

MAP 1 - AERIAL PHOTOGRAPH



Copyright J.D.Barnes Limited 2016 Orthophotography

BLOCK 23

File No. D02-17004

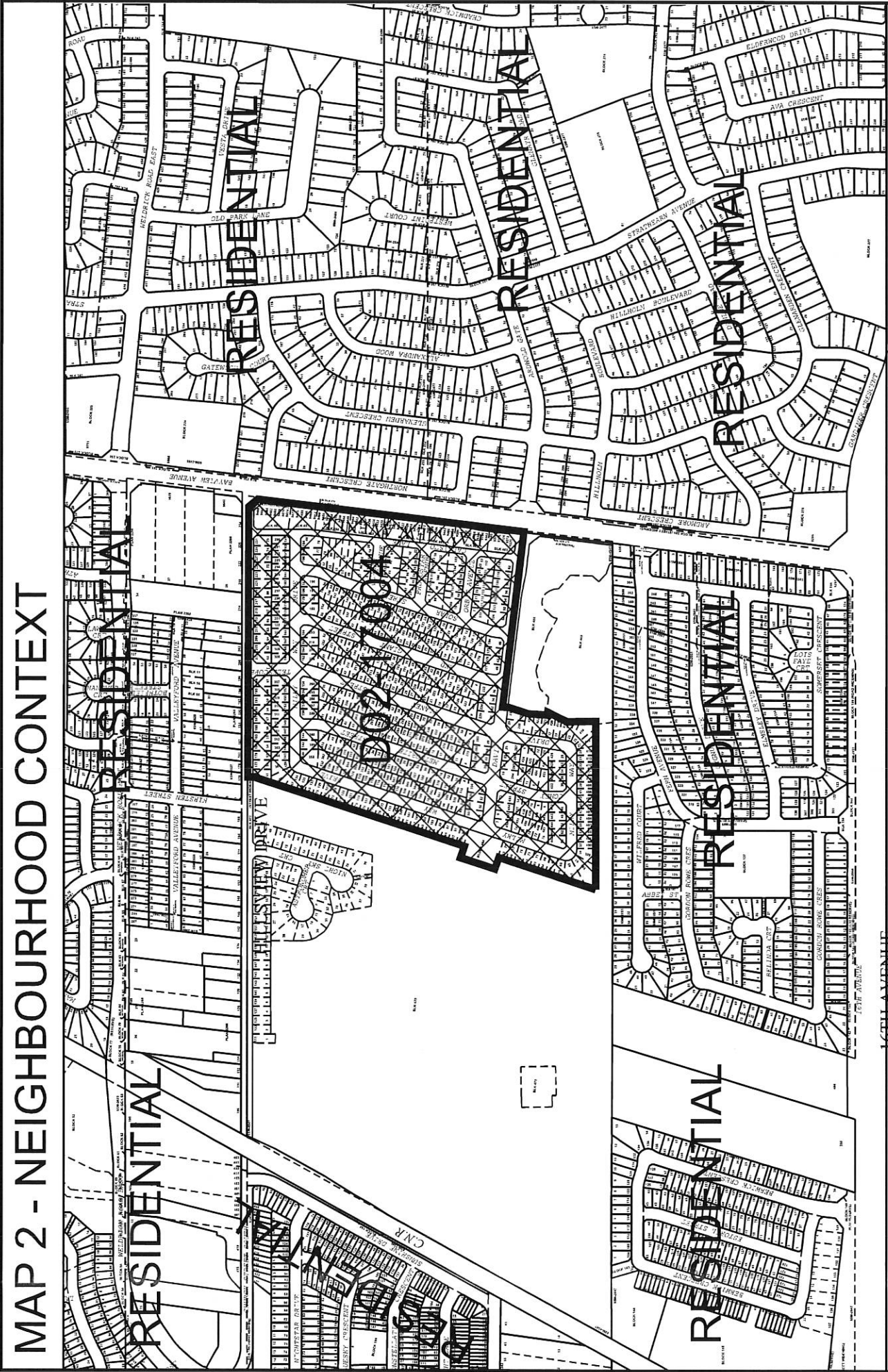
TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT



