

The Corporation of the City of Richmond Hill
By-law XX-19

Appendix	"D"
SRPRS	14,084
File(s)	D01-17004 D01-1408 D03-14084

A By-law to Amend By-law 2325-68, as amended,
of the former Township of Markham, and By-law 55-15, 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 Meeting of *****, 2019, 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 2325-68, as amended, of the former Township of Markham ("By-law 2325-68"), be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law XX-19 (the "Lands") and any provisions of By-law 2325-68, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 55-15, as amended, of The Corporation of the City of Richmond Hill ("By-law 55-15") be and hereby is further amended as follows:
 - a) by expanding the area of By-law 55-15 to include the Lands shown as "Multiple Residential One (RM1) Zone", "Residential Wide Shallow Two (RWS2) Zone", "Open Space (O) Zone" and "Environmental Protection Two (EPA2) Zone" on Schedule "A" to this By-law XX-19;
 - b) by rezoning the Lands to "Multiple Residential One (RM1) Zone", "Residential Wide Shallow Two (RWS2) Zone", "Open Space (O) Zone" and "Environmental Protection Two (EPA2) Zone" as shown on Schedule "A" to this By-law XX-19;
 - c) by adding the following to Section 7 - Exceptions
"7.42

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, 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-19 and denoted by a bracketed number (7.42):

- i) The amendments to By-law 55-15 set out in Exception 7.3 (enacted through By-law 82-16) shall also apply.
- ii) Minimum Required Front Yard: 3.2 metres (10.49 feet)
- iii) Minimum Required Rear Yard: 7.4 metres (24.27 feet)
- iv) Minimum Required Flankage Yard: 2.15 metres (7.05 feet)
- v) Maximum Number of Storeys 4 storeys
- vi) Notwithstanding Section 5.1.10, exterior steps shall be permitted to project 1.2 metres into the minimum required front yard;
- vii) The provisions of Section 5.7 shall not apply to stacked townhouse dwellings.

- viii) For the purposes of this By-law, Saigon Drive shall be deemed to be the Front Lot Line.
 - ix) The minimum Floor Area Ratio shall be no less than 1.0.
 - x) The maximum Floor Area Ratio shall not exceed 1.40.
 - xi) The minimum number of loading spaces shall be 1.
 - xii) The minimum distance between any portion of the parking garage and a property line shall be the following:
 - a. Required Front Yard: 4.3 metres (14.1 feet)
 - b. Required Flankage Yard: 0.25 metres (0.82 feet)
 - c. Required Interior Side Yard: 0.7 metres (2.29 feet)
 - d. Required Rear Yard: 8.4 metres (27.55 feet)
 - xiii) For the purposes of this By-law, the following definitions shall either be added to, or shall replace the existing definitions set out in Section 6 of By-law 55-15, as amended:
 - a. Lot: Means the area outlined in heavy black line on Schedule "B" to By-law XX-19 at the time of its approval, regardless of any conveyances(s) for road allowance, road widening or daylighting triangle purposes.
 - b. Height, Building: shall also include the following:
 - i. "The Building Height measurement shall not include a Mechanical Storey, which is the portion of the building used for mechanical room purposes on the top floor. The Mechanical Storey may include guard rails of, the building roof for the outdoor access. The Mechanical Storey shall not be considered a Storey as defined by Zoning By-law 55-15"
3. All other provisions of By-law 55-15, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
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" and "B" attached to By-law XX-19 is declared to form a part of this by-law.

Passed this day of , 2019.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-14017 (JH)

DRAFT

The Corporation of the City of Richmond Hill

Explanatory Note to By-law XX-19

By-law XX-19 affects the lands described as Part of Lots 26 and 27, Concession 2, E.Y.S, municipally known as 930 Elgin Mills Road East.

By-law 2325-68, as amended, of the former Township of Markham, zones a portion of the subject lands "Rural Residential Four (RR4) Zone" and By-law 55-15, as amended, of the City of Richmond Hill, zones a portion of the subject lands "Residential Wide Shallow Two (RWS2) Zone".

By-law XX-19 will have the effect of removing the lands from the provisions of By-law 2325-68, as amended, and rezoning the subject lands to "Multiple Residential One (RM1) Zone", "Residential Wide Shallow Two (RWS2) Zone", "Open Space (O) Zone" and "Environmental Protection Two (EPA2) Zone" under By-law 55-15, as amended. By-law XX-19 also contains a number of site-specific provisions for the proposed development. The By-law will implement a Site Plan providing for the construction of stacked townhouse dwellings, in addition to lands for a stormwater management facility, a public street, a walkway and environmental preservation purposes.

