

The Corporation of the Town of Richmond Hill

By-law **-19

A By-law to Amend By-law 313-96, as amended of
The Corporation of the Town of Richmond Hill and
By-law 1275, as amended of the former Township of King

Whereas the Council of The Corporation of the Town of Richmond Hill (the "Corporation") at its Meeting of ****, 20**, directed that this by-law be brought forward to Council for its consideration;

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

1. That By-law 1275, as amended of the former Township of King, be further amended by removing those lands shown on Schedule "A" to this By-law **-19 (the "Lands") and any provisions of By-law 1275 as amended of the former Township of King that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 313-96 as amended of the Corporation be further amended by:
 - a. Expanding the boundary to include the Lands;
 - b. Rezoning the Lands to "Semi-Detached One (RD1) Zone" and "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to this By-law **-19.
 - c. By adding the following to Section 7 – EXCEPTIONS

"7.XXX

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 as amended of the Corporation, the following special provisions shall apply to the lands shown on Schedule "A" to this By-law **-19 (the "Lands") and more particularly denoted by bracketed number (7.XXX) on Schedule "A" to this By-law **-19:

(a) For the purposes of Section 7.XXX, the following shall apply:

- i. **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access;
- ii. A **LOT** shall include a **PARCEL OF TIED LAND**;
- iii. A **STREET** shall include a **LANE**; and,
- iv. The Lands shall be deemed to be a **LOT**.

(b) The following provisions shall apply to the Lands:

- i. Maximum number of **DWELLING UNITS** 47
- ii. Maximum Building **HEIGHT** (1) 13.2 metres
- iii. Maximum number of **STOREYS** 3
- iv. Minimum Number of **PARKING SPACES**:
 - a. 2 **PARKING SPACES** per **DWELLING UNIT**
 - b. 0.25 visitor **PARKING SPACES** per **DWELLING UNIT**

NOTES:

(1) The maximum **HEIGHT** shall apply only to a mansard roof.

- (c) The following provisions shall apply to the "Lands" zoned "Semi-Detached One (RD1) Zone" as shown on Schedule "A" to this By-law **-19 and denoted as Parcel A as shown on Schedule "B" to this By-law **-19.

- i. The private driveway that abuts Parcel A shown on Schedule "B" to this by-law shall be considered as a **STREET**
- ii. For Parcel A shown on Schedule "B" to this by-law, the southerly **LOT LINE** that abuts a private driveway shall be deemed to be the **FRONT LOT LINE**
- iii. Minimum **LOT AREA** (Interior Lot) 350 square metres
- iv. Minimum **LOT AREA** (Corner Lot) 415 square metres
- v. Minimum **FRONT YARD** (1) (2) 3.0 metres
- vi. Minimum **FLANKAGE YARD** 2.4 metres
- vii. Minimum **REAR YARD** 6.0 metres

NOTES:

- (1) The minimum required **FRONT YARD** for Areas 1 and 2 shown on Schedule "C" to this by-law shall be 2.0 metres;
- (2) A **PRIVATE GARAGE** shall be setback a minimum of 5.8 metres from the **FRONT LOT LINE**.

- (d) The following provisions shall apply to the "Lands" zoned "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to this By-law *-19 and denoted as Parcels B and C as shown on Schedule "B" to this By-law *-19.

- i. The private driveway that abuts Parcels B and C shown on Schedule "B" to this by-law shall be considered as a **STREET**
- ii. Minimum **LOT AREA** (Interior Lot) 120 square metres
- iii. Minimum **LOT FRONTAGE** (Interior Lot) 5.9 metres
- iv. Minimum **FRONT YARD** (1) 3.0 metres
- v. Minimum **REAR YARD** (2) 6.0 metres
- vi. Minimum **SIDE YARD** (3) 1.2 metres
- vii. Maximum **LOT COVERAGE** 57%

NOTES:

- (1) A **PRIVATE GARAGE** shall be setback a minimum of 5.8 metres from the **FRONT LOT LINE**;
- (2) A balcony may encroach into the minimum required **REAR YARD** to within 3.9 metres of the **REAR LOT LINE**;
- (3) For Area 3 as shown on Schedule "C" to this By-law *-19, the minimum required **SIDE YARD** shall be 0.8 metres."

