

The Corporation of the City of Richmond Hill

By-law **-19

A By-law to Amend By-law 107-86, 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 ***, 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 107-86, as amended, of The Corporation of the City of Richmond Hill ("By-law 107-86") be and hereby is further amended by:

- a) rezoning those lands shown on Schedule "A" to this By-law **-19 (the "Lands") to "Residential Multiple Family One (RM1) Zone" under By-law 107-86; and,
- b) adding the following to Section 12 – Exceptions

"12.31

Notwithstanding any inconsistent or conflicting provisions of By-law 107-86 of the Corporation, as amended, the following specific provisions shall apply to the lands zoned "Residential Multiple Family One (RM1) Zone" and more particularly shown as "RM1" on Schedule "A" to By-law **-19 and denoted by bracketed number (12.31):

1. The following defined terms shall apply:

- a) **LANE** means a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access.
- b) **LOT** shall include a **PARCEL OF TIED LAND**.
- c) **STREET** means a public highway as defined by the *Municipal Act*, as amended and shall include a **LANE**.

2. Notwithstanding any inconsistent or conflicting provisions of Section 5 – Provisions for All Zones of By-law 107-86, the following special provisions shall apply to the lands zoned RM1 on Schedule "A" to By-law **-19:

- a) Notwithstanding any inconsistent or conflicting provisions of Section 5.12 Permitted Encroachments in Yards, the following provision shall apply:
 - i) Balconies shall be permitted to encroach to a maximum of 2.5 metres (8.2 feet) into a **FRONT, REAR, FLANKAGE** or **SIDE YARD**.
 - b) Notwithstanding any inconsistent or conflicting provisions of Section 5.13 Landscaping, the following provision shall apply:
 - i) A strip of land not less than 5 metres (16.4 feet) in depth abutting an arterial street shall be used for **LANDSCAPING**.
 - c) Notwithstanding any inconsistent or conflicting provisions of Section 5.16 Parking and Loading Requirements, the following provisions shall apply:
 - i) Minimum Number of Resident **PARKING SPACES**: 2 parking spaces per **DWELLING UNIT**
 - ii) Minimum Number of Visitor **PARKING SPACES**: 6 parking spaces
3. No person shall hereafter use any land or erect or use a **BUILDING** or **STRUCTURE** in a "Residential Multiple Family One (RM1) Zone" except in accordance with the following provisions:
- a) The following provisions shall apply to the Lands zoned "RM1" shown on Schedule "A":
 - i) The Lands zoned RM1 shall be deemed to be a **LOT**.
 - ii) Maximum number of **TOWNHOUSE DWELLING UNITS**: 26
 - iii) Minimum **LOT FRONTAGE**: 55 metres (180.45 feet)
 - iv) Minimum **LOT AREA**: 6,500 square metres (69,965.42 square feet)
 - v) Maximum **LOT COVERAGE**: 30%
 - b) The following provisions shall apply to the further division of the Lands shown on Schedule "B" into those parcels denoted on Schedule "B" to By-law *-19 as Parcel "A", "B", "C" and "D", each of which shall be deemed to be a **LOT**:
 - i) Minimum **LOT FRONTAGE**:
 - a) Parcel A: 19 metres (62.34 feet)
 - b) Parcel B: 20 metres (65.62 feet)

- c) Parcel C: 35 metres (114.83 feet)
- d) Parcel D: 35 metres (114.83 feet)

For the purposes of Section 3(b)(i), **LOT FRONTAGE** shall be deemed to be the following:

- a) Parcel A: westerly lot line that abuts Bayview Avenue as shown on Schedule "B"
- b) Parcel B: westerly lot line that abuts Bayview Avenue as shown on Schedule "B"
- c) Parcel C: northerly lot line that abuts a driveway as shown on Schedule "B"
- d) Parcel D: westerly lot line that abuts a driveway as shown on Schedule "B"

ii) **Minimum LOT AREA:**

- a) Parcel A: 1,100 square metres (11,840.3 square feet)
- b) Parcel B: 820 square metres (8,826.41 square feet)
- c) Parcel C: 810 square metres (8,718.77 square feet)
- d) Parcel D: 955 square metres (10,279.5 square feet)

c) The following provisions shall apply to a **LOT** that is a **PARCEL OF TIED LAND**:

i) **RESIDENTIAL ZONE STANDARDS (PARCEL "A")**

Within Parcel "A" shown on Schedule "B" to By-law *-19, no building or structure or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	6 metres (19.68 feet)
MINIMUM LOT AREA	115 square metres (1,237.85 square feet)
MINIMUM EXTERIOR SIDE YARD	5.4 metres (17.72 feet)
MINIMUM REAR YARD	5 metres (16.4 feet)
MAXIMUM BUILDING HEIGHT	12.5 metres (41.01 feet)

ii) RESIDENTIAL ZONE STANDARDS (PARCEL "B")

Within Parcel "B" shown on Schedule "B" to By-law **-19, no building or structure or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	6 metres (19.68 feet)
MINIMUM LOT AREA	120 square metres (1,291.66 square feet)
MINIMUM FRONT YARD	4.2 metres (13.78 feet)
MINIMUM EXTERIOR SIDE YARD	5.4 metres (17.72 feet)
MINIMUM REAR YARD	5 metres (16.4 feet)
MAXIMUM BUILDING HEIGHT	12.5 metres (41.01 feet)

iii) RESIDENTIAL ZONE STANDARDS (PARCEL "C")

