “B”	Schedule “C”
LC-N1 LC-N2	LRB	30	3			3							6.5	Schedule “B”	Schedule “C”
RMU-COR1	HRB (1)(2)(5)	30	3			3		6	12.5	12.5	6	3	6.5	Schedule “B”	Schedule “C”
	MRB (1)(5)	30	3			3							6.5	Schedule “B”	Schedule “C”
	LRB	30	3			3							6.5	Schedule “B”	Schedule “C”
RMU-COR2	MRB (1)(5)(6)	30	3			3							6.5	Schedule “B”	Schedule “C”
LC-OR LDA1 LDA2	LRB	30	3			3							6.5	Schedule “B”	Schedule “C”

The Corporation of the City of Richmond Hill  
By-law 93-25

Zone (16)(17)	Special Provisions applicable to all building types in all zones (11)	Min. Lot Frontage (m)	Min. Front Yard Setback (m)	Min. Rear Yard Setback (m) (3)(4)	Min. Side Yard Setback (m) (3)(4)	Min. Flankage Yard Setback (m)	Min. Daylighting Triangle Setback (m)	Min. Front Yard Setback – Tower (m)	Min. Rear Yard Setback – Tower (m)	Min. Side Yard Setback – Tower (m)	Min. Flankage Yard Setback – Tower (m)	Min. Daylighting Triangle Setback – Tower (m)	Max. First Storey Height (m)	Min. and/or Max. FSI (10)(12)(13)	Min. and/or Max. Building Heights (9)(14)
LC-V (15)	HRB (1)(2)(5)(8)	30	1			1		6	12.5	12.5	6	3	4.5	Schedule "B"	Schedule "C"
	MRB (1)(5)(8)	30	1			1							4.5	Schedule "B"	Schedule "C"
	LRB (19)	30	3			3							4.5	Schedule "B"	Schedule "C"
LMU-COR	LRB	30	3			3							6.5	Schedule "B"	Schedule "C"