Legend
SUBJECT AREA

MF/SS SRPRS.17.162

MAP 2 - NEIGHBOURHOOD CONTEXT



FILE NO. D02-17004

BLOCK 19

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT



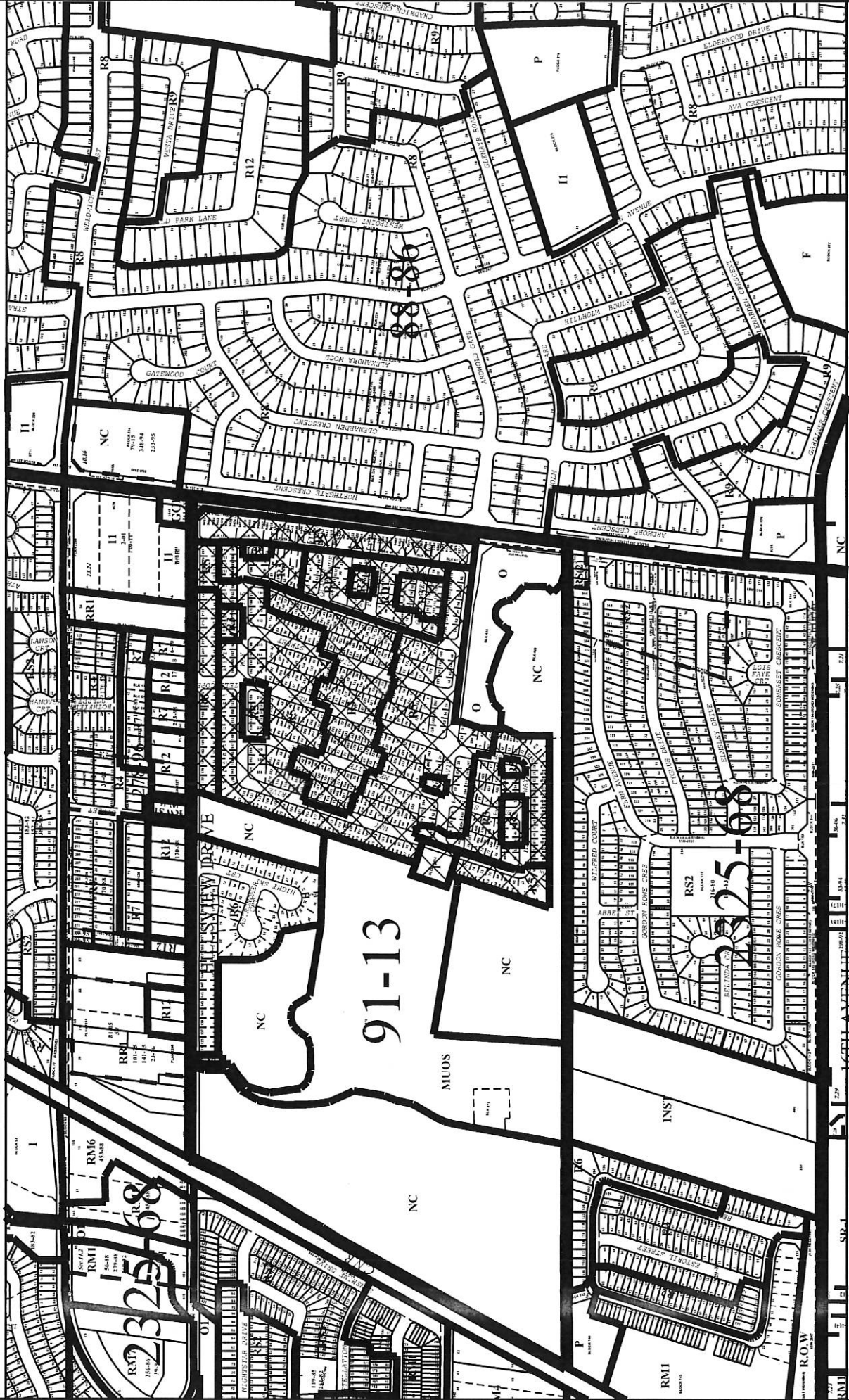
16TH AVENUE



SUBJECT LANDS

MF/SS SRPRS 17.162

MAP 3 - EXISTING ZONING



FILE NO.D02-17004

BLOCK 19

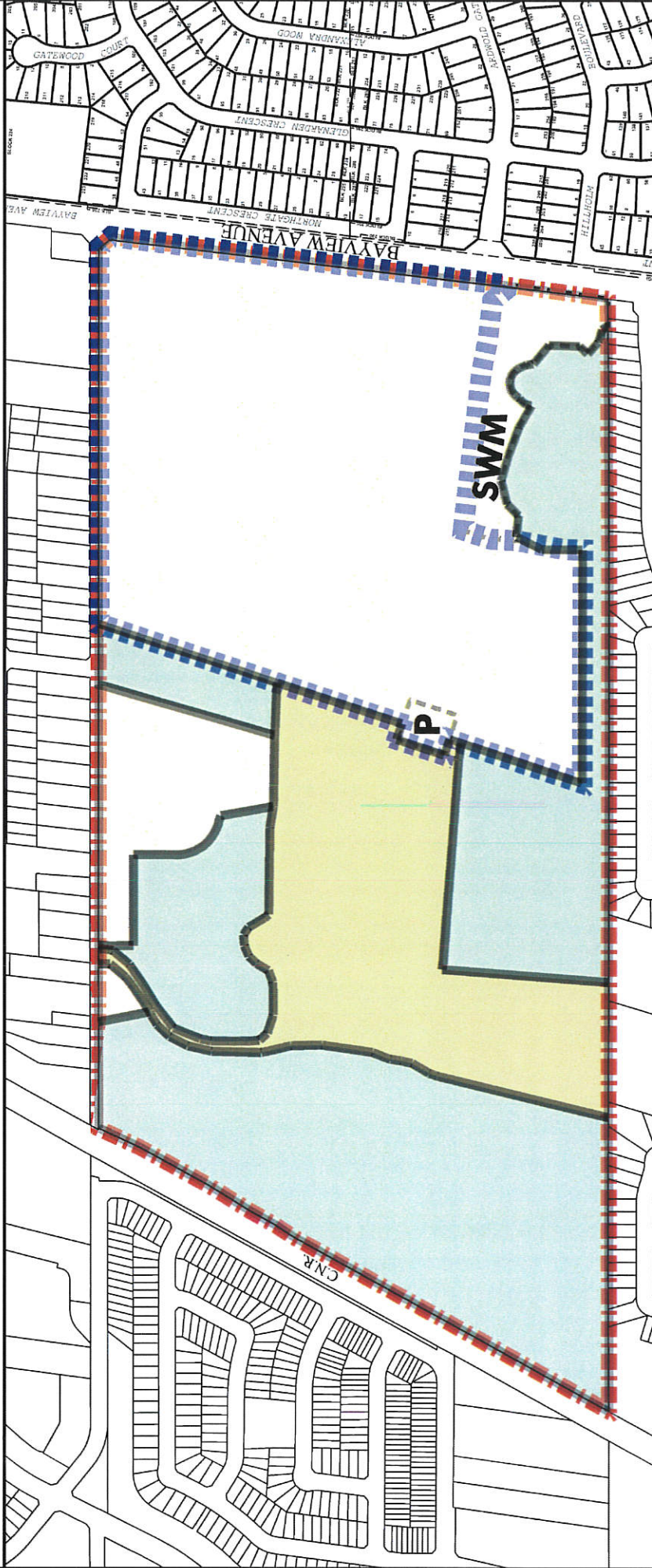
TOWN OF RICHMOND HILL
 PLANNING AND REGULATORY
 SERVICES DEPARTMENT










SUBJECT LANDS

MF/SS SRPRS 17.162

MAP 4 - OFFICIAL PLAN DESIGNATION



LEGEND

-  AREA AFFECTED BY THIS AMENDMENT
-  NEIGHBOURHOOD
-  NATURAL CORE
-  MAJOR URBAN OPEN SPACE
-  STORM WATER MANAGEMENT POND
-  SWM
-  PARK



SUBJECT LANDS

OPA_1_SRPRS_17_101.DGN

AMENDMENT No. 270 TO THE OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA SCHEDULE 1 LAND USE PLAN

NOTE: THIS SCHEDULE FORMS PART OF AMENDMENT No. 270 TO THE
OFFICIAL PLAN OF THE RICHMOND HILL PLANNING AREA
AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN TEXT



BLOCK 23

FILE NO.D02-17004

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MF/SS SRPRS 17.162

MAP 5 PROPOSED ZONING STANDARDS AND SPECIAL PROVISIONS

ZONE AND SPECIAL PROVISIONS

