

## APPENDIX B- DRAFT ZONING BY-LAW

### THE CORPORATION OF THE TOWN OF RICHMOND HILL

#### BY-LAW NO. 96-17

A By-law to Amend By-law No. 91-13 of  
The Corporation of the Town of Richmond Hill

**WHEREAS** the Council of The Corporation of the Town of Richmond Hill at its Meeting of \_\_\_\_\_, 20\_\_\_ directed that this by-law be brought forward to Council for consideration;

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

1. **THAT** By-law 91-13 of The Corporation of the Town of Richmond Hill, be amended for those lands shown on Schedule “A” to this By-law No. 96-17 as follows:
  - a) By amending **Table A2 – Residential Zone Standards** in **Section 4 – USE STANDARDS**, as outlined in Schedule “B” to this By-law as follows:
    - i. The **MAXIMUM LOT COVERAGE** for the “RD1 Zone”, for a single detached dwelling and semi-detached dwelling, shall be increased to 55%; and
    - ii. The **MAXIMUM LOT COVERAGE** for the “RM1 Zone”, for a street townhouse dwelling, shall be increased to 60%.
  - b) By amending the Special Provisions in **Table A2-A – Residential Zone Standards, Special Provisions**, in **Section 4 – USE STANDARDS**, as outlined in Schedule “C” to this By-law as follows:
    - 11(a) The **MINIMUM SIDE YARD SETBACK** with respect to providing for the location of municipal services for the construction of grading and drainage services to facilitate such side yard reduction shall be 1.5 metres on one side and 0.6 metres on the other.
    - 17 THE **REAR YARD SETBACK** for detached garages on corner lots shall be 1.2 metres. Where a dwelling unit is accessed by a driveway crossing a side lot line adjacent to a lane, the minimum required rear yard setback for an attached garage shall be 1.2 metres.

- c) By adding the following Special Provision to **Table A2-A – Residential Zone Standards, Special Provisions, in Section 4 – USE STANDARDS**, which shall apply to those lands zoned R3 (use S), R5 (use S), and RD1 (use SD, as outlined in Schedule “C” as follows:

19 Where a dwelling unit is accessed by a driveway crossing a side lot line adjacent to a lane, the minimum required rear yard setback for the main building on the lot is 6.0 metres.

- d) By adding the following Special Provision to **Table A2-A – Residential Zone Standards, Special Provisions, in Section 4 – USE STANDARDS**, which shall apply to those lands zoned RM1 (use STH) as outlined in Schedule “C” as follows:

20 For an end unit of a street townhouse dwelling, the dwelling unit shall have a minimum setback of 1.5 metres from the side lot line, and the minimum required side yard setback for an attached or detached garage may be reduced to 1.2 metres where an access is provided at the rear or side wall of the garage to a secondary suite located above the garage.

- e) By amending **Section 5 – GENERAL PROVISIONS**, as follows:

5.1.5 h) the maximum floor area of any detached garage shall be 40 square metres. Where a detached garage provides an enclosed stair access to a secondary suite located above the detached garage, the maximum floor area of the detached garage shall be 55 square metres;

5.1.5 i) the maximum height of any detached garage shall be 4.2 metres to the peak of the roof (having a slope of equal to or greater than 1:6 ratio) as illustrated on Appendix “2”. In the case of a detached garage having a secondary suite, the maximum height shall be 8.5 metres;

#### 5.19 **SECONDARY SUITES**

Notwithstanding Section 5.4, Secondary Suites are permitted within a residential zone subject to the following provisions:

- a) a secondary suite shall be wholly contained within the same single detached or semi-detached dwelling or above a detached or attached garage located on a lot that has a side lot line or the rear lot line abuts a lane;

- e) entrance to the secondary suite shall be located in the front or side wall of the single detached or semi-detached dwelling and shall not be contained within a garage. Where the secondary suite is located above a detached or attached garage, the entrance to the secondary suite is permitted in the front, side or rear walls of the detached or attached garage;
  - i) a secondary suite shall be located above an attached or detached garage of a street townhouse dwelling located on a lot that has a side lot line or a rear lot line that abuts a lane. Entrance to the secondary suite shall be permitted in the front, side or rear walls of the attached or detached garage and shall not be contained within the portion of the garage used for the storage of one or more motor vehicles.
2. All other provisions of By-law No. 91-13 as amended, not conflicting with or inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
  3. 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.
  4. Schedule(s) "A", "B" and "C attached to By-law No 96-17 are declared to form a part of this By-law.

