

The Corporation of the Town of Richmond Hill

By-law XX-19

A By-law to Amend By-law 255-96, as amended of

The Corporation of the Town of Richmond Hill

Whereas the Council of The Corporation of the Town of Richmond Hill (the "Corporation") at this Meeting of _____, 2019, passed a resolution to advise the Local Planning Appeal Tribunal that a proposed Zoning By-law Amendment to permit a conceptual condominium residential development on the lands shown on Schedule "A" to this By-law XX-19 (the "Lands") is supporting in principle;

Now Therefore The Local Planning Appeal Tribunal Approves As Follows:

1. That By-law 255-96, as amended, of the Corporation of the Town of Richmond Hill ("By-law 255-96") be and hereby further amended by:
 - a) by rezoning the Lands to "Multiple Family One (RM1) Zone" under By-law 255-96 as shown on Schedule "A" of this By-law XX-19; and,
 - b) by adding the following to Section 7 - EXCEPTIONS

"7.XX

Notwithstanding any inconsistent or conflicting provisions of By-Law 255-96 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Multiple Family One (RM1) Zone" and more particularly denoted by bracketed number (7.XX) on Schedule "A" to By-law XX-19:

- (a) For the purposes of this by-law, the following shall apply:
 - i. **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of primary vehicular and pedestrian access;
 - ii. A **LOT** shall include a **PARCEL OF TIED LAND**;
 - iii. A **STREET** shall include a **LANE**;
 - iv. The lands shall be deemed to be a **LOT**;
 - v. A **STREET** shall include a **LANE**;
 - vi. The westerly **LOT LINE** that abuts a private driveway shall be deemed to be the **FRONT LOT LINE**;

(b) The following uses shall be permitted on the Lands:

i. **BLOCK TOWNHOUSE DWELLING**

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

i. Maximum number of DWELLING UNITS	11
ii. Minimum LOT AREA	125 square metres
iii. Minimum LOT FRONTAGE	6 metres
iv. Minimum FRONT YARD (1)(2)(3)	4.3 metres (1)(2)(3)
v. Minimum SIDE YARD	3.5 metres
vi. Minimum FLANKAGE YARD (4)	0.7 metres (4)
vii. Minimum REAR YARD	5.5 metres
viii. Maximum Building HEIGHT	11 metres
ix. Maximum Number of STOREYS	3
x. Maximum LOT COVERAGE	55%

NOTES:

- (1) A **PRIVATE GARAGE**, whether or not attached to **MAIN BUILDING** shall have a minimum **FRONT YARD SETBACK** of 5.8 metres
- (2) A **CORNER LOT** shall have a minimum **FRONT YARD** of 3.35 metres
- (3) On a **CORNER LOT** where a street rounding is provided, a **FRONT LOT LINE** shall be considered to include the projected point of intersection of the **FRONT LOT LINE** with the projected exterior **SIDE LOT LINE** abutting the **STREET**, as if no street rounding was to exist
- (4) A **LOT** with flankage along an arterial road shall have a minimum **FLANKAGE YARD** of 2.9 metres"

2. Notwithstanding Section 5 – GENERAL PROVISIONS, the following shall apply:

- a) A cantilevered window bay may project in the **FRONT YARD, REAR YARD, SIDE YARD** and/or **FLANKAGE YARD** a maximum of 1 metre over a maximum width of 3.2 metres;
- b) Minimum Number of **PARKING SPACES**:
 - (a) 2 **PARKING SPACES** per **DWELLING UNIT**
 - (b) 0.25 visitor **PARKING SPACES** per **DWELLING UNIT**;
- c) Section 5.7 and 5.8 shall not apply to the Lands; and,
- d) A minimum strip of land not less than 0.6 metres from any **LOT LINE** that abuts a low density residential zone shall be used for landscaping,

otherwise a strip of land not less than 2.0 metres shall be used for landscaping.

3. All other provisions of By-law XX-19 as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
4. Schedule "A" attached to By-law XX-19 is declared to form a part of this by-law.

Passed this day of , 20**.

File: D02-14013 (SF)

The Corporation of The Town Of Richmond Hill

Explanatory Note to By-Law XX-19

By-law XX-19 affects the lands described as Part of Lot 12, Plan 3806, municipally known as 243 16th Avenue.

The lands are currently zoned Low Density Residential Six (R6) Zone and Special Residential One (SR-1) Zone under By-law 255-96, as amended.

By-law XX-19 will have the effect of rezoning the subject lands to Multiple Family One (RM1) Zone under By-law 255-96, as amended, to permit the construction of a common element condominium development with site specific provisions on the subject lands.