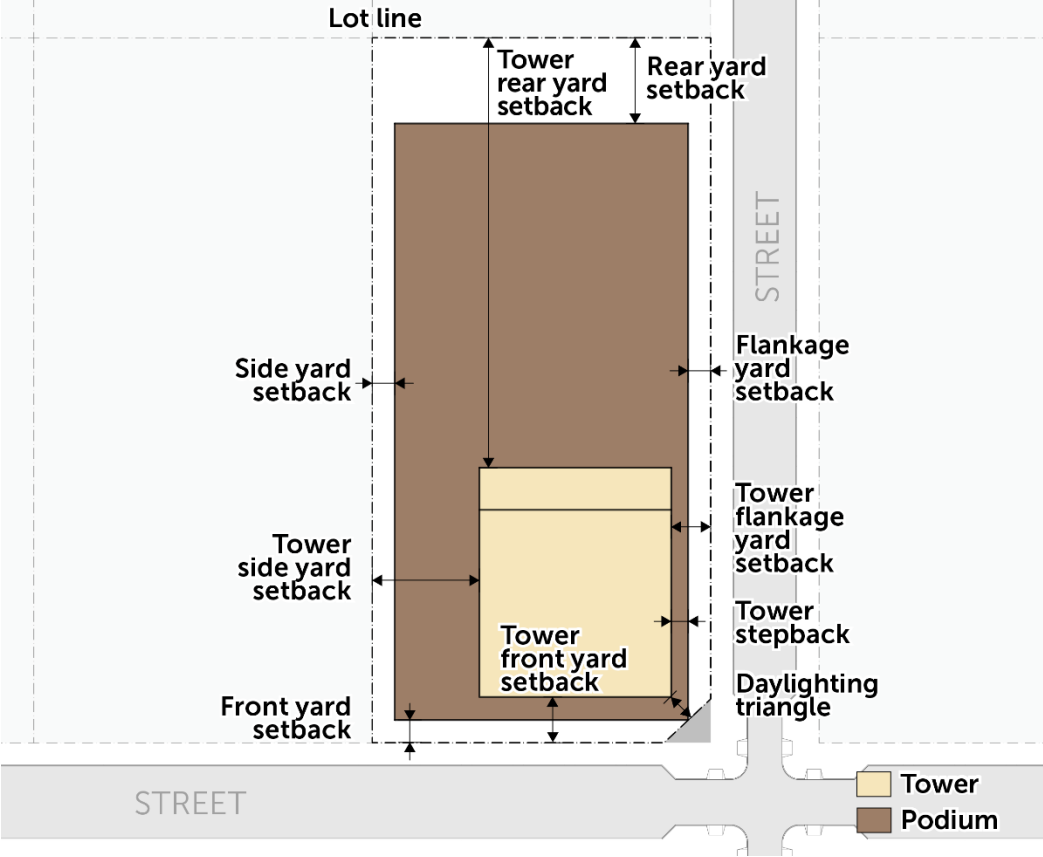
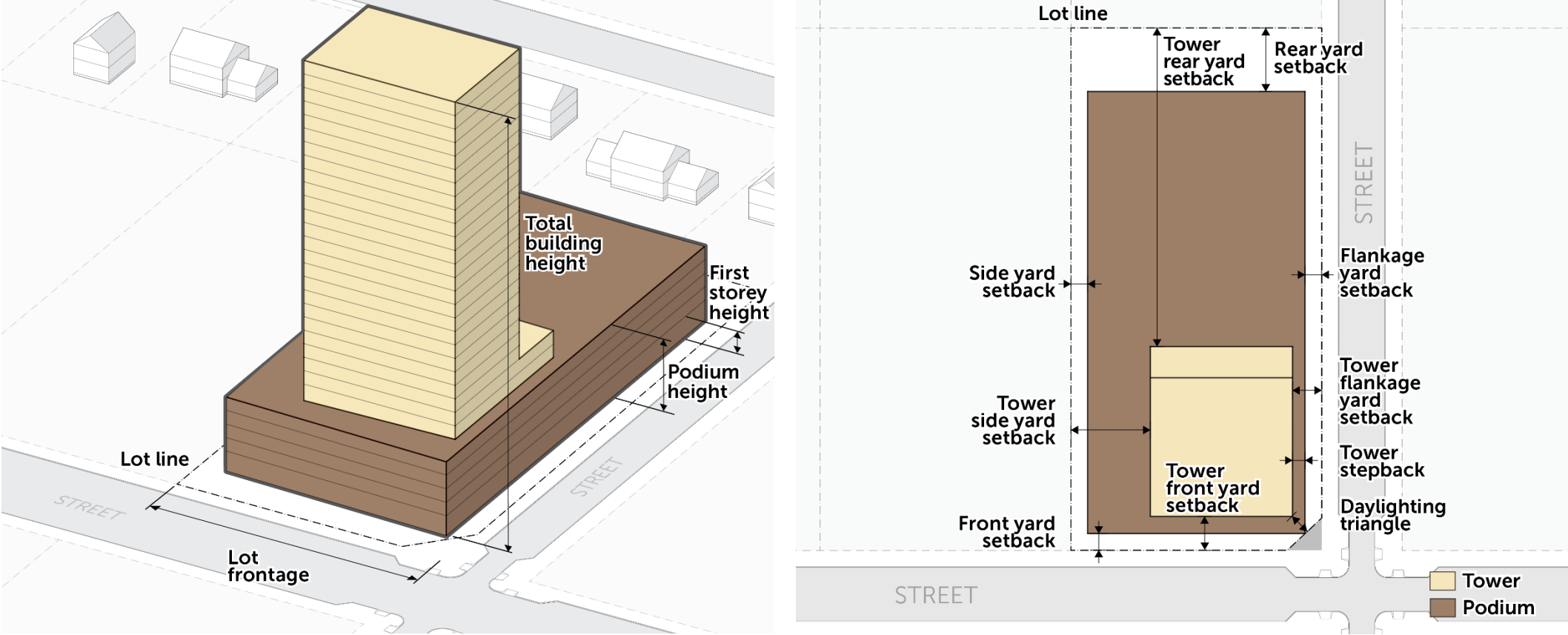


