

The Corporation of the Town of Richmond Hill

By-law **-20

Appendix	"B"
SRPRS	20.054
File(s)	D02-14038, D03-14016

A By-law to Amend By-law 128-04, as amended, of

The Corporation of the City of Richmond Hill and

By-law 235-97, as amended, 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 ***, 2020, 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 128-04, as amended of The Corporation of the City of Richmond Hill ("By-law 128-04"), be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law **-20 (the "Lands") and any provisions of By-law 128-04, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 235-97, as amended, of The Corporation of the City of Richmond Hill ("By-law 235-97") be and is hereby further amended as follows:
 - a) by expanding the area of By-law 235-97 to include the Lands;
 - b) by rezoning the Lands to "Multiple Residential One (RM1) Zone" under By-law 235-97 as shown on Schedule "A" of this By-law **-20; and,
 - c) by adding the following to Section 7 - Exceptions

"7.***

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97 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 "BLOCK A" on Schedule "A" to By-law **-20 and denoted by bracketed number (7.***):

- i) For the purposes of this By-law, the following shall apply:
 - (a) A **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of primary vehicular and pedestrian access.
 - (b) A **LOT** shall include a **PARCEL OF TIED LAND**.
 - (c) A **STREET** shall include a **LANE**.
 - (d) The Lands shall be deemed to be a **LOT**.
- ii) The following uses shall be permitted on the Lands:
 - (a) **STREET TOWNHOUSE DWELLING**
- iii) The following provisions shall apply to the Lands:

MINIMUM LOT FRONTAGE PER DWELLING UNIT	6 metres (19.68 feet)
MINIMUM LOT AREA	150 square metres (1615 square feet)
MAXIMUM LOT COVERAGE	60%
MINIMUM FRONT YARD	3 metres (9.84 feet) (1)

MINIMUM INTERIOR SIDE YARD	1.20 metres (3.94 feet)
MINIMUM SIDE YARD SETBACK – EASTERLY LOT LINE	1.50 metres (4.92 feet)
MINIMUM SIDE YARD SETBACK – WESTERLY LOT LINE	1.55 metres (5.08 feet)
MINIMUM REAR YARD	6.0 metres (19.68 feet)
MAXIMUM BUILDING HEIGHT (STOREYS)	3
MAXIMUM BUILDING HEIGHT (METRES)	12
MAXIMUM NUMBER OF DWELLING UNITS	11 street townhouse dwelling units
MINIMUM SETBACK to GARAGE	5.8 metres (19.02 feet)
MINIMUM PARKING SPACE DIMENSIONS	2.75 metres (9.02 feet) by 5.8 metres (19.02 feet)

NOTES:

- (1) A **PRIVATE GARAGE**, whether or not attached to a **MAIN BUILDING** shall have a minimum **FRONT YARD SETBACK** of 5.8 metres.

“7.***

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97 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 “BLOCK B” on Schedule “A” to By-law **20 and denoted by bracketed number (7.***):

- i) For the purposes of this By-law, the following shall apply:
- (a) A **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of primary vehicular and pedestrian access.
 - (b) A **LOT** shall include a **PARCEL OF TIED LAND**.
 - (c) A **STREET** shall include a **LANE**.
 - (d) The Lands shall be deemed to be a **LOT**.
- ii) The following uses shall be permitted on the Lands:
- (a) **BLOCK TOWNHOUSE DWELLING**
- iii) The following provisions shall apply to the Lands:

MINIMUM UNIT WIDTH	6 metres (19.68 feet)
MAXIMUM LOT COVERAGE	50%
MINIMUM FRONT YARD	3 metres (9.84 feet) (1)
MINIMUM SETBACK – INTERNAL END UNITS	1.20 metre (3.94 feet)
MINIMUM NORTHERLY SIDE YARD SETBACK	1.87 metre (6.13 feet)
MINIMUM SOUTHERLY END UNIT SETBACK	2.10 metre (6.89 feet)
MINIMUM REAR YARD	6.0 metre (19.68 feet)
MAXIMUM BUILDING HEIGHT (STOREYS)	3

MAXIMUM BUILDING HEIGHT (METRES)	12
MAXIMUM NUMBER OF DWELLING UNITS	38 block townhouse dwelling units
MINIMUM SETBACK to GARAGE	5.8 metres (19.02 feet)
MINIMUM PARKING SPACE DIMENSIONS	2.75 metres (9.02 feet) by 5.8 metres (19.02 feet)
MINIMUM INTERNAL AISLE WIDTH	6.0 metres (19.68 ft.)

NOTES:

- (1) A **PRIVATE GARAGE**, whether or not attached to a **MAIN BUILDING** shall have a minimum **FRONT YARD SETBACK** of 5.8 metres.

"7.***

The following GENERAL PROVISIONS shall apply to the Lands:

For every use, building or structure permitted by this By-law, parking spaces shall be provided in accordance with the following standards:

TOTAL NUMBER OF PARKING SPACES TO BE PROVIDED	98
Visitor parking spaces	7

3. All other provisions of By-law 235-97, 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.
5. Schedule "A" attached to By-law **-20 is declared to form a part of this by-law.