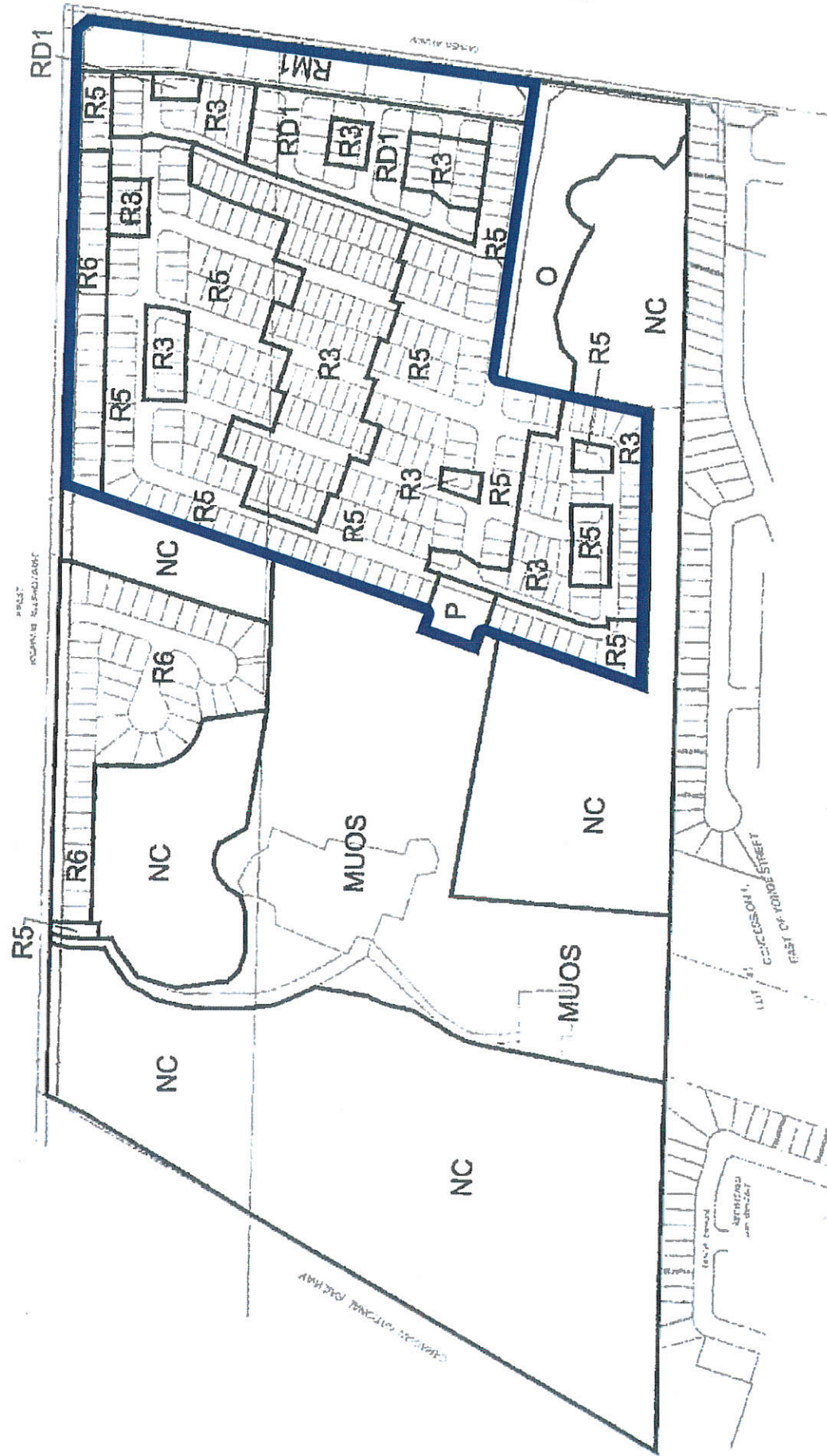
**PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.**