Figure 8: Table 4.2A – High-Rise Building Standards

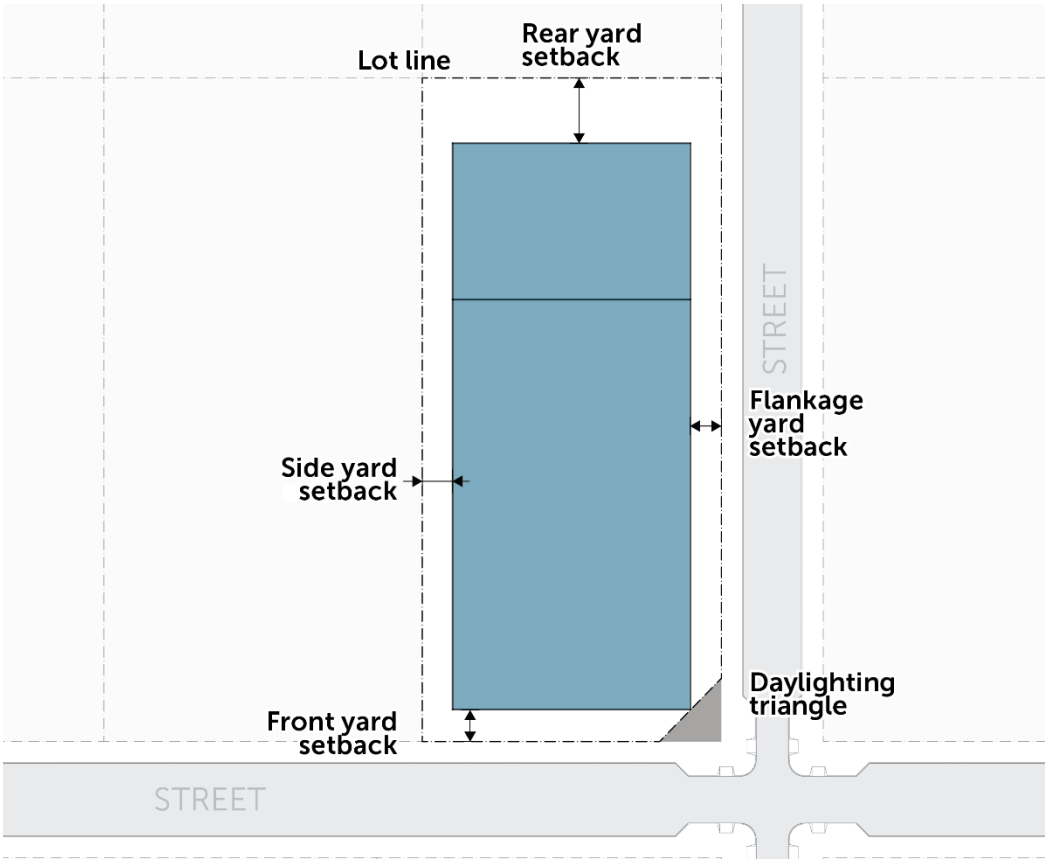
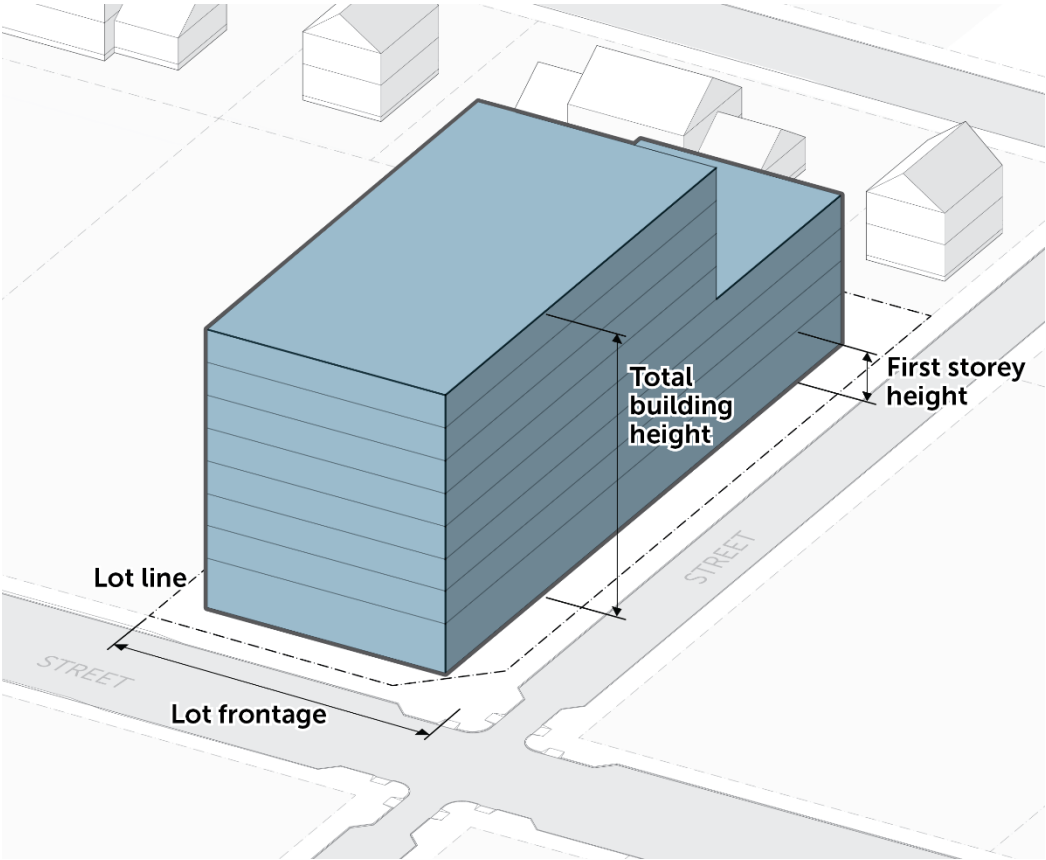


