

APPENDIX “C”

The Corporation of the City of Richmond Hill

By-law XX-21

A By-law to Amend By-law 55-15, 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 _____, 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 55-15, as amended, of The Corporation of the City of Richmond Hill (“By-law 55-15”) be and hereby is further amended as follows:
 - a) by rezoning those lands shown on Schedule “A” to this By-law XX-21 (the “Lands”) to “Mixed Use One (MU1) Zone”; and,
 - b) by adding the following to Section 7 – Exceptions:

“7.XX

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15 of the Corporation, as amended, the following special provisions shall apply to the lands zoned to “Mixed Use One (MU1) Zone” and more particularly shown as “MU1” on Schedule “A” to By-law XX-21 and denoted by a bracketed number (7.XX):

 - i) The amendments to By-law 55-15 set out in Exception Section 7.3 (enacted through By-law 82-16) shall also apply to the lands zoned “Mixed Use One (MU1) Zone” as shown on Schedule “A” to By-law XX-21.
 - ii) For the purposes of Section 7.XX, the following shall apply in addition to the definitions set out in Section 6:
 - (a) a **STREET** shall include a **LANE**
 - (b) the Lands shall be deemed to be a **LOT**
 - (c) **LIVE-WORK UNIT** may include a rear lane townhouse dwelling unit consisting of both a commercial use, retail and/or office component and a residential component that is occupied by the same resident. A **LIVE-WORK UNIT** may be used as both a living accommodation which has a kitchen and sanitary facilities, and a business operated by one or more people who live in the unit. The working space component shall ~~may~~ include all permitted uses under MU1, as well as:
 - (i) **Restaurant;**
 - (ii) **Restaurant, Fast Food;** and,
 - (iii) **Restaurant, Take Out.**
 - iii) In addition to the uses permitted in Table B1 – Commercial Zone Permitted Uses, the following use shall also be permitted:
 - (a) **LIVE-WORK UNIT**
 - iv) Prior to any division of lands, the following standards shall apply to the Subject Lands:
 - (a) Minimum **LOT FRONTAGE:** 50.0 metres (164.04 feet)

- (b) (Leslie Street)
Minimum **LOT AREA**: 0.8 hectares (1.98 acres)
- (c) Minimum **FRONT YARD SETBACK**: 6.0 metres (19.69 feet)
(Leslie Street)
- (d) Minimum **SIDE YARD SETBACK**: 1.5 metres (4.92 feet)
- (e) Minimum **FLANKAGE YARD SETBACK**: 2.0 metres (6.5 feet)
(McCague Avenue):
- (f) Minimum **REAR YARD SETBACK**: 2.0 metres (6.56 feet)
(Lunay Drive)
- (g) Minimum **SETBACK to a DAYLIGHT TRIANGLE**: 0.6 metres (1.97 feet)

v) Notwithstanding Table A2, the following provisions shall apply to **BACK-TO-BACK DWELLINGS** that are **PARCELS OF TIED LAND** as shown on Schedule "B" to this By-law in the MU1-XX Zone on the subject lands:

- (a) Minimum **LOT FRONTAGE**
(Corner Lot): 8.3 metres (27.23 feet)
- (b) Minimum **FRONT YARD**: 3.5 metres (11.48 feet)
- (c) Minimum **LOT AREA**:
(Interior Lot): 90 square metres (968.75 square feet)
(Corner Lot): 110 square metres (1,184.03 square feet)
- (d) Maximum **LOT COVERAGE**: 75%
- (e) Minimum **FLANKAGE YARD**: 1.2 metres (3.94 feet)

vi) Notwithstanding Table A2, the following provisions shall apply to **REAR LANE TOWNHOUSE DWELLINGS** that are **PARCELS OF TIED LAND** as shown on Schedule "B" to this By-law in the MU1-XX Zone on the subject lands:

- (a) Minimum **FRONT YARD**: 1.5 metres (4.92 feet)
- (b) Minimum **SIDE YARD**: 0.75 metres (2.46 feet)
- (c) Minimum **FLANKAGE YARD**: 2.0 metres (6.56 feet)
- (d) Minimum **REAR YARD**: 5.8 metres (19.03 feet)

vii) The **FRONT LOT LINE** shall be deemed to be the **LOT LINE** abutting a **STREET** or **LANE** as follows:

- (a) Block 1: McCague Avenue at the southerly limit of Block 1
- (b) Block 2: McCague Avenue at the southerly limit of Block 2
- (c) Block 3: Leslie Street at the westerly limit of Block 3

viii) The following provisions shall apply to the Lands:

- (a) Notwithstanding Table A2, where the **TOWNHOUSE DWELLING** abuts a curved corner it can be a 0.0 metre **SETBACK** to the curve.
- (b) In addition to the parking standards provided for in Section 5.14, the following parking standards shall apply:
 - (i) **LIVE-WORK UNIT**: 3 parking spaces per dwelling unit;
- (c) The provisions of Section 5.7 shall not apply.