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**Dave Barrow**  
**Mayor**

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**Stephen M.A. Huycke**  
**Town Clerk**



**Schedule 'A' To By-law No. 96-17**

This is Schedule 'A' to By-law  
 No. 96-17 passed by the Council  
 of The Corporation of the Town  
 of Richmond Hill on the \_\_\_\_\_  
 day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk



— Zone Boundaries  
 ■ Subject Area

**SCHEDULE 'B' To By-law No. 96-17**

This is Schedule 'B' to By-law No. 96-17 passed by the Council of The Corporation of the Town of Richmond Hill on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**TABLE A2 – RESIDENTIAL ZONE STANDARDS**  
All numbers are in metric, unless otherwise noted

Proposed amendments shown in red

ZONE	USE	MINIMUM LOT FRONTAGE		MINIMUM LOT AREA		MAXIMUM LOT COVERAGE	MINIMUM REQUIRED FRONT YARD (m)	MINIMUM REQUIRED SIDE YARD (m)	MINIMUM REQUIRED FLANKAGE YARD (m)	MINIMUM REQUIRED REAR YARD (m)	MAXIMUM HEIGHT (m)
		INTERIOR LOT (m)	CORNER LOT (m)	INTERIOR LOT (sq.m)	CORNER LOT (sq.m)						
R3 (14)(15)	S	10.5	12.3 (13)	310.0	340.0	50%	3.5 (2)(6)	1.5 (1)(11)(16)	3.0 (2)	7.5 (7)(17)(19)	12.0
R5 (14)(15)	S	13.5	15.0 (13)	400.0	420.0	50%	3.5 (2)(6)	1.5 (1)(16)	3.0 (2)	7.5 (7)(17)(19)	12.0
R6 (14)(15)	S	15.0	16.5 (13)	450.0	470.0	50%	3.5 (2)(6)	1.5 (1)(16)	3.0 (2)	7.5 (7)(17)	12.0
RD1 (12)(14)(15)	S	9.0	10.8 (13)	270.0	300.0	50%	3.5 (2)(6)	1.5 (1)(11)(16)	3.0 (2)	7.5 (7)(17)	12.0
	SD	14.6	16.4 (13)	430.0	460.0	50% 55%	3.5 (2)(6)	1.5 (9)(16)	3.0 (2)	7.5 (7)(17)(19)	12.0
	STH	6.0	9.0 (13)	200.0 (10)	300.0 (10)	55% 60%	3.5 (2)(5)(6)	1.5 (4)(20)	3.0 (2)	7.5 (7)(8)	12.0 (18)
RM1 (12)(14)(15)	BTH (3)	30.0	30.0	N/A	N/A	50%	3.5 (2)(5)(6)	1.5	3.0 (2)	7.5 (7)	12.0 (18)
	Q	20.0	23.0	750.0	750.0	30%	3.5 (2)(5)(6)	2.5	3.0 (2)	7.5 (7)	12.0 (18)

## SCHEDULE 'C' To By-law No. 96-17

This is Schedule 'C' to By-law No. 96-17 passed by the Council of The Corporation of the Town of Richmond Hill on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