Figure 9: Table 4.2A – Mid-Rise Building Standards

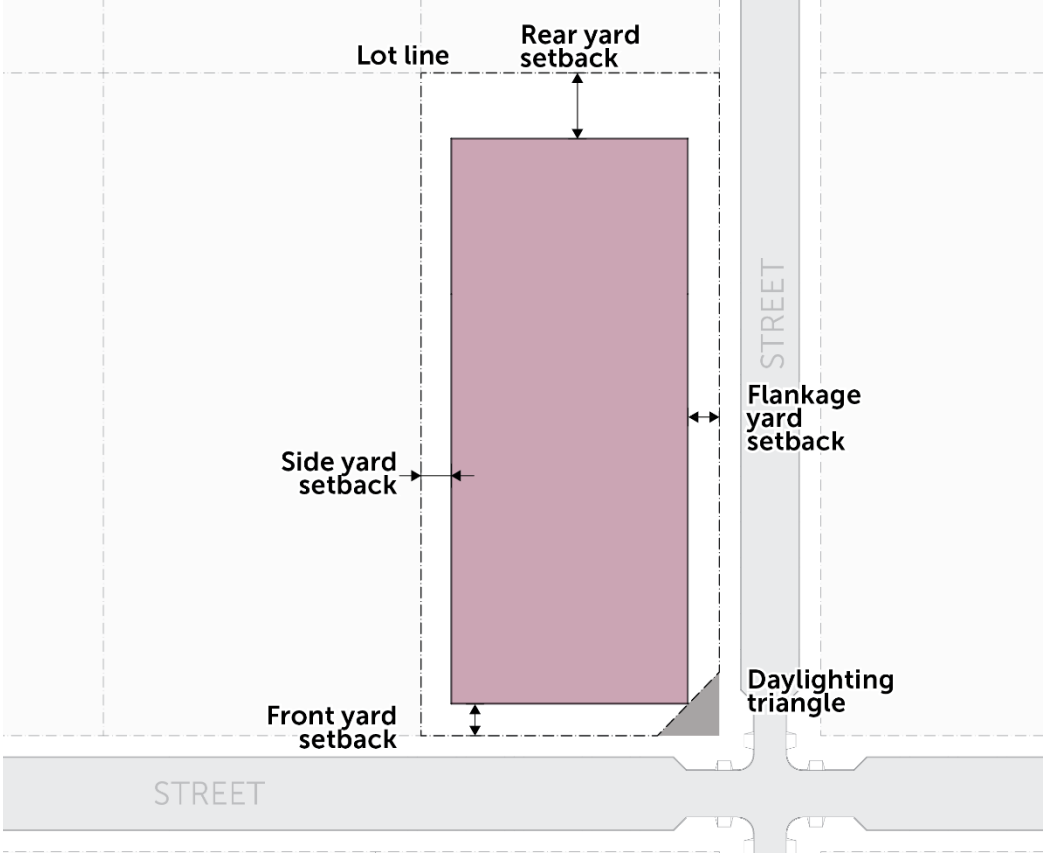