Passed this ** day of _____, 2020.

Dave Barrow
Mayor

Stephen M.A. Huycke
City Clerk

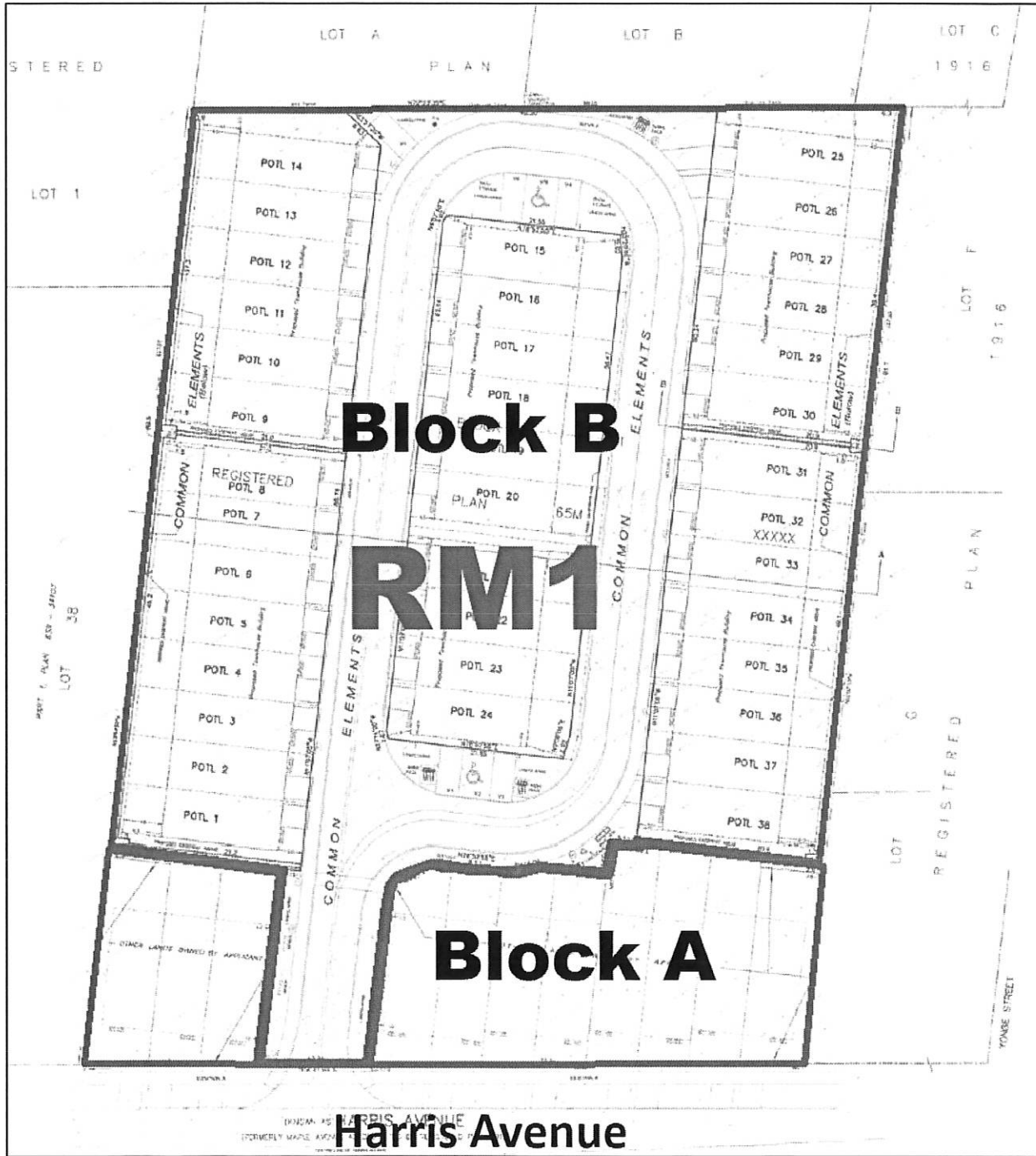
The Corporation of The City of Richmond Hill

Explanatory Note to By-law **-20

By-law **-20 affects the lands described as Part of Lots F and G, Plan 1916, municipally known as 0, 40 and 60 Harris Avenue.

By-law 128-04, as amended, of The Corporation of the City of Richmond Hill, zones the subject lands "Urban (UR) Zone".

By-law **-20 will have the effect of rezoning the subject lands to "Multiple Residential One (RM1) Zone" under By-law 235-97, as amended, to permit a residential development comprised of 38 condominium Block Townhouse Dwelling units and 11 Street Townhouse Dwelling units, with site specific provisions on the subject lands.



THIS IS SCHEDULE 'A'

TO BY-LAW XXX-20

Mayor, David Barrow

This is Schedule "A" to By-Law XXX-20
Passed by the Council of the Corporation of the
City of Richmond Hill on the _____ day of _____

Clerk, Stephen M.A. Huycke



Area Subject to this By-law