2. All other provisions of By-law 55-15, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.

The Corporation of the City of Richmond Hill
By-law XX-21

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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. Schedule "A" attached to By-law XX-21 is declared to form a part of this By-law.

Passed this ____th day of _____, 2021.

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

File: D02-20007 (DC)

DRAFT

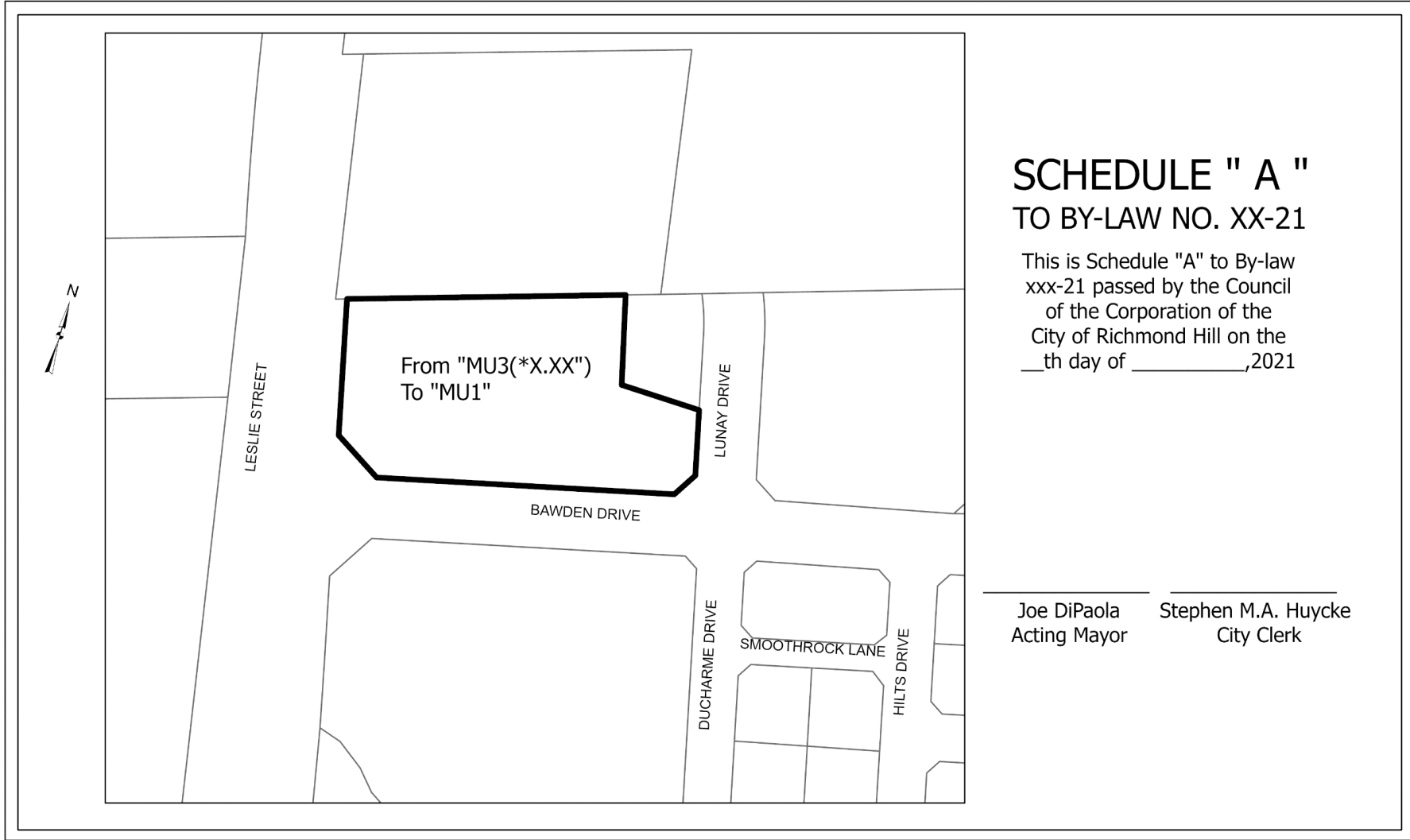
The Corporation of the City of Richmond Hill

Explanatory Note to By-law XX-21

By-law XX-21 affects the lands described as Block 284, Plan 65M4571, municipally known as 0 McCague Avenue.