- (e) The following provisions shall apply to the "Lands" zoned "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to this By-law *-19 and denoted as Parcel D on Schedule "B" to this By-law *-19.

- i. The **LOT LINE** that abuts King Road shall be the **FRONT LOT LINE**
- ii. Minimum **LOT AREA** (Interior Lot) 120 square metres
- iii. Minimum **LOT FRONTAGE** (Interior Lot) 5.9 metres
- iv. Minimum **REAR YARD** (1) (2) 4.0 metres
- v. Minimum **SIDE YARD** (3) (4) 1.2 metres
- vi. Maximum **LOT COVERAGE** 67%

NOTES:

- (1) A **PRIVATE GARAGE** shall be setback a minimum of 5.8 metres from the **REAR LOT LINE**;
- (2) A balcony may encroach into the minimum required **REAR YARD** to within 1.8 metres of the **REAR LOT LINE**;
- (3) For Area 4 as shown on Schedule "C" to this By-law *-19, a balcony may encroach into the minimum required **SIDE YARD** to within 0.6 metres of the **SIDE LOT LINE**.

- (4) For Area 4 as shown on Schedule "C" to this By-law *-19, the minimum required **SIDE YARD** shall be 1.1 metres."
- (f) The following provisions shall apply to the "Lands" zoned "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to this By-law *-19 and denoted as Parcel E on Schedule "B" to this By-law *-19.

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|-------|---|-------------------|
| i. | The LOT LINE that abuts McCachen Street shall be the FRONT LOT LINE | |
| ii. | Minimum LOT AREA (Interior Lot) | 120 square metres |
| iii. | Minimum LOT AREA (Corner Lot) | 150 square metres |
| iv. | Minimum LOT FRONTAGE (Interior Lot) | 5.9 metres |
| v. | Minimum LOT FRONTAGE (Corner Lot) | 7.5 metres |
| vi. | Minimum SIDE YARD (1) | 1.2 metres |
| vii. | Minimum FLANKAGE YARD | 1.6 metres |
| viii. | Minimum REAR YARD (2) (3) (4) (5) (6) | 4.0 metres |
| ix. | Maximum LOT COVERAGE | 68% |

NOTES:

- (1) For Area 5 as shown on Schedule "C" to this By-law *-19, a balcony may encroach into the minimum required **SIDE YARD** to within 0.6 metres of the **SIDE LOT LINE**;
 - (2) A **PRIVATE GARAGE** shall be setback a minimum of 5.8 metres from the **REAR LOT LINE**;
 - (3) A balcony may encroach into the minimum required **REAR YARD** to within 1.8 metres of the **REAR LOT LINE**;
 - (4) For Area 6 as shown on Schedule "C" to this By-law *-19, a **PRIVATE GARAGE** shall be setback a minimum of 2.0 metres from the **REAR LOT LINE**;
 - (5) For Area 6 as shown on Schedule "C" to this By-law *-19, the minimum **REAR YARD** shall be 1.3 metres.
 - (6) For Area 6 as shown on Schedule "C" to this By-law *-19, a balcony may encroach into the minimum required **REAR YARD** to within 0.15 metres of the **REAR LOT LINE**."
3. All other provisions of By-law 313-96 as amended of the Corporation, not inconsistent with the foregoing, shall continue to apply to the Lands.
 4. 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.
 5. Schedules "A", "B" and "C" attached to By-law *-19 is declared to form a part of this by-law.