Within Parcel "C" shown on Schedule "B" to By-law **-19, no building or structure or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	6 metres (19.68 feet)
MINIMUM LOT AREA	120 square metres (1,291.66 square feet)
MINIMUM FRONT YARD	4.2 metres (13.78 feet)
MINIMUM EXTERIOR SIDE YARD	5.4 metres (17.72 feet)
MINIMUM REAR YARD	5 metres (16.4 feet)
MAXIMUM BUILDING HEIGHT	12.5 metres (41.01 feet)

iv) RESIDENTIAL ZONE STANDARDS (PARCEL "D")

Within Parcel "D" shown on Schedule "B" to By-law **-19, no building or structure or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	6 metres (19.68 feet)
MINIMUM LOT AREA	130 square metres (1,399.31 square feet)
MINIMUM EXTERIOR SIDE YARD	3 metres (9.54 feet)
MAXIMUM BUILDING HEIGHT	12.5 metres (41.01 feet)

2. All other provisions of By-law 107-86, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
3. 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.
4. Schedules "A" and "B" attached to By-law **-19 are declared to form a part of this by-law.

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 *-19**

By-law **-19 affects lands described as Part of Lot 13, Concession 2, E.Y.S. and municipally known as 8905 Bayview Avenue.

By-law 107-86, as amended, presently zones the subject lands "Residential Single Family Five (R5) Zone".

By-law **-19 will have the effect of rezoning the lands to "Residential Multiple Family One (RM1) Zone" under By-law 107-86, as amended of the Corporation, and to establish site-specific development standards for the lands in order to facilitate the construction of 26 townhouse dwelling units fronting onto a private lane.

SCHEDULE "A"

TO BY-LAW No. *** -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

File No. D02-19000A
AD/ISS



Legend

AREA SUBJECT TO THIS BY-LAW

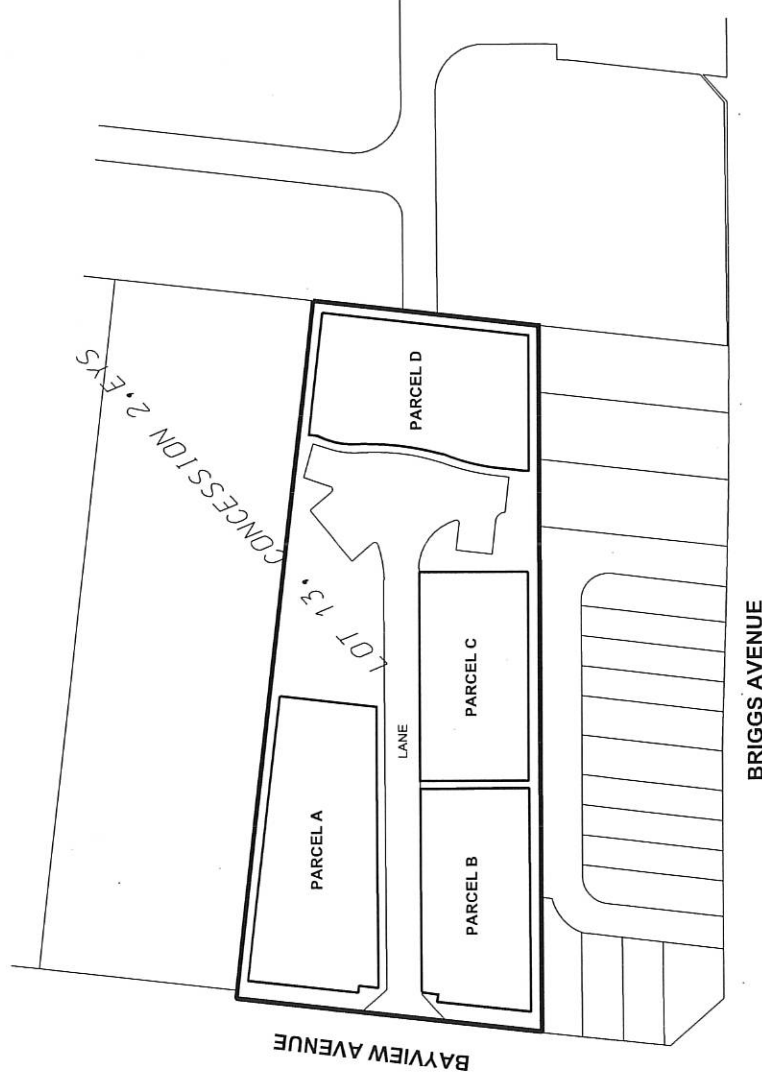
SCHEDULE "B"

TO BY-LAW ***-19

This is Schedule "B" to By-Law
***-19 passed by the Council
of the Corporation of the
City of Richmond Hill on the
th day of , 2019.

Dave Barrow
Mayor

Stephen M.A.Huycke
City Clerk



— AREA SUBJECT TO THIS BY-LAW