

THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. XXX-16

A By-law to Amend the Town of Richmond Hill  
Restricted Area By-law No 2523, as amended and  
the Town of Richmond Hill By-law No 190-87.

WHEREAS the Council of the Corporation of the Town of Richmond Hill at its Public Meeting of \_\_\_\_\_ XX, 2016, directed that this By-law be brought forward to Council for its consideration;

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

1. That the Town of Richmond Hill Restricted Area By-law No 2523 and the Town of Richmond Hill By-law No 190-87 is hereby further amended as follows:
2. That the lands shown of Schedule 'A' are legally identified as PART OF LOT 1 AND 2 REGISTERED PLAN 1642, ALL OF LOTS 1,2,3 AND 4 ON REGISTERED PLAN 3600 AND ALL OT LOTS 1 AND 4 ON REGISTRERED PLAN 3799.
  - a. By rezoning those lands shown on Schedule 'A' to By-law No. XXX-16 from "Floor Zone (F)" and "Single Family Six (R6)" to "Single Family Three (R3-XX)" and "Multiple Family One (RM1-XX)" and "Multiple Family Two (RM2-XX)" and "Open Space (OS-1XX) Zone" and "Park (P-XX) Zone" and depicted in Schedule 'B' to By-law No XXX-16.
  - b. By adding the following to Section 10 - Exceptions:  
  
Notwithstanding any other provisions of By-law 2523 or By-law 190-87, as amended to the contrary, the following special provisions shall apply to those lands as shown on Schedule "A" to By-law No. XXX-16.
    - i. "Notwithstanding the provisions Section 6, the following provisions shall apply to the Lands as depicted on Schedule 'B' to By-law XXX-16 identified as "Residential Third Density (R3-XX)":
      - a. Permitted Uses: Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, Private Home Day Care, Home Occupation
      - b. Minimum Lot Frontage: 13 metres
      - c. Minimum Lot Area: 350 square metres
      - d. Maximum Lot Coverage: 50%
      - e. Minimum Front Yard Setback: 6 metres
      - f. Minimum Side Yard Setback: 1.5 metres
      - g. Minimum Flankage Setback: 3 metres
      - h. Minimum Rear Yard Setback: 7.5 metres
      - i. Maximum Height: 11 metres"

- ii. “Notwithstanding the provisions of Section 6, the following provisions shall apply to the Lands as depicted on Schedule ‘B’ to By-law XXX-16 identified as “Multiple Family One (RM1-XX)”:
    - a. Permitted Uses: Street Townhouse Dwelling, Block Townhouse Dwelling, Stacked Townhouse Dwelling, Apartment Dwelling
    - b. Minimum Lot Frontage: 3 metres
    - c. Minimum Lot Area: 120 square metres
    - d. Maximum Lot Coverage: 50%
    - e. Minimum Front Yard Setback: 3 metres
    - f. Minimum Side Yard Setback: 0.75 metres
    - g. Minimum Flankage Setback: 1.5 metres
    - h. Minimum Rear Yard Setback: 7.5 metres
    - i. Maximum Height: 15 metres”
  - iii. “Notwithstanding the provisions of Section 6, the following provisions shall apply to the Lands as depicted on Schedule ‘B’ to By-law XXX-16 identified as “Multiple Family Two (RM2-XX)”:
    - a. Permitted Uses: Apartment Dwellings, commercial uses including, retail stores, restaurants, business or professional offices, medical office, service shops, financial institutions, and health centre
    - b. Minimum Lot Frontage: 30 metres
    - c. Minimum Lot Area: 5000 square metres
    - d. Maximum Lot Coverage: 50%
    - e. Minimum Front Yard Setback: 2 metres
    - f. Minimum Side Yard Setback: 3 metres
    - g. Minimum Rear Yard Setback: 0 metres from Open Space Zone
    - h. Minimum Tower Separation: 15 metres
    - i. Maximum Height: 100 metres or 29 stories”
  - iv. “Notwithstanding the provisions of Section 6, the following provisions shall apply to Lands depicted on Schedule ‘B’ to By-law XXX-16 identified as “Park (P-XX)”
    - a. Private parking shall be permitted below the surface of the park”
  - v. “Notwithstanding Section 6, the following shall apply to all lands identified on Schedule ‘A’ shall have a below grade setback of 0 metres.”
3. All other provisions of By-law No. 2523 and By-law No 190-87, as amended, inconsistent with the above shall not apply to the lands shown on Schedule “A” attached hereto.
4. Schedule “A” and “B” attached to By-law XXX-16 is declared to form a part of this By-law.

April 2016

READ A FIRST AND SECOND TIME THIS XXTH DAY OF XXXX, 2016.