- **RD1** Semi Detached Lots: A2: Proposed increase in Lot Coverage (50 to 55%).
No. OF UNITS AFFECTED – up to 36
- **RM1** Street Townhouse Lots: A2: Proposed increase in Lot Coverage (55 to 60%).
No. OF UNITS AFFECTED – up to 59
- **R3, R5 & RD1** Singles and Semi Detached Lots: A2-A: Special Provision 19, reduced rear yard setback to lot where garage is access by a side lot line.
No. OF UNITS AFFECTED – up to 10
- **RM1** Street Townhouse Lots: A2-A: Special Provision 20, allowing enclosed stair access to a secondary suite located above a garage at an end unit.
No. OF UNITS AFFECTED – up to 16
- **R3 & RD1** Singles: A2-A: Special Provision 11, removing requirement for pairing of side yard setbacks.
No. OF UNITS AFFECTED – up to 142
- View Terminal locations affecting amendment to Special Provision 11.
- **R3, R5, R6 & RD1** Singles and Semi Detached Lots: A2-A: Special Provision 17, to include attached garages (via breezeway).
No. OF UNITS AFFECTED – up to 10

NOTE: The distribution of attached vs detached garages, and the location of secondary suites above garages has not yet been determined; therefore we are unable to specify the exact location and number of affected lots.

