

# The Corporation of the City of Richmond Hill

## By-law \*\*-19

A By-law to Amend By-law 313-96, as amended, of

The Corporation of the City of Richmond Hill and

By-law 1275, as amended, of the former Township of King, as amended,

Whereas a Local Planning Appeal Tribunal Hearing was held on XX, 20XX to consider the proposed Zoning By-law Amendment described therein;

Now Therefore the Local Planning Appeal Tribunal thereby approves as follows:

1. That By-law 1275, as amended, of the former Township of King (“By-law 1275”), as amended, be and hereby is further amended:
  - a) removing those lands shown on Schedule “A” to this By-law \*\*-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.
2. 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” and “Park (P) Zone” under By-law 313-96 as shown on Schedule “A” of this By-law \*\*-19; and,
  - c) by adding the following to Section 7 - Exceptions
 

“7.212

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 \*\*-19 and denoted by a bracketed number (7.212):

- i) For the purposes of this by-law, a **block townhouse dwelling** means a **townhouse dwelling** that is not a **street townhouse dwelling** and may include a stacked townhouse dwelling, which 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.
- ii) The following provisions shall apply:
 

(a) Permitted use:	<b>block townhouse dwelling</b>
(b) Minimum <b>lot frontage</b> :	123.0 metres (403.5 feet)
(c) Minimum <b>lot area</b> (1):	1.4 hectares (3.46 acres)
(d) Maximum <b>lot coverage</b> :	30%
(e) Maximum number of <b>dwelling units</b> :	178
(f) Maximum <b>floor area ratio</b> :	1.0
(g) Minimum <b>front yard</b> (2):	4.5 metres (14.76 feet)
(h) Minimum <b>side yard</b> (2):	4.0 metres (13.1 feet)
(i) Minimum <b>rear yard</b> (2):	14.0 metres (45.9 feet)

- (j) Minimum setback from the east side of the Park (P) Zone (2)(3): 3.0 metres (9.8) feet)
- (k) Minimum setback from the north side of the Park (P) Zone (2)(3): 11.0 metres (36.1 feet)
- (l) Maximum **building height** (4): 3 storeys or 11.0 metres (whichever is the lesser)

Notes:

1. For the purpose of the By-law, **lot area** shall be the "Lands" shown on Schedule "A" to this By-law prior to the dedication of any land for road widening and/or parkland purposes.
2. All underground parking access stairwells, elevators, ventilation shafts and related structures that project aboveground shall comply with the following provisions:
  - a. Minimum **front yard**: 4.5 metres (14.76 feet)
  - b. Minimum **side yard**: 4.0 metres (13.1 feet)
  - c. Minimum **rear yard**: 10.0 metres (45.9 feet)
  - d. Minimum setback from the east side of the Park (P) Zone: 3.0 metres (9.8) feet)
  - e. Minimum setback from the north side of the Park (P) Zone: 2.0 metres (6.6 feet)
3. Porches and stairs are permitted to encroach a maximum of 2.0 metres (6.6 feet) into the required setback from the east side of the Park (P) Zone and 4.0 metres (13.1 feet) into the required setback from the north side of the Park (P) Zone.
4. The maximum **main building height** shall be reduced to 2 storeys or 8.0 metres 26.3 feet (whichever is the lesser) within 40.0 metres (131.2 feet) of the rear **lot line**, not including the Park (P) Zone.

(m) Minimum number of **parking spaces** to be provided:

- (i.) 1 bedroom dwelling unit: 1.25 space per **dwelling unit**
- (ii.) 2 bedroom dwelling unit: 1.5 spaces per **dwelling unit**
- (iii.) 3 bedroom dwelling unit: 1.75 spaces per **dwelling unit**
- (iv.) Visitor: 0.25 spaces per **dwelling unit**

(n) Minimum number of bicycle spaces to be provided:

- (i.) 0.65 bicycle spaces per unit of which 5% shall be for visitor bicycle spaces.
- (ii.) A bicycle space shall measure a minimum of 1.8 metres (5.9 feet) in length by 0.6 metres (1.97 feet) in width.

(o) 5.7 a) of By-law 313-96 shall not apply."

3. 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.

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.

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

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

By-law \*\*-19 affects the lands described as Part of Lots 13, 14, 15 and 16 on Plan 136, municipally known as 0, 225 and 237 King Road.