READ A THIRD TIME AND PASSED THIS XXTH DAY IF XXXX, 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

DRAFT

THE CORPORATION OF THE TOWN OF RICHMOND HILL

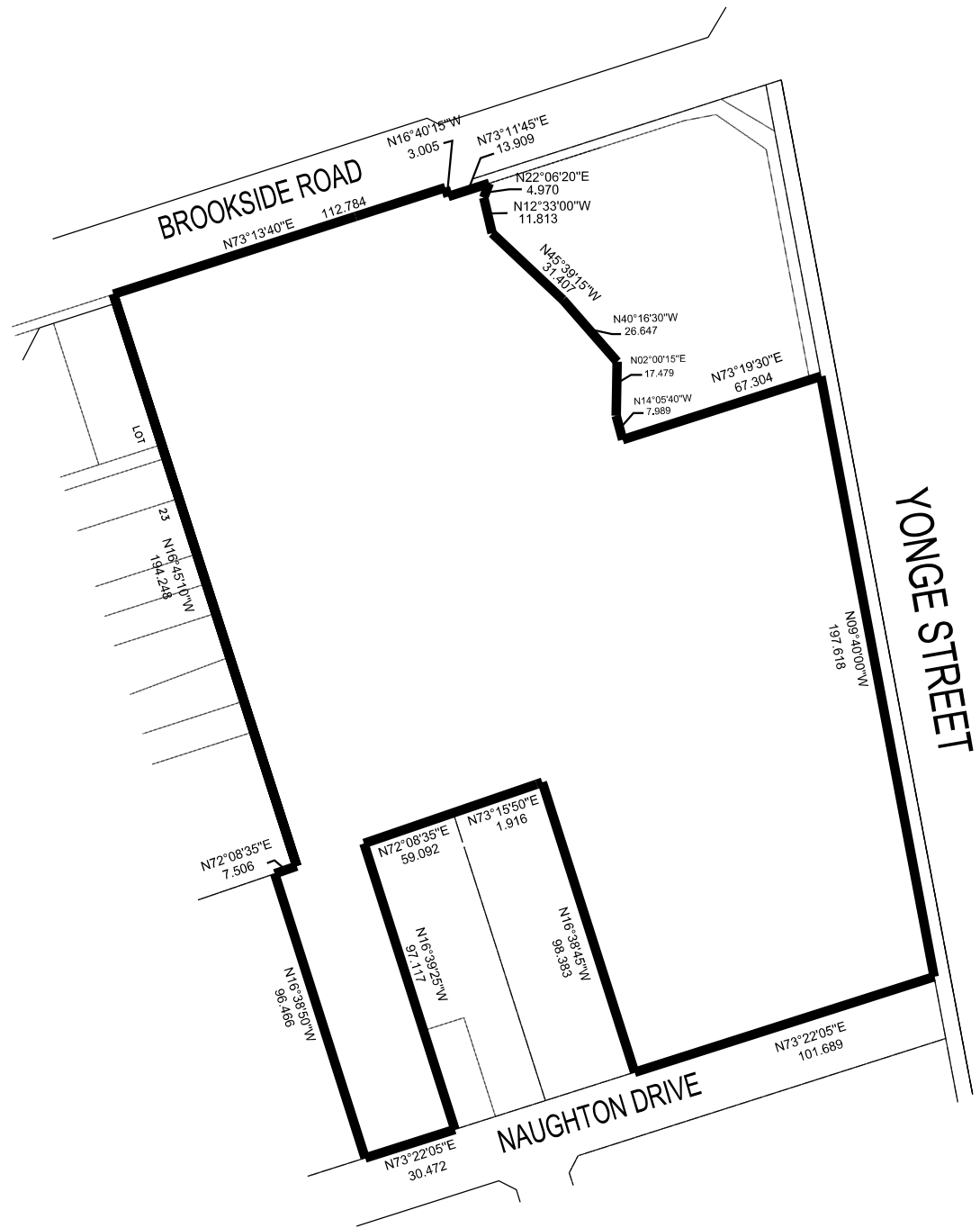
EXPLANATORY NOTE TO BY-LAW NO. XXX-16

By-law No. XXX-16 affects the lands known as PART OF LOT 1 AND 2 REGISTERED PLAN 1642, ALL OF LOTS 1,2,3 AND 4 ON REGISTERED PLAN 3600 AND ALL OT LOTS 1 AND 4 ON REGISTRERED PLAN 3790, municipally known as 59 Brookside Road, located on the west side of Yonge Street, south of Gamble Road.

By-law 2523 currently zones a portion of the lands “F - Flood”. By-law 190-87 currently zones the a portion of the lands “R6 – Single Family Six” By-law XXX-16 would amend By-law 2523 and By-law190-87 by rezoning the lands to “Single Family Three (R3-XX)” and “Multiple Family One (RM1-XX)” and “Multiple Family Two (RM2-XX)” and “Open Space (OS-XX) Zone” and “Park (P-XX) Zone” to facilitate the development of high rise residential and mixed use buildings, townhouses, stack townhouse, single detached dwellings, an open space area and public park.

By-law No. XXX-16 also sets out specific development provisions including minimum lot frontage, area, coverage, yard setbacks, and heights as they pertain to the proposed development to be constructed on the lands.