mbtw wai March 6, 2017

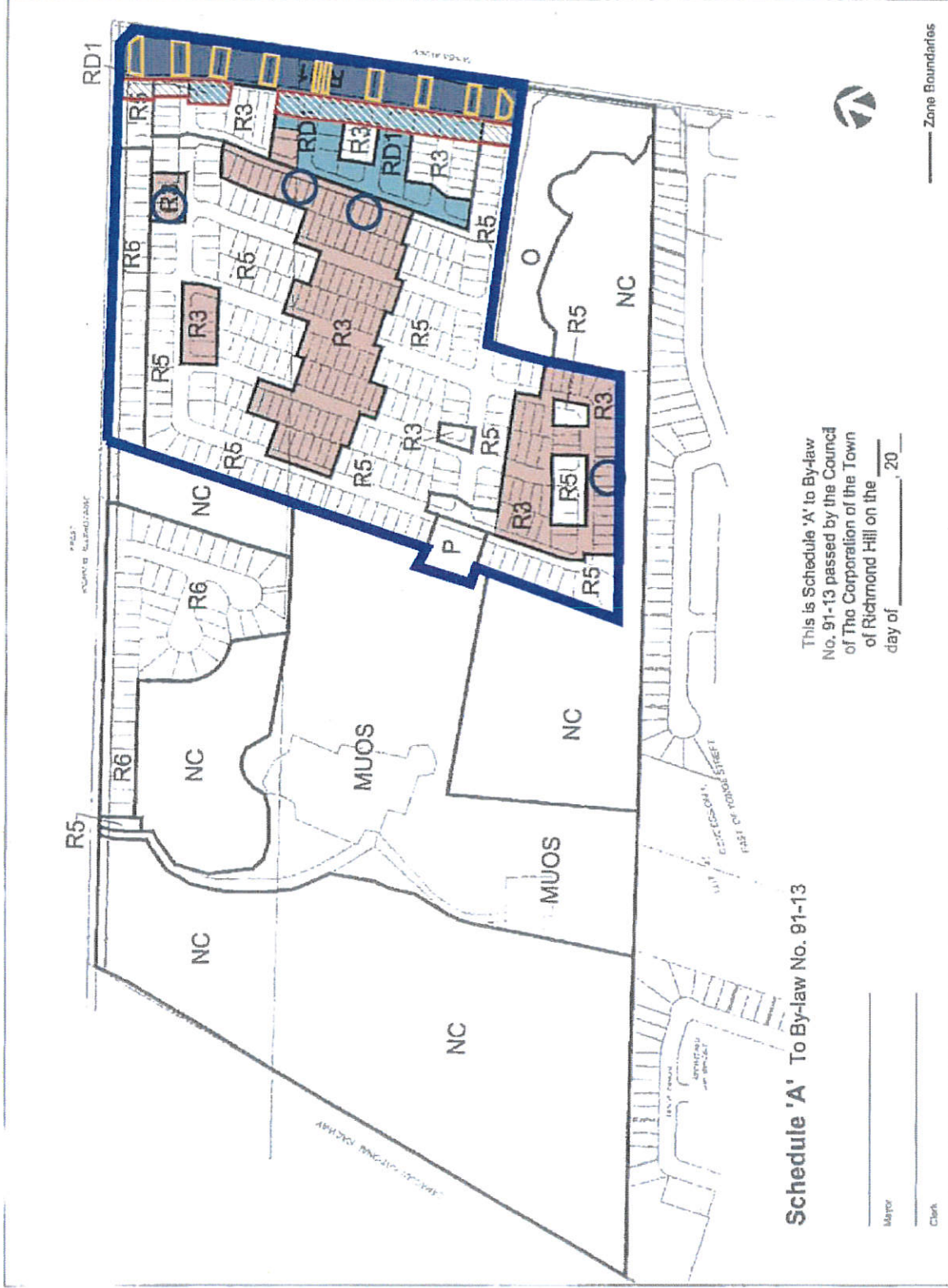
FILE NO. D02-17004

BLOCK 23

Subject Areas

**TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT**

MF/SS SRPRS.17.162



Schedule 'A' To By-law No. 91-13

This is Schedule 'A' to By-law No. 91-13 passed by the Council of The Corporation of the Town of Richmond Hill on the _____ day of _____, 20__