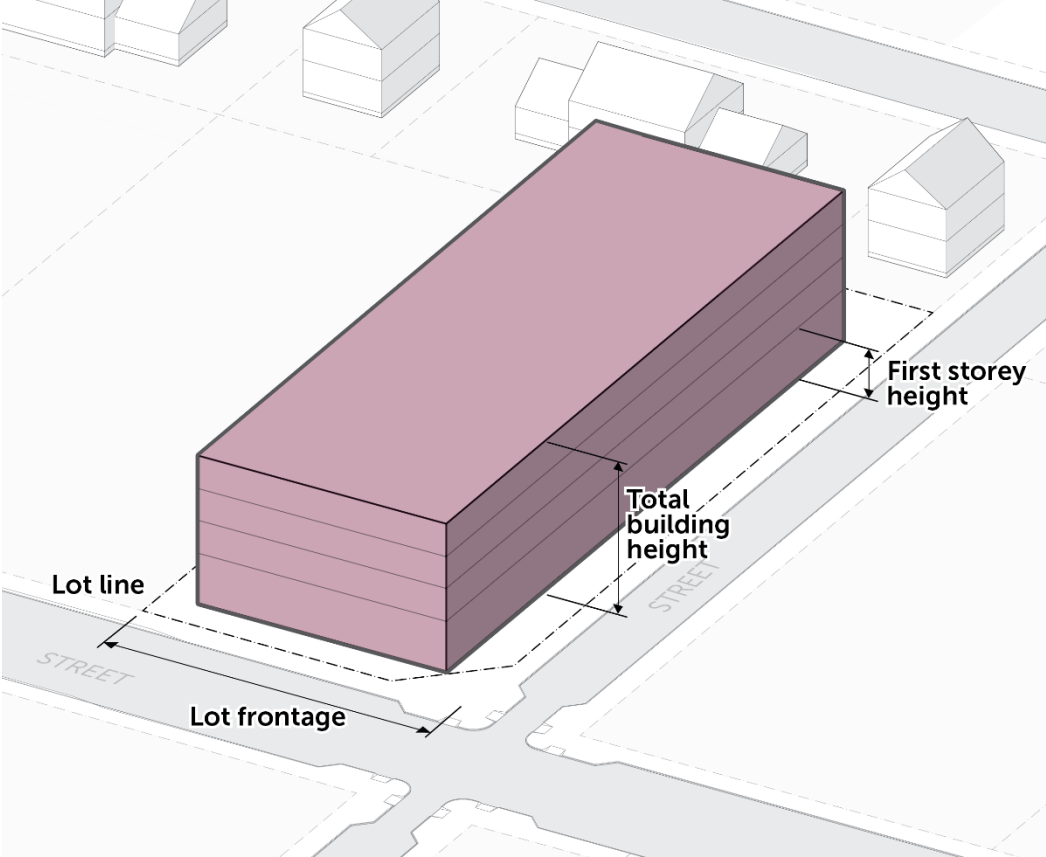
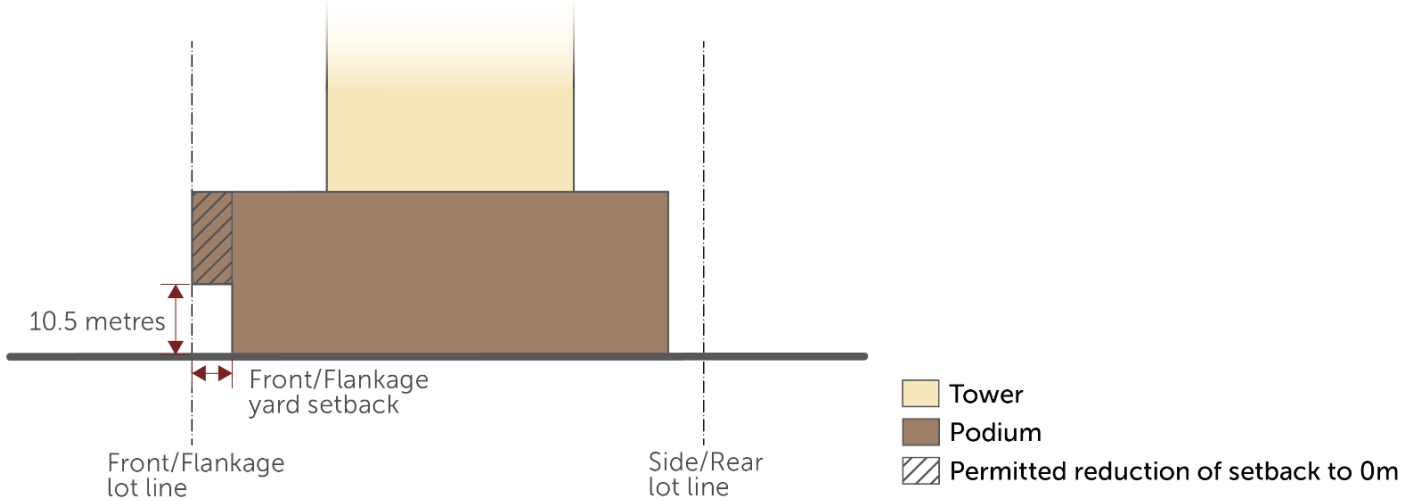