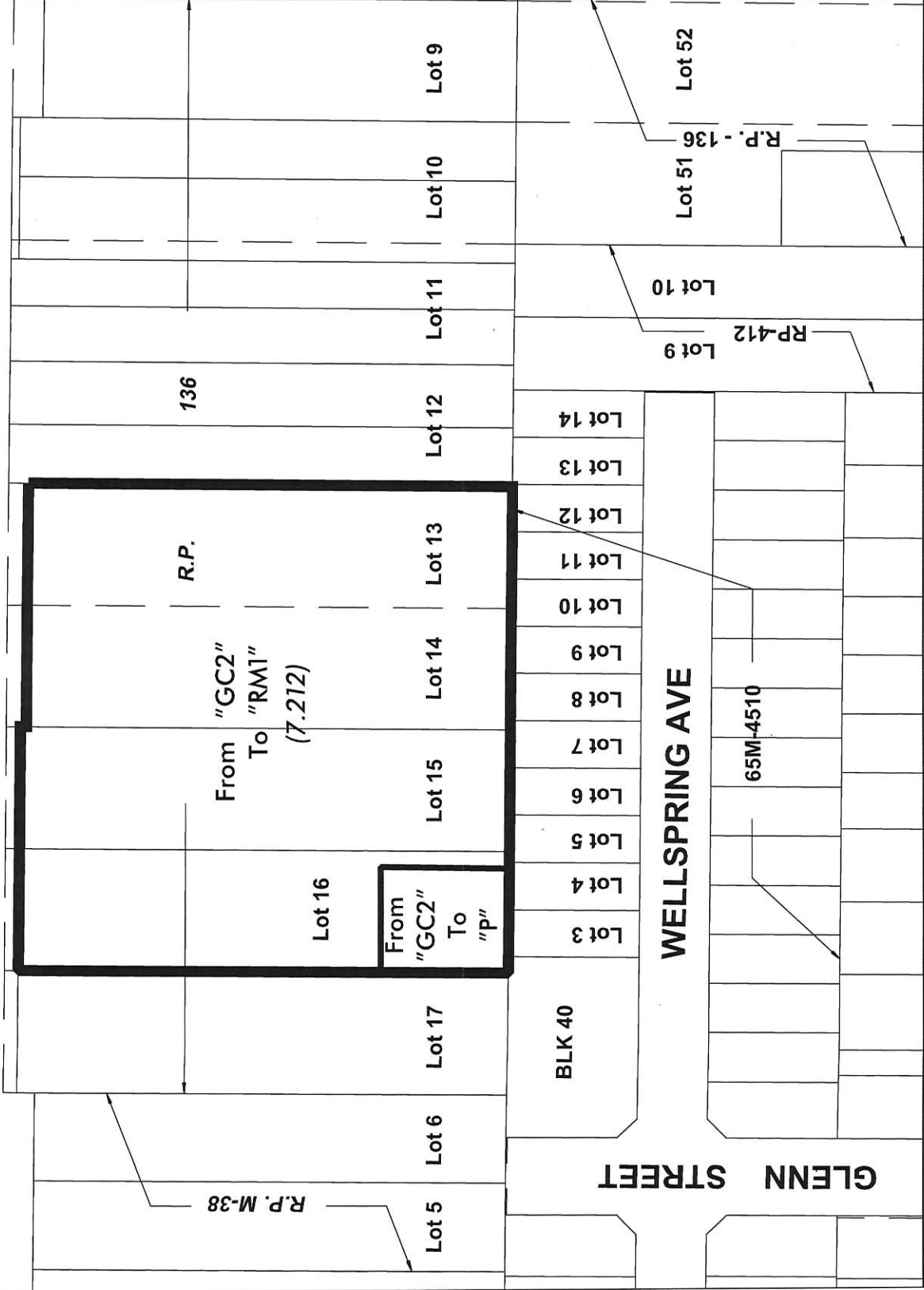
The lands are currently zoned "General Commercial Two (GC2) Zone" under Zoning By-law 1275, as amended by By-law 434-88, as amended. The main permitted uses under the "GC2 Zone" category include a variety of commercial uses, including, but not limited to retail, office, restaurant, service, personal service, hotels and indoor recreational uses. A block townhouse development would not be permitted.

By-law \*\*-\*\* will have the effect of rezoning the subject lands to "Multiple Residential One (RM1) Zone" and "Park (P) Zone" under By-law 313-96, as amended, with site specific provisions to permit the construction of a residential block townhouse development comprised of 178 stacked, back-to-back townhouse dwellings, in addition to lands for a municipal park.

KING ROAD

SCHEDULE "A"

TO BY-LAW \*\*-19



AREA SUBJECT TO THIS BY-LAW