Mayor

Clerk

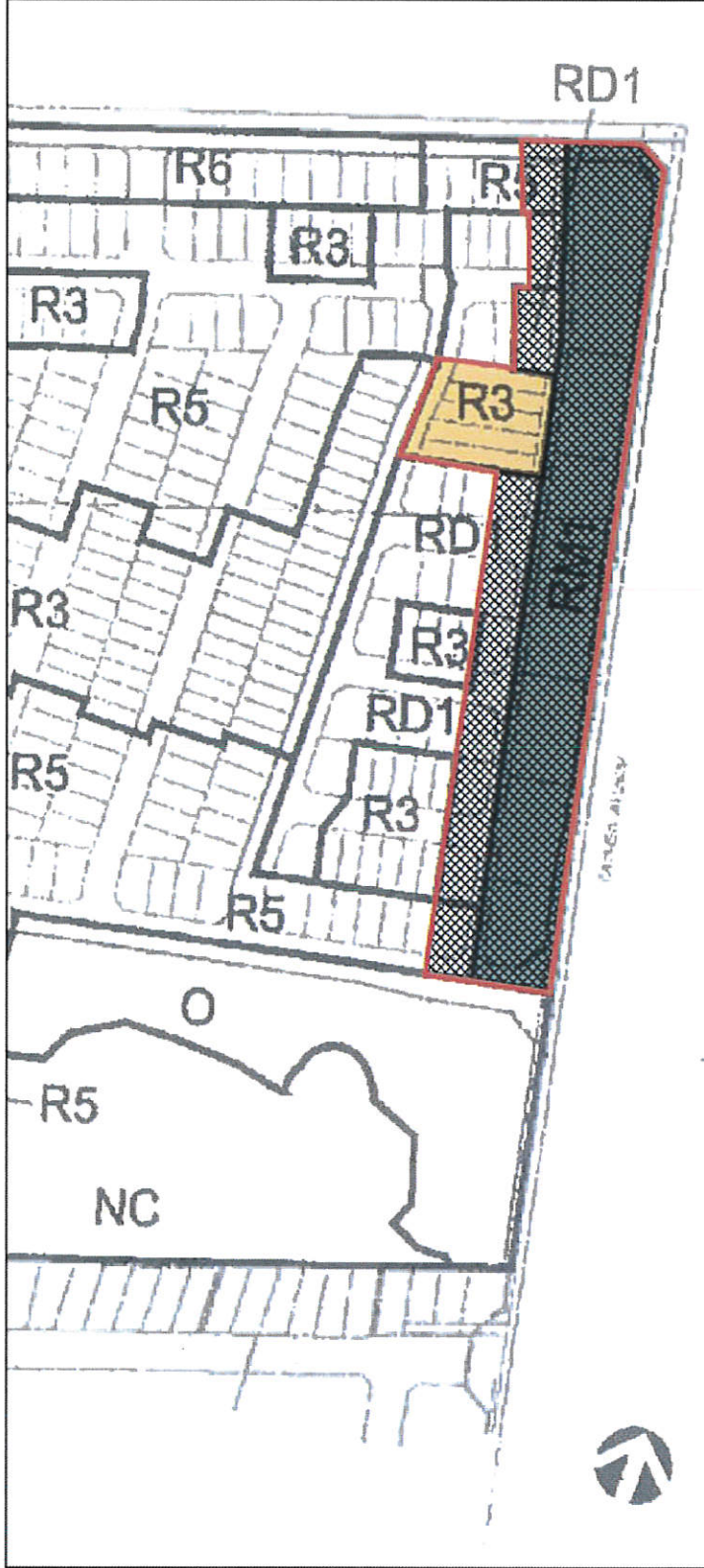
Zone Boundaries



MAP 6 - PROPOSED GENERAL PROVISIONS

- GENERAL PROVISIONS**
- Detached Garages with Secondary Suites above:**
General Provision 5.1.5.b: increasing the floor area to accommodate enclosed stair access to secondary suite.
No. OF UNITS AFFECTED – up to 74
 - Detached Garages with Secondary Suites above:**
General Provision 5.1.5.i: increase allowable height of garage with secondary suite and pitched roof.
No. OF LOTS AFFECTED – up to 10
 - Secondary Suites:**
General Provision 5.1.19.a and 5.1.19.e: language to include attached garages (via breezeway).
No. OF UNITS AFFECTED – up to 69
 - Secondary Suites:**
General Provision 5.1.19.i: to permit secondary suites located above an attached or detached garages of a street townhouse dwellings.
No. OF UNITS AFFECTED – up to 59

NOTE: The distribution of attached vs detached garages, and the location of secondary suites above garages has not yet been determined; therefore we are unable to specify the exact location and number of affected lots.

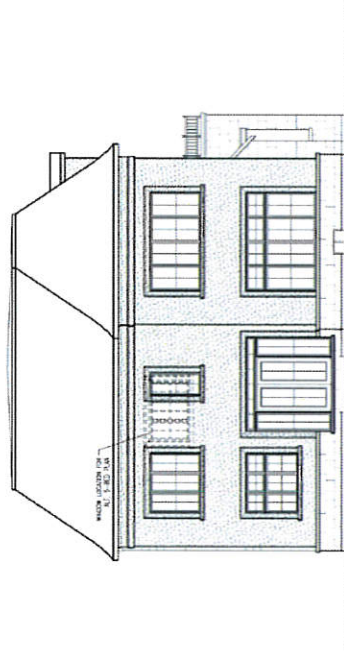
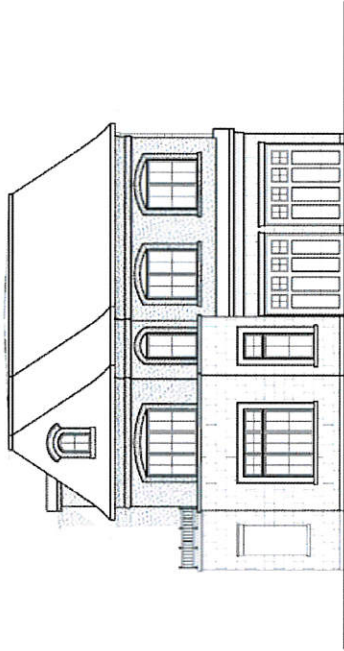
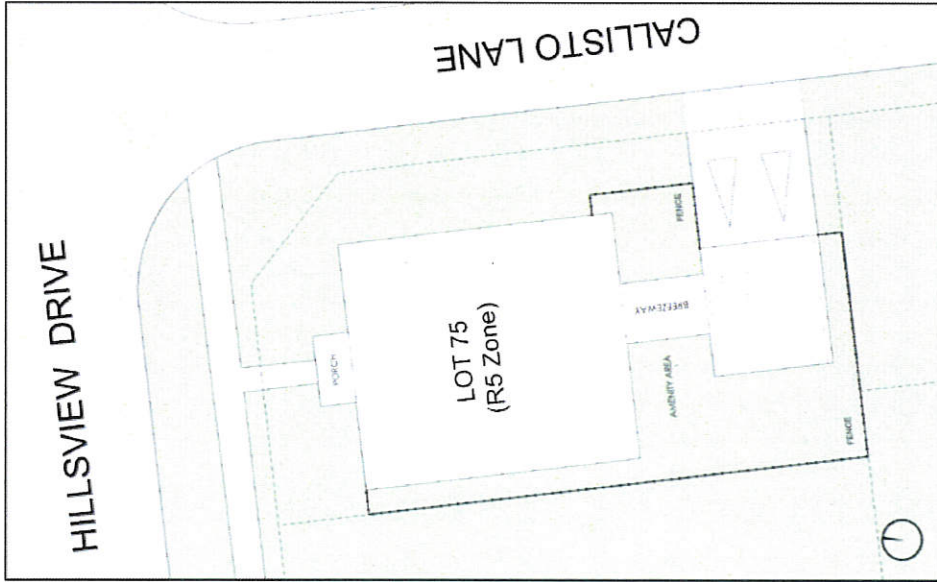