Figure 10: Table 4.2A – Low-Rise Building Standards

Table 4.2B Centres and Corridors Zone Standards Special Provisions

Special Provision Number	Description of Special Provision
1	<p>A <b>mid-rise building</b> or <b>high-rise building</b> shall be subject to the following angular plane requirements:</p> <ul style="list-style-type: none"> <li>a. for lands located within the LC-V <b>Zone</b> and fronting Yonge Street, a maximum 45-degree angular plane projected from the adjacent property line on the opposite side of Yonge Street is required;</li> <li>b. for lands located within the LC-V <b>Zone</b> and fronting Church Street, a maximum 30-degree angular plane projected from the adjacent property line on the opposite side of Church Street is required;</li> <li>c. for lands located within the KDA-YB <b>Zone</b> abutting lands located within a <b>neighbourhood zone</b>, such as a side-lot or back-lot condition, a maximum 45-degree angular plane measured from 10 metres above <b>established grade</b> from the abutting property line within the <b>neighbourhood zone</b> is required. Notwithstanding, a <b>building</b> and <b>structure</b> up to 15 metres in height may protrude into this 45-degree angular plane;</li> <li>d. except as set out in (a), (b) and (c) above, for lands in any <b>zone</b> adjacent to lands located within a <b>neighbourhood zone</b>, a maximum 45-degree angular plane projected from the adjacent property line within the <b>neighbourhood zone</b>, including where separated by a <b>street</b>, is required. Notwithstanding, for lands located within any <b>zone</b> abutting lands located within a <b>neighbourhood zone</b>, such as a side-lot or back-lot condition, a <b>building</b> or <b>structure</b> up to 15 metres in height may protrude into this 45-degree angular plane;</li> <li>e. any flagpole, light, signage, <b>mechanical penthouse</b>, unenclosed <b>balcony</b> and terrace, parapet, <b>fence</b> and at-grade landscaping shall be permitted to project into the angular plane; and,</li> <li>f. for lands located within the RHC <b>Zone</b>: <ul style="list-style-type: none"> <li>i) that abut a <b>neighbourhood zone</b>, the maximum <b>building height</b> shall not exceed the projection of a 45-degree angular plane measured from 10 metres above the <b>established grade</b> at the <b>neighbourhood zone lot line</b>. Notwithstanding, a <b>building</b> and <b>structure</b> up to 15 metres in height may protrude into this 45-degree angular plane.</li> <li>ii) that are west of Yonge Street, where an existing or planned <b>street</b> is located adjacent to a <b>neighbourhood zone</b>, the maximum <b>building height</b> shall not exceed the projection of a 45-degree angular plane measured from the <b>established grade</b> at the adjacent <b>neighbourhood zone lot line</b>.</li> </ul> </li> </ul>