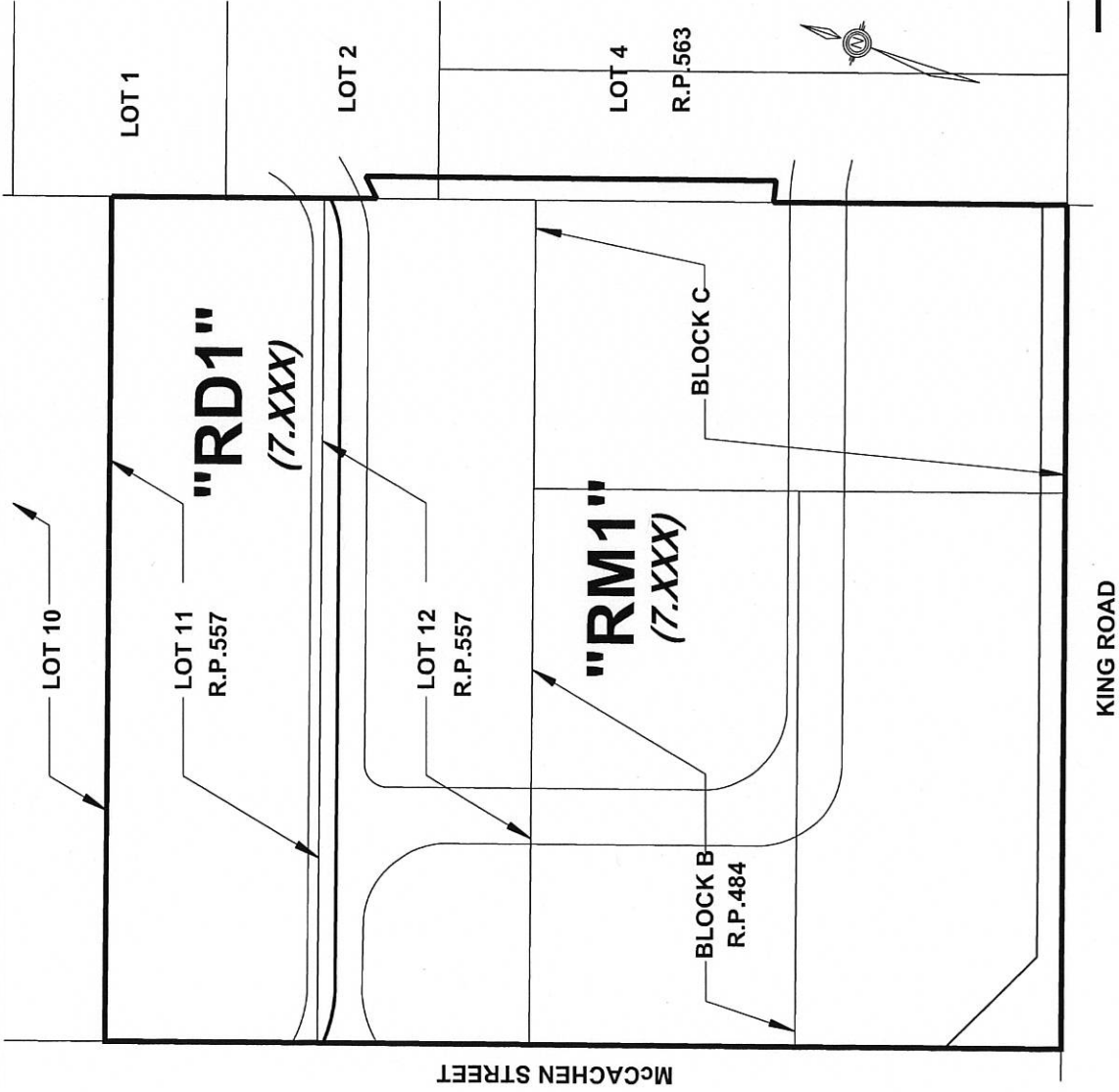
The Corporation of the Town of Richmond Hill

Explanatory Note to By-law *-19**

By-law **-19 affects lands described as Lots 11 and 12 and Blocks B and C, Plan 484 and Part of Lots 2 and 4, Plan 563, municipally known as 3, 5, 7 and 9 McCachen Street and 300 King Road.

The lands are currently zoned Residential Urban (RU) Zone under By-law 1275, as amended, and Single Detached Five (R5) Zone under By-law 313-96, as amended.

By-law ***-19 will have the effect of rezoning the lands to "Semi-Detached One (RD1) Zone" and "Multiple Residential One (RM1) Zone" under By-law 313-96, as amended to per the construction of a common element condominium residential development with site specific provisions on the subject lands.



