

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. XXX-19

A By-law to Amend the City of Richmond Hill
Restricted Area By-law No 2523, as amended, and
the City of Richmond Hill By-law No 190-87.

WHEREAS the Council of the Corporation of the City of Richmond Hill (the
“Corporation”) at its Public Meeting of _____ XX, 2019, directed that this By-law be brought
forward to Council for its consideration;

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

1. That the City of Richmond Hill Restricted Area By-law No 2523 and the City of Richmond Hill By-law No 190-87 be and are hereby further amended as follows:
2. That the lands shown on Schedule ‘A’ are legally identified as PART OF LOT 1 AND 2 REGISTERED PLAN 1642, ALL OF LOTS 1,2,3 AND 4 ON REGISTERED PLAN 3600 AND ALL OT LOTS 1 AND 4 ON REGISTRERED PLAN 3799.

- a. By rezoning those lands shown on Schedule ‘A’ to By-law No. XXX-19 from “Floor Zone (F)” and “Single Family Six (R6)” to “Semi-Detached or Duplex Two (RD2-XX)” and “Multiple Family Two (RM2-XX)” and “Open Space (OS-XX) Zone” and “Park (P-XX) Zone” and depicted in Schedule ‘B’ to By-law No XXX-19.
- b. By adding the following to Section 10 - Exceptions:

Notwithstanding any other provisions of By-law 2523 or By-law 190-87, as amended, to the contrary, the following special provisions shall apply to those lands as shown on Schedule “A” to By-law No. XXX-19.

- i. “Notwithstanding the provisions of Section 6, the following provisions shall apply to the Lands as depicted on Schedule ‘B’ to By-law XXX-19 identified as “Semi-Detached or Duplex Two (RD2-XX)”:
 - a. Permitted Uses: Single Detached Dwellings, Duplex Dwellings, Semi-Detached Dwellings
 - b. Minimum Lot Frontage (interior): 13 metres
 - c. Minimum Lot Area: 350 square metres
 - d. Maximum Lot Coverage: 40%
 - e. Minimum Front Yard Setback: 3 metres
 - f. Minimum Side Yard Setback: 0.6 metres
 - g. Minimum Flankage Setback: 3 metres
 - h. Minimum Rear Yard Setback: 7.5 metres
 - i. Maximum Height: 12 metres”
- ii. “Notwithstanding the provisions of Section 6, the following provisions shall apply to the Lands as depicted on Schedule ‘B’ to By-law XXX-19 identified as “Multiple Family Two (RM2-XX)”:

- a. Permitted Uses: Street Townhouse Dwellings, Block Townhouse Dwellings, Stacked Townhouse Dwellings, Apartment Dwellings
 - b. Minimum Lot Frontage: 30 metres
 - c. Minimum Lot Area: 5,000 square metres
 - d. Maximum Lot Coverage: 50%
 - e. Minimum Front Yard Setback: 6 metres
 - f. Minimum Side Yard Setback: 3 metres
 - g. Minimum Rear Yard Setback: 5 metres
 - h. Maximum Height: 6 storeys”
 - iii. “Notwithstanding the provisions of Section 4 – Definitions, STACKED TOWNHOUSE DWELLING means a TOWNHOUSE DWELLING divided both vertically and horizontally into three (3) or more DWELLING UNITS, where at least one (1) of which is partially or entirely above another.”
 - iv. “Notwithstanding Section 6, the following shall apply to all lands identified on Schedule ‘A’ shall have a below grade setback of 0 metres.”
3. All other provisions of By-law No. 2523 and By-law No 190-87, as amended, inconsistent with the above shall not apply to the lands shown on Schedule “A” attached hereto.
 4. Schedules “A” and “B” attached to By-law XXX-19 is declared to form a part of this By-law.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2019.

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2019.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