Special Provision Number	Description of Special Provision
2	<p>Notwithstanding the minimum required <b>front yard</b> and <b>flankage yard setbacks</b>, the <b>front yard</b> and <b>flankage yard setbacks</b> may be reduced to 0 metres above the first 10.5 metres of the required <b>podium</b>. Special Provision (2) does not apply to a <b>tower</b>.</p>  <p>Figure 11: Table 4.2B Special Provision 2 – Permitted reduction of setback to 0m</p>
3	<p>Notwithstanding the minimum required <b>side yard</b> and <b>rear yard setbacks</b>, where a <b>side yard</b> or <b>rear yard</b> abuts a <b>street, lane, or park</b>, the minimum <b>side yard</b> or <b>rear yard setback</b> shall be a minimum of 3 metres for the first 10.5 metres of <b>building height</b> and the minimum required <b>side yard</b> and <b>rear yard setbacks</b>, where a <b>side yard</b> or <b>rear yard</b> abuts a <b>neighbourhood zone</b> not separated by a <b>street</b> the minimum <b>side yard</b> or <b>rear yard setback</b> shall be a minimum of 6 metres. Where a <b>side yard</b> or <b>rear yard</b> abuts a <b>Greenway System zone</b>, the minimum <b>side yard</b> or <b>rear yard setback</b> shall be a minimum of 3 metres. Special Provision (3) does not apply to a <b>tower</b>.</p>
4	<p>Where the <b>main wall</b> of any portion of a <b>building</b> facing a <b>side yard</b> or <b>rear yard</b> that does not abut a <b>street, lane</b> or park contains windows or openings, a minimum <b>side yard</b> or <b>rear yard setback</b> of 7.5 metres from the <b>main wall</b> of the <b>building</b> with windows or openings to the <b>side lot line</b> or <b>rear lot line</b> shall be required.</p>