**DRAFT**



Not To Scale

# SCHEDULE "A"

## To Zoning By-law Amendment XXX -16

This is Schedule "A" to By-law No. XX-16  
passed by the council  
of The Corporation of the  
Town of Richmond Hill on the  
\_\_\_\_ Day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

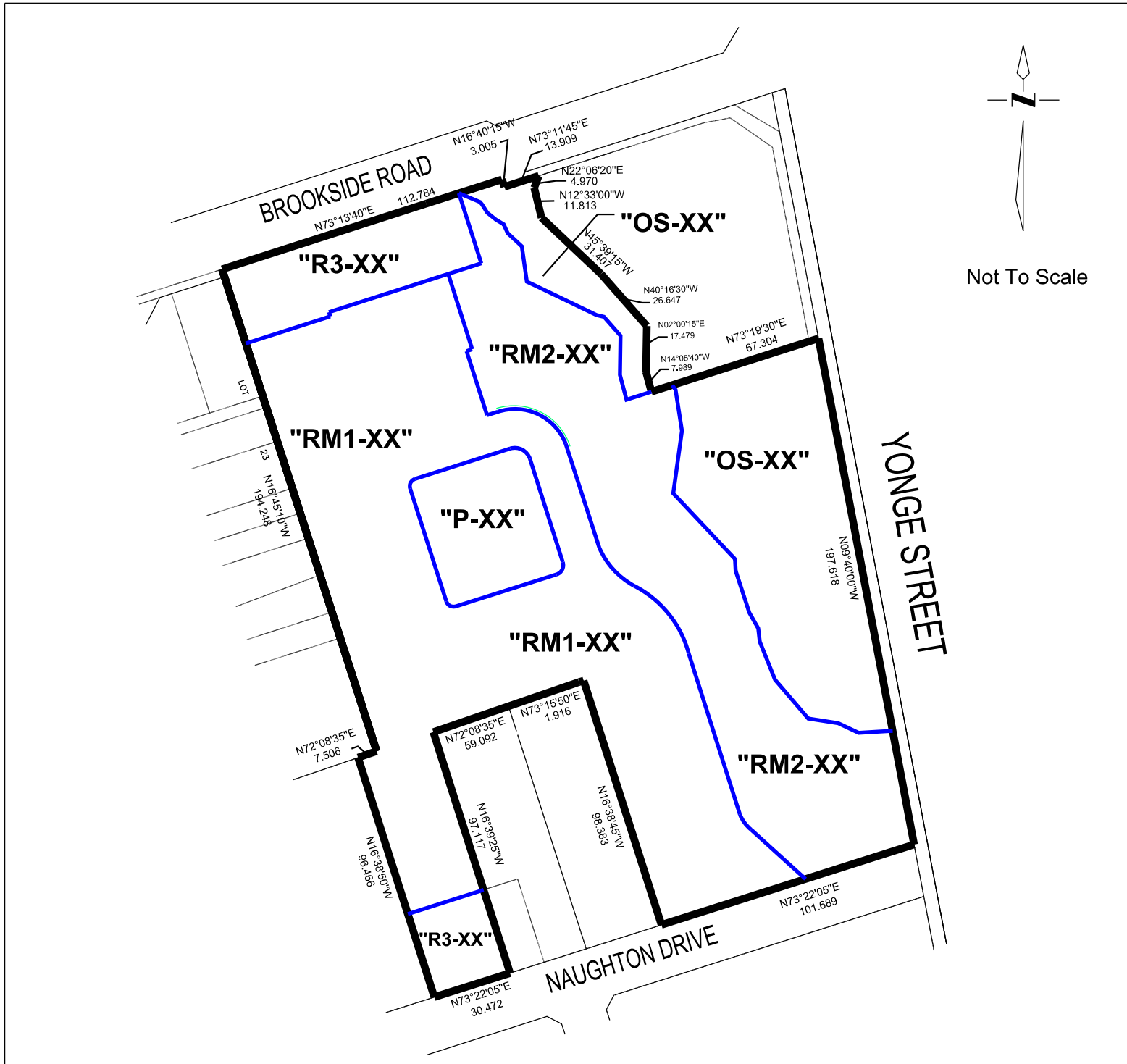
\_\_\_\_\_  
Clerk



AREA SUBJECT TO THIS BY-LAW

LOCATION: 59 BROOKSIDE ROAD  
PART OF LOTS 1, 2 AND 23 REGISTERED PLAN 1642  
ALL OF LOTS 1, 2, 3, AND 4 REGISTERED PLAN 3600  
ALL OF LOTS 1 AND 4 REGISTERED PLAN 3799  
TOWN OF RICHMOND HILL  
REGIONAL MUNICIPALITY OF YORK

**DRAFT**



# SCHEDULE "B"

## To Zoning By-law Amendment XXX -16

This is Schedule "B" to By-law No. XX-16  
passed by the council  
of The Corporation of the  
Town of Richmond Hill on the  
\_\_\_\_ Day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



AREA SUBJECT TO THIS BY-LAW

LOCATION: 59 BROOKSIDE ROAD  
PART OF LOTS 1, 2 AND 23 REGISTERED PLAN 1642  
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ALL OF LOTS 1 AND 4 REGISTERED PLAN 3799  
TOWN OF RICHMOND HILL  
REGIONAL MUNICIPALITY OF YORK