BLOCK 23 FILE NO. D02-17004

**TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT**

MF/SS SRPRS.17.162

MAP 7a - PROPOSED SITE PLAN AND ELEVATIONS



PROPOSED AMENDMENTS

Amendments to Zone and Special Provisions

- Special Provision 17 is modified: to permit the same minimum setback to rear yard setbacks of 12 metres for attached garages where existing setbacks are less than 12 metres (formerly restricted to detached garages).
- Special Provision 19 is added: to permit a reduced rear yard setback to 6 metres (from 7.5 metres) where a garage is accessed by a side lot line.

Amendments to General Provisions

- General Provision 5.1.5.h is modified: to allow for a garage maximum floor area of 55 square metres (from 40 square metres) for a detached garage that provides an enclosed stair access to a secondary suite located above a detached garage.
- General Provision 5.1.19.a. and General Provision 5.1.19.a. are modified: to permit secondary suites above both detached and attached garages that are a side setback to the rear lot line with a driveway (formerly restricted to detached garages).

SINGLE DETACHED
LOT 75 ABUTTING CALLISTO LANE
OBSERVATORY • BAYVIEW AVE.

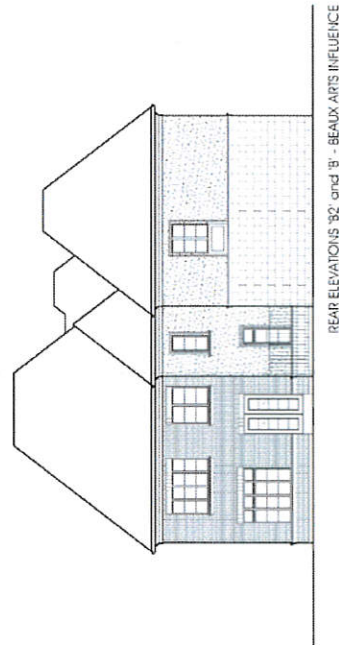
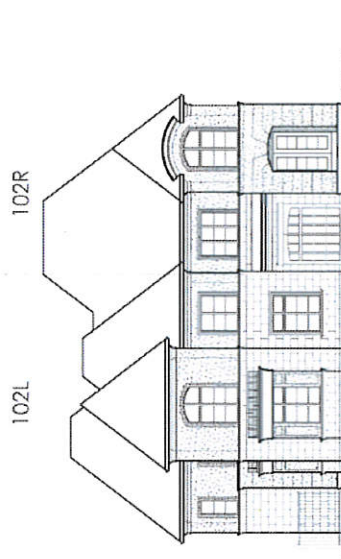
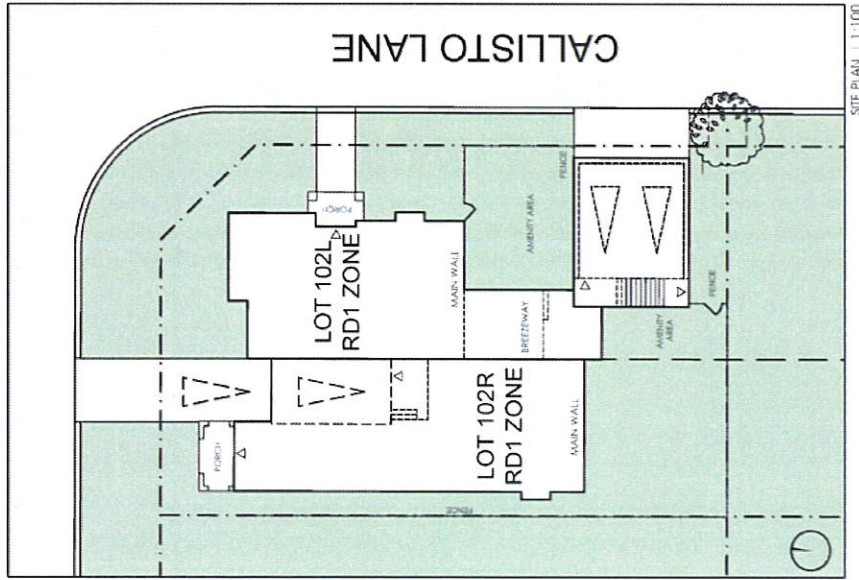
mbtw wai | May 15, 2017

BLOCK 23 FILE NO. D02-17004

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MF/SS SRPRS.17.162

MAP 7b - PROPOSED SITE PLAN AND ELEVATIONS



PROPOSED AMENDMENTS

Amendments to Zone and Special Provisions

- The Lot Coverage for the RD1 Zone is modified: to 55% (an increase from 50%) to allow for attached garages connected via breezeway.
- Special Provision 17 is modified: to permit the same minimum required rear yard setback of 1.2 metres for attached garages with driveways crossing a side lot line adjacent to a zone (formerly restricted to detached garages).
- Special Provision 19 is added: to permit a reduced rear yard setback to a metre (from 1.3 metres) where a garage is access by a side lot line.

