

## The Corporation of the City of Richmond Hill

### By-law 22-21

A By-law to Amend By-law 66-71, 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 February 24, 2021, 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 66-71, as amended, of The Corporation of the City of Richmond Hill ("By-law 66-71") be and hereby is further amended as follows:

a) by rezoning those lands shown on Schedule "A" to this By-law 22-21 (the "Lands") from "Industrial Class 1 (IC-1) Zone" to "Residential Multiple First Density - Special Zone (RM1-S) Zone" and "Open Space (O) Zone" under By-law 66-71; and;

b) by adding the following to Section 11 – Special Provisions:

"11.155

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Residential Multiple First Density – Special (RM1-S) Zone" and more particularly shown as "RM1-S" on Schedule "A" to By-law 22-21 and denoted by a bracketed number (11.155):

i) For the purposes of Section 11.155, the following shall apply:

- a) **LOT** shall include a **PARCEL OF TIED LAND**.
- b) **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access.
- c) **STREET** shall include a **LANE**.

ii) The following provisions shall apply to the Lands:

- a) Maximum Number of **DWELLING UNITS**: 24
- b) Maximum Building **HEIGHT**: 12.2 metres (40.0 feet)
- c) Maximum Number of **STOREYS**: 3

- d) Minimum Number of **PARKING SPACES**:
- (i) 2.0 **PARKING SPACES** per **DWELLING UNIT**
  - (ii) 0.2 visitor **PARKING SPACES** per **DWELLING UNIT**
- e) Notwithstanding the provisions of Section 5.21.11, the minimum required width of the lane shall be 6.0 metres.
- f) Notwithstanding the provisions of Section 5.21.14, the minimum required aisle width shall be 6.0 metres.
- iii) The following provisions shall apply to **SEMI-DETACHED DWELLINGS** on the lands zoned “Residential Multiple First Density – Special (RM1-S) Zone” as shown on Schedule “A” to this By-law 22-21:
- a) The private driveway shown on Schedule “B” to this By-law shall be considered as a **STREET**.
  - b) For Parcel “A” shown on Schedule “B” to this By-law, the **LOT LINE** that abuts a private driveway shall be the **FRONT LOT LINE**.
  - c) Minimum **LOT AREA**: 135.0 square metres  
(1,453.13 square feet)
  - d) Minimum **LOT FRONTAGE**: 6.0 metres (19.69 feet)
  - e) Minimum **FRONT YARD (1)**: 2.4 metres (7.87 feet)
  - f) Minimum **EXTERIOR SIDE YARD**: 2.4 metres (7.87 feet)
  - g) Minimum **INTERIOR SIDE YARD (2)**: 0.90 metres (2.95 feet)
  - h) Minimum **REAR YARD**: 5.2 metres (17.06 feet)
  - i) Maximum **LOT COVERAGE**: 48%
- NOTES:
- (1) A **PRIVATE GARAGE** shall be set back a minimum of 5.8 metres (19.03 feet) from the **FRONT LOT LINE**.
  - (2) One **SIDE YARD** may have a **SIDE YARD** setback of nil where the **DWELLING UNITS** are attached by a common wall.
- iv) The following provisions shall apply to **SINGLE DETACHED DWELLINGS** on the lands zoned “Residential Multiple First Density – Special (RM1-S) Zone” as shown on Schedule “A” to this By-law 22-21:
- a) The private driveway shown on Schedule “B” to this By-law shall be considered as a **STREET**.

- b) For Parcel "A" shown on Schedule "B" to this By-law, the **LOT LINE** that abuts a private driveway shall be the **FRONT LOT LINE**.
- c) Minimum **LOT AREA**: 190.0 square metres  
(2,045.14 square feet)
- d) Minimum **LOT FRONTAGE**: 7.0 metres (22.97 feet)
- e) Minimum **FRONT YARD (1)**: 4.2 metres (13.78 feet)
- f) Minimum **EXTERIOR SIDE YARD**: 2.4 metres (7.87 feet)
- g) Minimum **INTERIOR SIDE YARD**: 0.90 metres (2.95 feet)
- h) Minimum **REAR YARD**: 5.2 metres (17.06 feet)
- i) Maximum **LOT COVERAGE**: 41%

NOTES:

- (1) A **PRIVATE GARAGE** shall be set back a minimum of 5.8 metres (19.03 feet) from the **FRONT LOT LINE**."
2. All other provisions of By-law 66-71, 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 22-21 are 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 22-21**

By-law 22-21 affects the lands described as Part of Lot 47, Concession 1, E.Y.S., municipally known as 178 Centre Street East.

By-law 66-71, as amended, presently zones the subject lands “Industrial Class 1 (I-C1) Zone”. By-law 22-21 will have the effect of rezoning the subject lands to “Residential Multiple First Density - Special (RM1-S) Zone” and “Open Space (O) Zone” under By-law 66-71, as amended, with site specific development standards to permit the construction of twenty-two (22) semi-detached dwellings and two (2) single detached dwellings on the subject lands.

167

169

169A

169B

189

# CENTRE STREET EAST

172

178

FROM  
"I-C1"  
TO  
"RM1-S"  
(11.XXX)

FROM  
"I-C1"  
TO  
"O"

# SCHEDULE "A"

TO BY-LAW XX-21

This is Schedule "A" to By-Law  
XX-21 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
th Day of, 2021.

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Dave Barrow  
Mayor

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Stephen M.A. Huycke  
City Clerk



AREA SUBJECT TO THIS BY-LAW

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