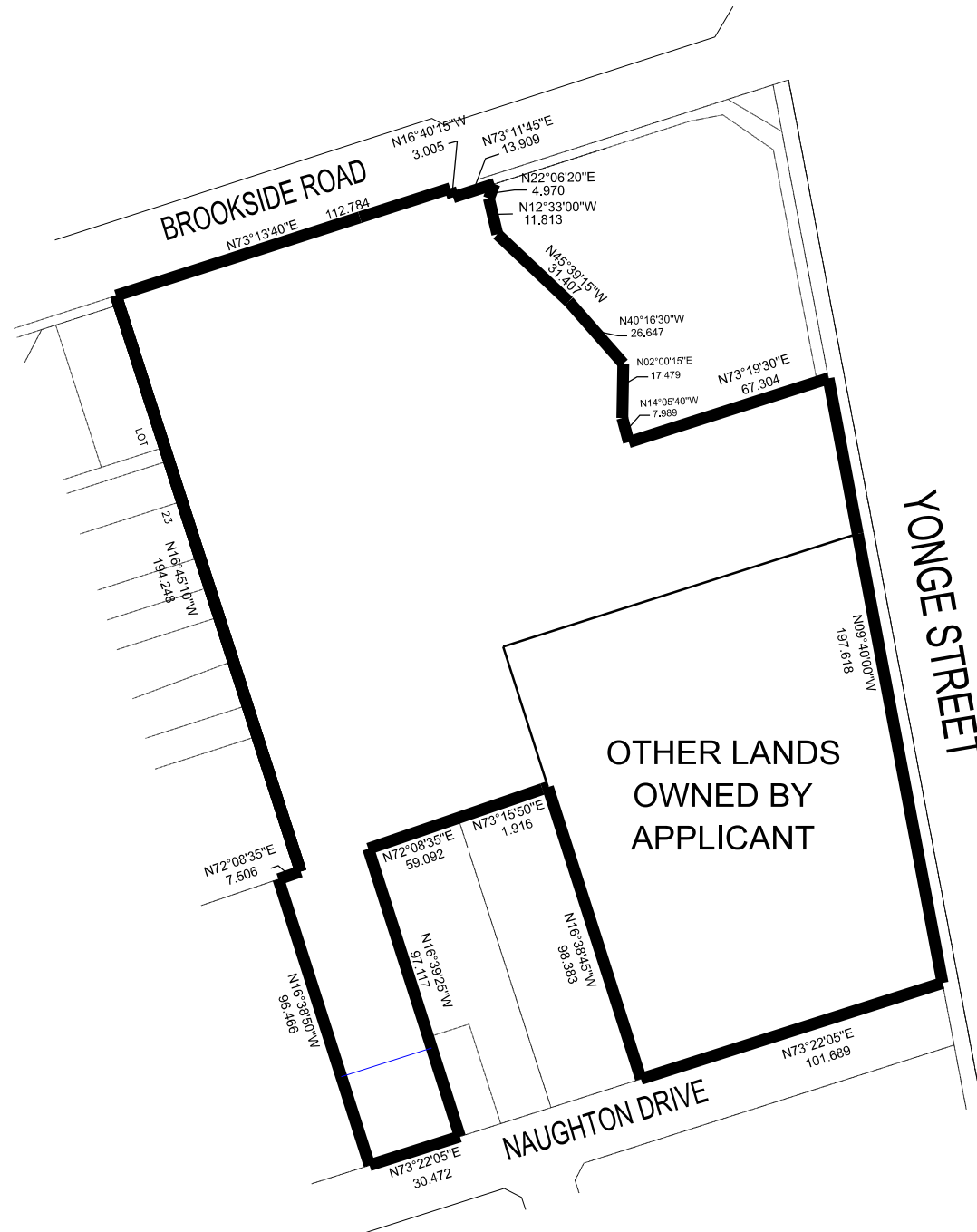
THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. XXX-19

By-law No. XXX-19 affects the lands known as PART OF LOT 1 AND 2 REGISTERED PLAN 1642, ALL OF LOTS 1,2,3 AND 4 ON REGISTERED PLAN 3600 AND ALL OT LOTS 1 AND 4 ON REGISTRERED PLAN 3790, municipally known as 59 Brookside Road, located on the west side of Yonge Street, south of Gamble Road.

By-law 2523 currently zones a portion of the lands “F - Flood”. By-law 190-87 currently zones a portion of the lands “R6 – Single Family Six”. By-law XXX-19 would amend By-law 2523 and By-law 190-87 by rezoning the lands to “Semi-Detached or Duplex Two (RD2-XX)” and “Multiple Family Two (RM2-XX)”, “Open Space (OS-XX) Zone” and “Park (P-XX) Zone” to facilitate the development of a mid-rise apartment building, stacked townhouses, single detached dwellings, semi-detached dwellings, an open space area and a public park.

By-law No. XXX-19 also sets out specific development provisions including minimum lot frontage, area, coverage, yard setbacks, and heights as they pertain to the proposed development to be constructed on the lands.



Not To Scale

SCHEDULE "A"

To Zoning By-law Amendment XXX -19

This is Schedule "A" to By-law No. XX-19
 passed by the council
 of The Corporation of the
 City of Richmond Hill on the
 ____ Day of _____, 2019.