The Corporation of the City of Richmond Hill  
By-law 93-25

Special Provision Number	Description of Special Provision
5	For a <b>mid-rise building</b> or <b>high-rise building</b> , the <b>main wall</b> of any <b>storey</b> above the <b>podium</b> abutting a <b>front yard, flankage yard</b> , or any other <b>yard</b> abutting a <b>street, lane</b> or park shall have a minimum <b>setback</b> of 6 metres and shall be <b>stepped back</b> a minimum of 3 metres from the <b>first storey</b> of the <b>podium</b> .
6	Special Provision (5) does not apply to lands located within the RMU-COR2, LDA1, or LDA2 <b>Zones</b> .
7	For the lands fronting onto the Market Promenade as identified on Schedule "A" for KDA-YC <b>Zone</b> , where a <b>podium</b> height is greater than 4 <b>storeys</b> , all <b>storeys</b> of the <b>podium</b> located above the fourth <b>storey</b> shall be <b>stepped back</b> a minimum of 3 metres.
8	For lands located north of Wright Street and Dunlop Street where a <b>podium</b> height is greater than 3 <b>storeys</b> , all <b>storeys</b> of the <b>podium</b> located above the third <b>storey</b> shall be <b>stepped back</b> a minimum of 3 metres.
9	The required minimum and permitted maximum <b>building heights</b> , including <b>podium</b> heights, are as shown on Schedule "C". For lands within the KDA-YC <b>Zone</b> , train storage facilities are excluded from the minimum building height requirements.
10	The required minimum and permitted maximum densities are the numerical value as shown on Schedule "B". For the LC-N1, LC-N2 and LC-V <b>Zones, community uses</b> , parks and open spaces and infrastructure are excluded from the minimum density calculation. For KDA-YC <b>Zone, community uses</b> , parks, opens spaces, infrastructure and interim development are excluded from minimum density calculation. Train storage facilities located within the KDA-YC <b>Zone</b> are excluded from the minimum density calculation requirements.
11	The minimum required <b>yards</b> shall not apply to any portion of a <b>building</b> or <b>structure</b> below <b>established grade</b> .
12	For the purposes of this By-law, where a new development is situated on lands which are subject to more than one maximum <b>FSI</b> , the overall maximum <b>FSI</b> for the development shall be calculated by applying the maximum <b>FSI</b> for each area on a pro-rata basis in accordance with its proportion of the overall land area associated with the development parcel.
13	Refer to Schedule "B".
14	Refer to Schedule "C".

The Corporation of the City of Richmond Hill  
 By-law 93-25  
 Page 47

Special Provision Number	Description of Special Provision
15	<p>Within the LC-V <b>Zone</b>, the following provisions shall apply to:</p> <ul style="list-style-type: none"> <li>a. <b>detached dwellings</b>: N3 <b>Zone</b> provisions contained in Table 5.2A</li> <li>b. <b>semi-detached dwellings</b>: NS1 <b>Zone</b> provisions contained in Table 5.2A</li> <li>c. notwithstanding any provision to the contrary, the permitted density shall be in accordance with Schedule "B".</li> <li>d. notwithstanding any provision to the contrary, the permitted <b>building height</b> shall be in accordance with Schedule "C".</li> </ul>
16	<p>Within the RHC, LC-V, KDA-YB, KDA-YC, RMU-COR1, RMU-COR2, LC-OR, LC-N1, LC-N2, LDA1, LDA1 and LMU-COR <b>Zones</b>, the following provisions shall apply to:</p> <ul style="list-style-type: none"> <li>a. <b>block residential dwelling</b>: NT2 <b>Zone</b> provisions contained in Table 5.2A</li> <li>b. <b>street townhouse dwelling</b>: NT1 <b>Zone</b> provisions contained in Table 5.2A</li> <li>c. <b>rear lane townhouse dwelling</b>: NT1 <b>Zone</b> provisions contained in Table 5.2A</li> <li>d. <b>back-to-back dwelling</b>: NT1 <b>Zone</b> provisions contained in Table 5.2A</li> <li>e. <b>quadruplex dwelling</b>: NT1 <b>Zone</b> provisions contained in Table 5.2A</li> <li>f. <b>stacked townhouse dwelling</b>: NT2 <b>Zone</b> provisions contained in Table 5.2A</li> <li>g. notwithstanding any provision to the contrary, the permitted density shall be in accordance with Schedule "B".</li> <li>h. notwithstanding any provision to the contrary, the permitted <b>building height</b> shall be in accordance with Schedule "C".</li> </ul>
17	<p>Notwithstanding any other requirements of this by-law to the contrary, where a <b>block residential dwelling</b> is combined with a <b>high-rise building, mid-rise building, or low-rise building</b> the development standards contained in Table 4.2A shall apply.</p>
18	<p>For lands located within the RHC <b>Zone</b>, the maximum <b>tower</b> floor plate size for a <b>high-rise building</b> shall be 850 m<sup>2</sup>. For this special provision, <b>tower</b> floor plate shall mean the area of any <b>storey</b> of a <b>high-rise building</b> located above the <b>podium</b>.</p>
19	<p>For a <b>lot</b> fronting onto Yonge Street, the required <b>front yard setback</b> and <b>flankage yard setback</b> may be reduced to 1 metre.</p>