

# The Corporation of the City of Richmond Hill

## By-law XX-19

A By-law to Amend By-law 366-86, as amended, of  
The Corporation of the City of Richmond Hill,  
By-law 1275, as amended, of the former Township of King and  
By-law 313-96 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 366-86, as amended, of The Corporation of the City of Richmond Hill ("By-law 366-86") 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 366-86, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 1275, as amended, of the former Township of King ("By-law 1275") 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 1275, as amended, that previously applied to the Lands shall no longer apply to the Lands.
3. That By-law 313-96, as amended, of The Corporation of the City of Richmond Hill ("By-law 313-96") be and hereby is further amended as follows:
  - a) by expanding the area of By-law 313-96 to include the Lands;
  - b) by rezoning the Lands to "Multiple Residential One (RM1) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law XX-19; and,
  - c) by adding the following to Section 7 - Exceptions

"7.213

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, 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 (7.213):

- i) Maximum Floor Area Ratio (FAR): 1.0
- ii) Maximum Density: 93.38 units per hectare (37.79 units per acre)
- iii) Minimum Front Yard: 2.9 metres (9.51 feet)
- iv) Minimum Flankage Yard: 2.9 metres (9.51 feet)
- v) Minimum Rear Yard: 5 metres (16.4 feet)
- vi) Notwithstanding Section 5 – General Provisions, the following shall apply:
  - (a) Minimum Number of Parking Spaces:
    - (i) 1 Parking Space per Dwelling Unit
    - (ii) 0.15 Visitor Parking Space per Dwelling Unit
  - (b) Porches and balconies shall be permitted to project 1.15 metres (3.77 feet) into the minimum required front, flankage and side yards
- vii) 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 313-96, as amended:
  - (a) **Dwelling, Block Townhouse** means a **townhouse dwelling** that is not a **Street townhouse dwelling** and may include a **stacked townhouse dwelling**.
  - (b) **Dwelling, Stacked Townhouse** means a building containing at least three (3) dwelling units, each dwelling unit being separated from the other vertically and horizontally and having an independent external access.
  - (c) **Height** means the vertical distance between the **established grade** and, in the case of a flat roof, the highest point of the surface or parapet, whichever is greater, but shall exclude mechanical equipment.
- viii) Yonge Street shall be deemed to be the front lot line

4. All other provisions of By-law 313-96, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.

5. 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.
6. Schedule "A" attached to By-law XX-19 is declared to form a part of this by-law.

Passed this            day of , 20\*\*.

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Dave Barrow  
Mayor

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Stephen M.A. Huycke  
City Clerk

# **The Corporation of the City of Richmond Hill**

## **Explanatory Note to By-law XX-19**

By-law XX-19 affects the lands described as Lots 68 to 71 and Part of Lots 72 and 73, Plan 136, municipally known as 12850, 12860, 12864, 12868, 12874 and 12890 Yonge Street and 1, 3 and 5 Bond Crescent.

By-law 366-86, as amended, zones part of the subject lands "General Commercial Two (GC2) Zone", while By-law 1275, as amended, zones the remainder of the subject lands "Commercial (C) Zone".

By-law XX-19 will have the effect of rezoning the subject lands to "Multiple Residential One (RM1) Zone" under By-law 313-96, as amended, and will establish site specific development standards to facilitate the construction of 120 stacked townhouse dwelling units.

# SCHEDULE "A"

TO BY-LAW \*\*-19

This is Schedule "A" to By-Law  
\*\*-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

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