Amendments to General Provisions

- General Provision 5.1.5.h) is modified: to allow for a larger maximum floor area of 55 square metres (from 40 square metres) for a detached garage that provides an enclosed stair access to a secondary suite located above a detached garage.
- General Provision 5.1.19.a) and General Provision 5.1.19.a) are modified: to permit secondary suites above both detached and attached garages that share a side or rear lot line with a laneway (formerly restricted to detached garages).

SEMI-DETACHED

LOT 102-R & 102-L, ABUTTING CALLISTO LANE
OBSERVATORY • BAYVIEW AVE.

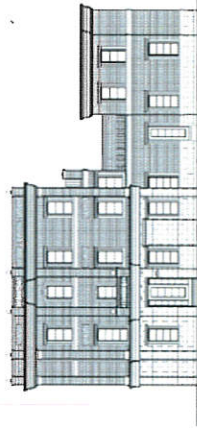
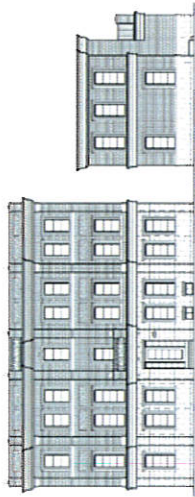
mbtw wai | May 15, 2017

BLOCK 23 FILE NO. D02-17004

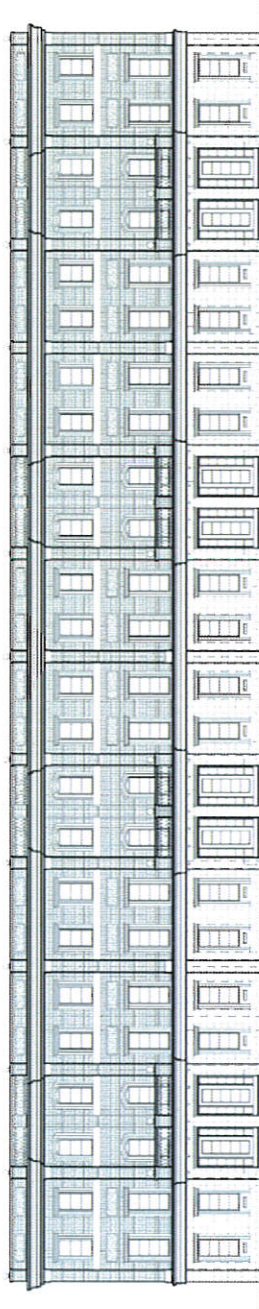
TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

MF/SS SRPRS.17.162

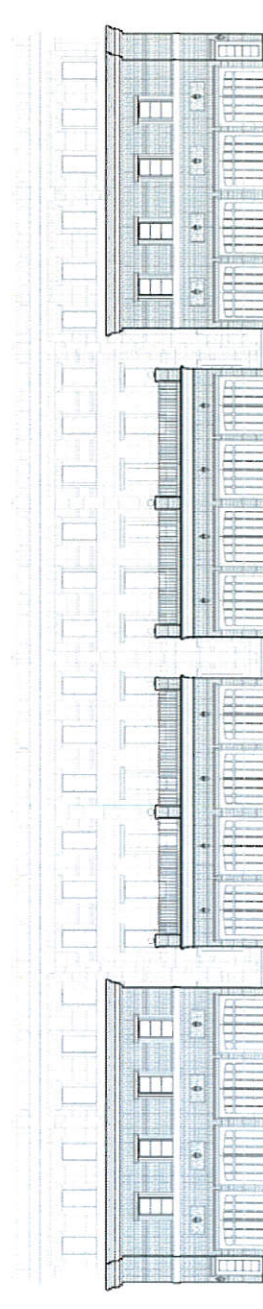
MAP 7c - PROPOSED SITE PLAN AND ELEVATIONS



RIGHT ELEVATION 'A' - END CONDITION



TYPICAL BLOCK FRONT ELEVATION 'A'



TYPICAL BLOCK REAR ELEVATION 'A'



PROPOSED AMENDMENTS

Amendments to Zone and Special Provisions

- The Lot Coverage for the RMT Zone is modified: to 60% (an increase from 55%) to allow for attached garages connected via breezeway
- Special Provision 20 is added: to permit a reduced side yard setback of 1.2 metres (from 1.5 metres) for a garage accessed by a rear lane, where the garage includes enclosed stair access to a secondary suite above the attached or detached garage.