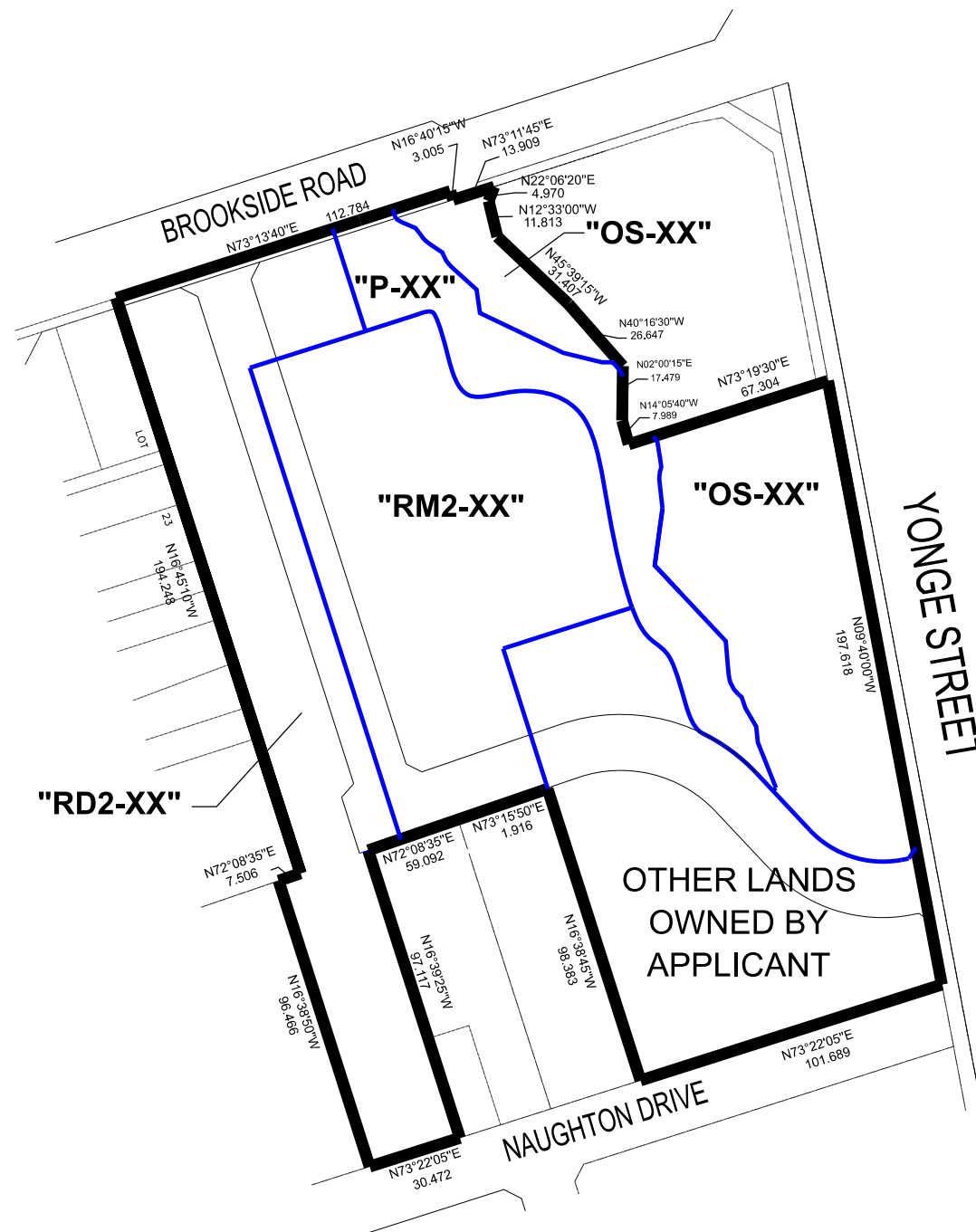
 Mayor

 Clerk



AREA SUBJECT TO THIS BY-LAW

LOCATION: 59 BROOKSIDE ROAD
 PART OF LOTS 1, 2 AND 23 REGISTERED PLAN 1642
 ALL OF LOTS 1, 2, 3, AND 4 REGISTERED PLAN 3600
 ALL OF LOTS 1 AND 4 REGISTERED PLAN 3799
 CITY OF RICHMOND HILL
 REGIONAL MUNICIPALITY OF YORK



Not To Scale

SCHEDULE "B"

To Zoning By-law Amendment XXX -19

This is Schedule "B" to By-law No. XX-19
passed by the council
of The Corporation of the
City of Richmond Hill on the
____ Day of _____, 2019.

Mayor

Clerk



AREA SUBJECT TO THIS BY-LAW

LOCATION: 59 BROOKSIDE ROAD
PART OF LOTS 1, 2 AND 23 REGISTERED PLAN 1642
ALL OF LOTS 1, 2, 3, AND 4 REGISTERED PLAN 3600
ALL OF LOTS 1 AND 4 REGISTERED PLAN 3799
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY OF YORK