### TABLE A2-A – RESIDENTIAL ZONE STANDARDS SPECIAL PROVISIONS

All numbers are in metric, unless otherwise noted

Proposed amendments shown in red

SPECIAL PROVISION NUMBER	DESCRIPTION OF SPECIAL PROVISION
1	The minimum <b>side yard setback</b> may be reduced to 1.2 metres if there are no doors in any wall adjacent to the <b>side lot line</b> . Notwithstanding the foregoing, the minimum <b>side yard setback</b> may be reduced to 1.2 metres and a door may be permitted in a wall adjacent to a <b>side lot line</b> if the door is recessed into the wall and no stairs project beyond the main side wall into the minimum required <b>side yard</b> . If a <b>detached garage</b> is located in a <b>rear yard</b> and accessed by a <b>driveway</b> crossing the <b>front lot line</b> , the minimum required <b>side yard setback</b> shall be 3.0 metres on one side and 0.6 metres on the other. Where <b>detached garages</b> on two adjoining lots are located in their respective <b>rear yards</b> and accessed by a mutual driveway crossing the front lot line, the minimum required <b>side yard setback</b> shall be 1.5 metres on the side where the mutual <b>driveway</b> is located and 0.6 metres on the other.
2	An <b>attached garage</b> shall have a minimum <b>setback</b> of 5.8 metres from the <b>front lot line</b> and, if the <b>attached garage</b> is accessed by a <b>driveway</b> crossing the <b>flankage lot line</b> , the <b>attached garage</b> shall have a minimum <b>setback</b> of 5.8 metres from the <b>flankage lot line</b> .
3	<b>Block townhouse dwellings</b> shall have a <b>density</b> of not less than 25 units per hectare nor a <b>density</b> in excess of 75 units per hectare.
4	This provision only applies to the end units of <b>street townhouse dwelling units</b> .
5	The minimum required <b>front yard setback</b> shall be 3.0 metres where the <b>lot</b> has an <b>attached or detached garage</b> , and has access from a <b>rear lane</b> of at least 6.0 metres in width.
6	The minimum required <b>front yard</b> applies to each portion of a <b>through lot</b> abutting a <b>street</b> .
7	Where a <b>dwelling unit</b> is accessed by a <b>driveway</b> crossing a <b>rear lot line</b> to the rear of a <b>dwelling unit</b> , an <b>attached or detached garage</b> may extend into the required <b>rear yard</b> no closer than 0.5 metres to the <b>rear lot line</b> provided that no more than 50% of the area of the required <b>rear yard</b> is used for an <b>attached or detached garage</b> .
8	If a <b>detached garage</b> of a <b>street townhouse dwelling</b> is located in the <b>rear yard</b> and is accessed by a <b>driveway</b> that does not cross the <b>front lot line</b> or <b>flankage lot line</b> , the minimum required <b>rear yard setback</b> for the <b>main building</b> on the lot is 12.5 metres.
9	Where no door openings are provided on the side wall of a <b>semi-detached or duplex dwelling</b> , the minimum required <b>side yard setback</b> on that side shall be 1.2 metres.
10	If a <b>street townhouse dwelling</b> is accessed by a <b>driveway</b> from a <b>rear lane</b> of at least 6.0 metres in width and which crosses the <b>rear lot line</b> , the minimum <b>lot area</b> shall be as follows: <ul style="list-style-type: none"> <li>• 180 square metres for <b>interior lot</b> and 270 square metres for a <b>corner lot</b>, if the rear lane has <b>street townhouse dwellings</b> on both sides of the <b>lane</b>.</li> <li>• 160 square metres for an <b>interior lot</b> and 225 square metres for a <b>corner lot</b>, if the rear lane has <b>street townhouse dwellings</b> on only one side of the <b>lane</b>.</li> </ul>

# SCHEDULE 'C' To By-law No. 96-17

This is Schedule 'C' to By-law No. 96-17 passed by the Council of The Corporation of the Town of Richmond Hill on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**TABLE A2-A (Continued) – RESIDENTIAL ZONE STANDARDS  
SPECIAL PROVISIONS**