By-law XX-21 will have the effect of rezoning the subject lands from “Mixed Use Three (MU3) Zone” to “Mixed Use One (MU1) Zone” to permit a residential development comprised of 19 live-work townhouse dwellings and 16 back-to-back townhouse dwellings on the subject lands, with site-specific provisions to define live-work units, establish specific development standards for the site, establish a private lane as a street through a future common element condominium which will include facilities such as visitor parking and walkways on the subject lands.

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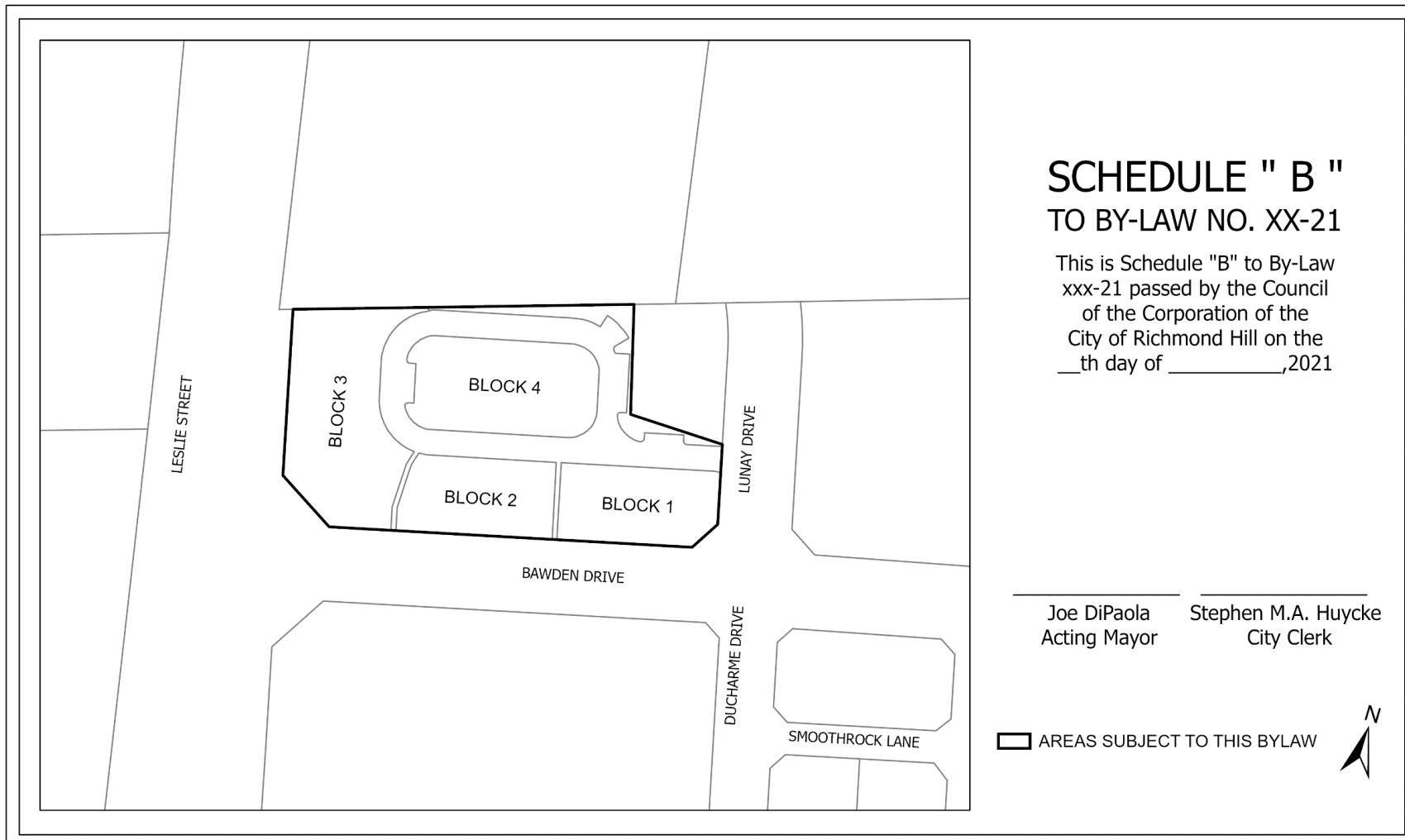
SCHEDULE " A "

TO BY-LAW NO. XX-21

This is Schedule "A" to By-law xxx-21 passed by the Council of the Corporation of the City of Richmond Hill on the ___th day of _____, 2021

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk



SCHEDULE " B "

TO BY-LAW NO. XX-21

This is Schedule "B" to By-Law
xxx-21 passed by the Council
of the Corporation of the
City of Richmond Hill on the
__th day of _____, 2021

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

▭ AREAS SUBJECT TO THIS BYLAW