DRAFT

LOT 27. CONCESSION 2. EYS

(7.42)

From "RR4"
To "RM1"
(7.42)

**From "RR4"
To "O"**

From "RR4" To "EPA2"

ELGIN MILLS ROAD EAST

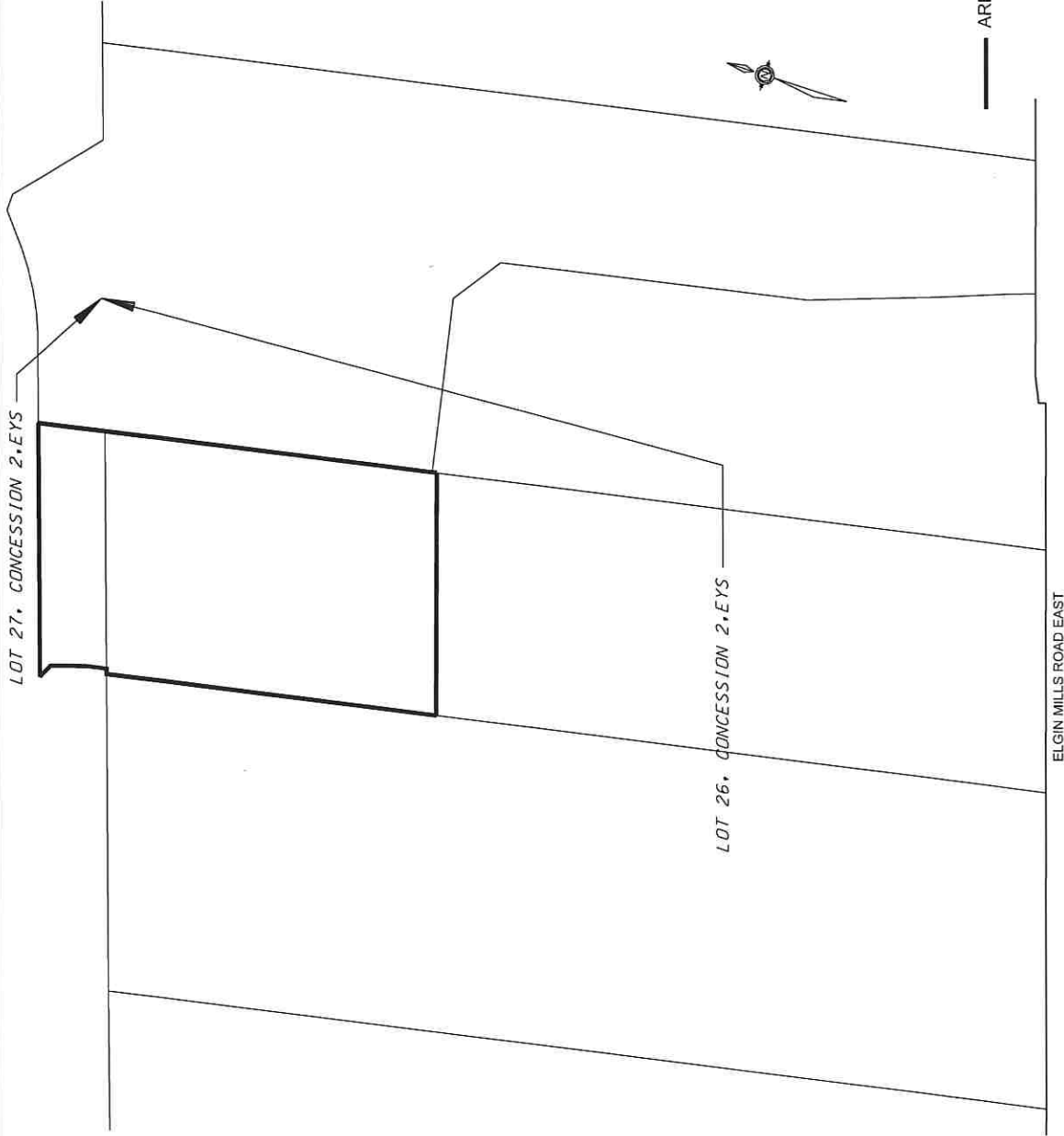
TO BY-LAW XX-19

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

AREA SUBJECT TO THIS BY-LAW

2-14017A.DGN
JH/SS



SCHEDULE "B"

TO BY-LAW XX-19

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

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

— AREA SUBJECT TO THIS BY-LAW

2-14017B.DGN
JH/SS

ELGIN MILLS ROAD EAST