**All numbers are in metric, unless otherwise noted**

*Proposed amendments shown in red*

11	<p>Where the <b>Town</b> has entered into a subdivision agreement pursuant to the <b>Planning Act</b>, which provides for the location of municipal services in a manner which would permit the reduction of the minimum <b>side yard setback</b> beyond that set out in Table A2 and in Special Provision 1 thereto, and which also provides for the construction and maintenance of grading and drainage services to facilitate such side yard reduction, the following minimum required <b>side yard setback</b> shall apply:</p> <ul style="list-style-type: none"> <li>a) <b>The minimum side yard setback with respect to providing for the location of municipal services for the construction of grading and drainage services to facilitate such side yard reduction shall be 1.5 metres on one side and 0.6 metres on the other. provided that, for interior lots, the larger required side yard shall be adjacent to the larger side yard on the adjoining lot.</b></li> <li>b) The minimum required <b>side yard setback</b> of 1.5 metres allowed in (a) above may be reduced to 1.2 metres if:             <ul style="list-style-type: none"> <li>i) there are no doors in any wall adjacent to the <b>side lot line</b>; or,</li> <li>ii) any door in any wall adjacent to the <b>side lot line</b> is recessed into the wall and no stairs project beyond the <b>main wall</b> into the minimum required <b>side yard</b>.</li> </ul> </li> </ul>
12	See Section 5.16
13	Subject to Section 5.3.3
14	Notwithstanding any other requirements of this by-law to the contrary, the minimum <b>setback</b> from the hypotenuse of a <b>daylighting triangle</b> taken by a <b>public authority</b> to the <b>main building</b> shall be 0.6 metres.
15	<p>The following special provisions shall apply to a <b>private utility</b> use:</p> <ul style="list-style-type: none"> <li>a) Minimum <b>side yard setback</b>: 3.0 metres</li> <li>b) Minimum <b>rear yard setback</b>: 8.0 metres</li> <li>c) Maximum <b>height</b>: 1.85 metres</li> <li>d) Maximum size of pad: 50 square metres</li> <li>e) Maximum <b>height of fence</b>: 1.84 metres.</li> </ul>
16	For a <b>lot</b> flanking on a <b>lane</b> , the <b>dwelling</b> shall be setback a minimum of 2.5 metres from the <b>side lot line</b> that abuts a <b>lane</b> and an <b>attached or detached garage</b> shall be setback a minimum of 0.6 metres from the <b>side lot line</b> that abuts a <b>lane</b> .
17	<b>Rear yard setback for detached garages on corner lots</b> shall be 1.2 metres. <b>The rear yard setback for detached garages on corner lots shall be 1.2 metres. Where a dwelling unit is accessed by a driveway crossing a side lot line adjacent to a lane, the minimum required rear yard setback for an attached garage shall be 1.2 metres.</b>
18	A maximum <b>height</b> of 12.5 metres may be permitted for <b>street townhouse dwellings, block townhouse dwellings, or quadruplex dwellings</b> where the lot abuts Bayview Avenue.
19	<b>Where a dwelling unit is accessed by a driveway crossing a side lot line adjacent to a lane, the minimum required rear yard setback for the main building on the lot is 6.0 metres.</b>
20	For an end unit of a <b>street townhouse dwelling</b> , the dwelling unit shall be setback a minimum of 1.5 metres from the side lot line, and the minimum required <b>side yard setback</b> for an <b>attached or detached garage</b> may be reduced to 1.2 metres where an access is provided at the <b>rear or side wall</b> of the garage to a secondary suite located above the garage.

## **THE CORPORATION OF THE TOWN OF RICHMOND HILL**

### **EXPLANATORY NOTE TO BY-LAW NO. 96-17**

By-law 96-17 affects lands described as Part of Lot 42 and 43, Concession 1, E.Y.S as shown on Schedule “A” to this By-law.

By-law 91-13, presently zones the subject lands “Single Detached Three [R3] Zone”, “Single Detached Five [R5] Zone”, “Single Detached Six [R6] Zone”, Semi-detached One [RD1] Zone”, “Residential Multiple One [RM1] Zone”, and Park [P] Zone. The permitted uses in the “R3”, “R5”, and “R6” Zones include single detached dwellings, secondary suites (subject to Section 5.19) and home occupations. The permitted uses in the “RD1 Zone” include single detached dwellings, semi-detached dwellings, secondary suites (subject to Section 5.19) and home occupations. The permitted uses in the “RM1 Zone” include street townhouse dwellings and other multiple dwellings, secondary suites (subject to Section 5.19) and home occupations. The effect of By-law No. 96-17 would be to amend By-law No. 91-13 insofar as it applies to the subject lands as shown on Schedule “A” to this By-law.

By-law 96-17 would apply site specific development standards, amend special provisions and amend general provisions affecting the “R3”, “R5”, “RD1” and “RM1” Zones. By-law 96-17 will have the effect to accommodate access to stairs to a Secondary Suite that is located on top of a detached or attached garage that is accessed from a lane; accommodate an enclosed breezeway access to rear-lane garages; ensure that Secondary Suites are permitted for townhouse units as proposed and allow for the construction of the proposed built form. Additionally, By-law 96-17 would implement the vision for visually prominent lots as identified in the Architectural Design Guidelines (Section 2.2) through modification of the special provision dealing with the pairing of driveways.