SCHEDULE "A" **TO BY-LAW XXX-19**

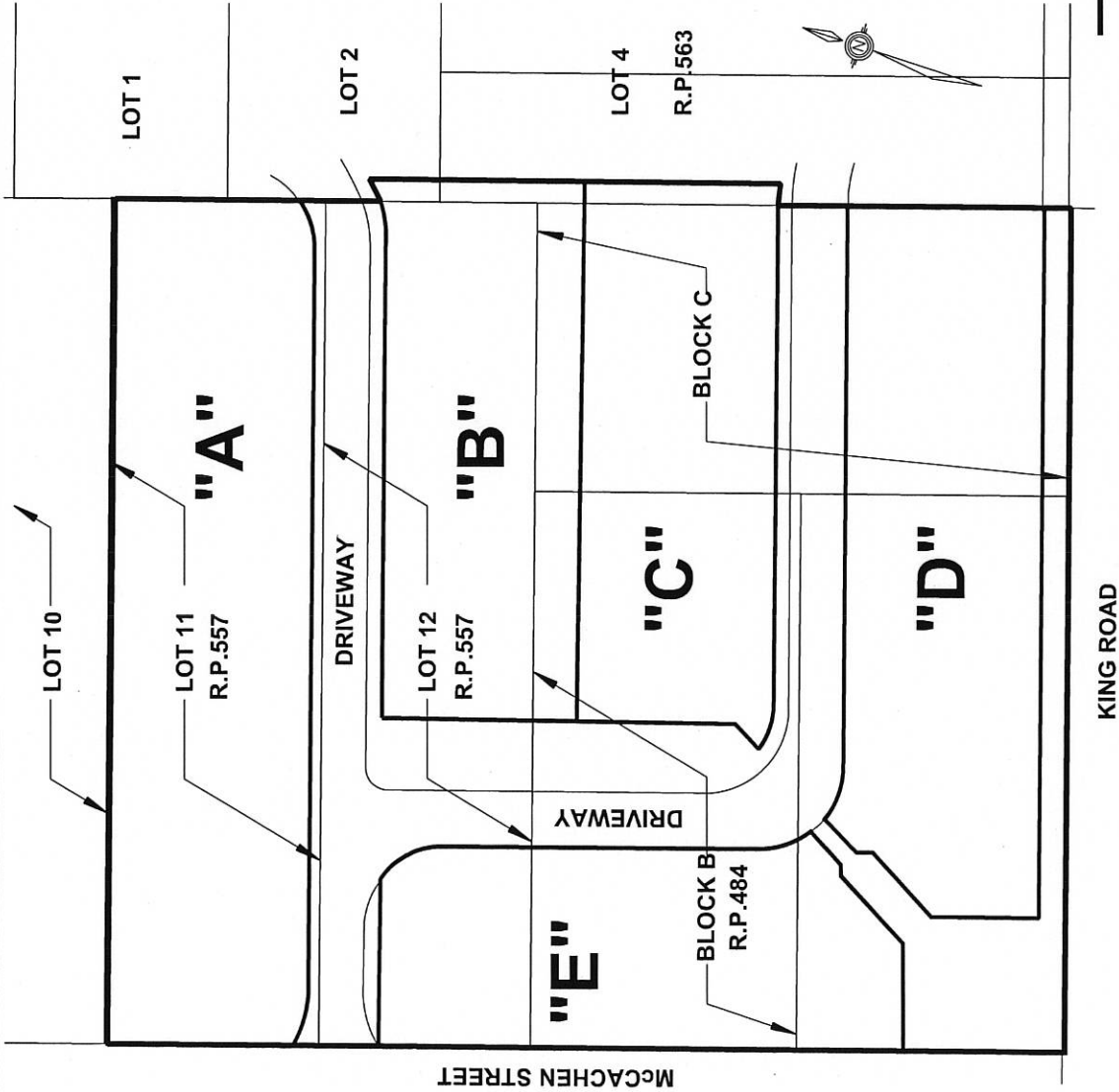
This is Schedule "A" to By-Law
XXX-19 passed by the Council
of The Corporation of the
Town of Richmond Hill on the
Day of 2019

DRAFT

SCHEDULE "B" TO BY-LAW XXX-19

This is Schedule "B" to By-Law
XXX-19 passed by the Council
of The Corporation of the
Town of Richmond Hill on the
Day of 2019

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SCHEDULE "C" TO BY-LAW XXX-19

This is Schedule "C" to By-Law
XXX-19 passed by the Council
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— AREA SUBJECT TO THIS BY-LAW