Amendments to General Provisions

- General Provision 5.1.5.1 is modified: to allow for a larger maximum floor area of 85 square metres (from 40 square metres) for a detached garage that provides an enclosed stair access to a secondary suite located above or detached garage
- General Provision 5.1.1.9 a. and General Provision 5.1.1.9 e are modified: to permit secondary suites above both detached and attached garages that share a side or rear lot of the lot with a laneway (formerly restricted to detached garages)
- General Provision 5.1.1.9 i is modified: to permit secondary suites located above an attached or detached garage of a street townhouse dwelling (formerly restricted to only single and semi-detached lots with detached garages)

TOWNHOUSE
TYPICAL BLOCK FRONTING ON BAYVIEW AVE.

OBSERVATORY • BAYVIEW AVE.

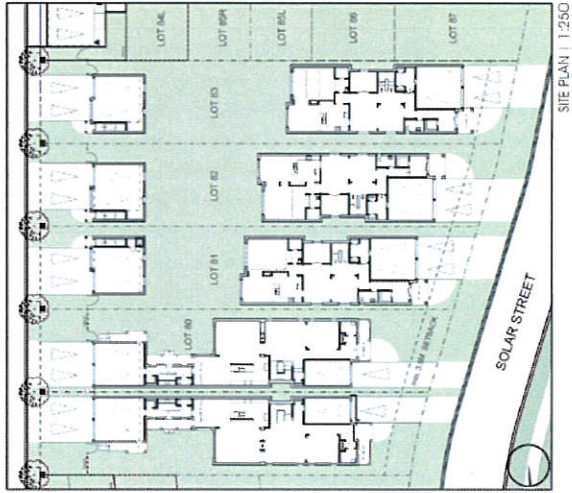
mbtwai | May 15, 2017

BLOCK 23 FILE NO. D02-17004

**TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT**

MF/SS SRPRS.17.162

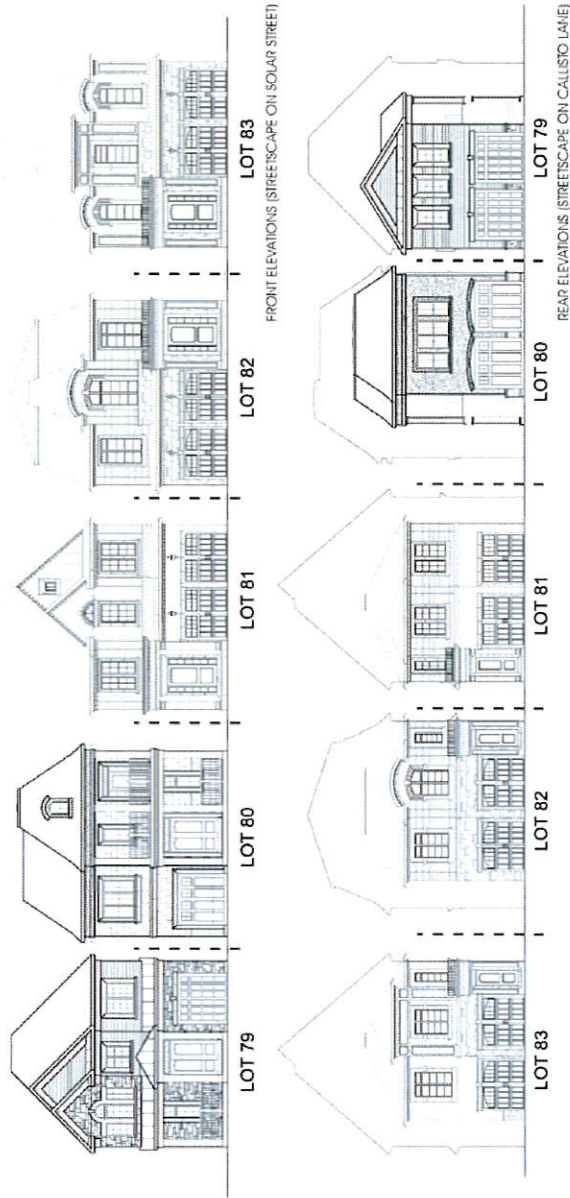
MAP 7d - PROPOSED SITE PLAN AND ELEVATIONS



PROPOSED AMENDMENTS

Amendments to General Provisions

- General Provision 5.1.5.h is modified: to allow for a larger maximum floor area of 55 square metres (from 40 square metres) for a detached garage that provides an enclosed stair access to a secondary suite located above a detached garage.
- General Provision 5.1.5.i is modified: to increase the permitted maximum height for a secondary suite above a detached garage to 8.5 metres (from 7.5 metres), providing flexibility for roof forms and thereby permitting a range of appropriate architectural styles.



THROUGH LOTS
 LOTS 79-83 BAYVIEW ONTO CALLISTO LANE
 OBSERVATORY • BAYVIEW AVE.

mbtw wai | May 15, 2017

BLOCK 23 FILE NO. D02-17004

TOWN OF RICHMOND HILL
 PLANNING AND REGULATORY
 SERVICES DEPARTMENT

MF/SS SRPRS.17.162