

The Corporation of the City of Richmond Hill

By-law 108-21

A By-law to Amend By-law 313-96, as amended, of

The Corporation of the City of Richmond Hill and

By-law 1275, as amended, of the former Township of King

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 1275, as amended, of the former Township of King ("By-law 1275"), be and hereby is further amended by removing those lands shown on Schedule "A" to this By-law 108-21 (the "Lands") and any provisions of By-law 1275, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 313-96, as amended, of The Corporation of the City of Richmond Hill ("By-law 313-96") be and hereby is further amended as follows:
 - a) by expanding the area of By-law 313-96 to include the Lands;
 - b) by rezoning the Lands to "Semi-Detached One (RD1) Zone" and "Multiple Residential One (RM1) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 108-21; and,
 - c) by adding the following to Section 7 - Exceptions

"7.238

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Semi-Detached One (RD1) Zone" and "Multiple Residential One (RM1) Zone", and more particularly shown as "RD1" and "RM1" on Schedule "A" to By-law 108-21 and denoted by a bracketed number (7.238):

- i) For the purposes of Section 7.238, the following shall apply:
 - (a) **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access.

- (b) A **LOT** shall include a **PARCEL OF TIED LAND**.
- (c) A **STREET** shall include a **LANE**.

ii) The following provisions shall apply to the Lands:

- (a) The lands shown on Schedule “A” shall be deemed to be a **LOT**.
- (b) Maximum Number of **DWELLING UNITS**: 36
- (c) Maximum Building **HEIGHT** (1): 13.2 metres (43.31 feet)
- (d) Maximum Number of **STOREYS**: 3
- (e) Minimum Number of **PARKING SPACES**:
 - (i) 2 **PARKING SPACES** per **DWELLING UNIT**
 - (ii) 0.25 visitor **PARKING SPACES** per **DWELLING UNIT** (2)
- (f) The provisions of Section 5.8 b) shall not apply.

NOTES:

- (1) The maximum **HEIGHT** shall apply to a mansard roof.
- (2) Visitor **PARKING SPACES** may be provided in a private driveway for parcels denoted as “D”, “E” and “F” on Schedule “B” to this By-law 108-21.

iii) The following provisions shall apply to **SEMI-DETACHED DWELLINGS** on the lands zoned “Semi-Detached One (RD1) Zone” as shown on Schedule “A” to this By-law 108-21 and denoted as Parcel “A” on Schedule “B” to this By-law 108-21:

- (a) The private driveway that abuts Parcel “A” shown on Schedule “B” to this By-law shall be considered as a **STREET**.
- (b) Minimum **LOT AREA** (Interior Lot): 185 square metres (1,991.32 square feet)
- (c) Minimum **LOT FRONTAGE** (Interior Lot): 7.0 metres (22.97 feet)
- (d) Minimum **FRONT YARD** (1): 3.0 metres (9.84 feet)
- (e) Minimum **REAR YARD**: 9.5 metres (31.17 feet)
- (f) A **SIDE YARD** shall not be required where a **DWELLING UNIT** has a common wall with an adjacent **DWELLING UNIT**.

NOTE:

- (1) A **PRIVATE GARAGE** shall be set back a minimum of 5.8 metres (19.03 feet) from the **FRONT LOT LINE**.

iv) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “A” to this By-law 108-21 and denoted as Parcels “B” and “C” on Schedule “B” to this By-law 108-21:

- (a) The private driveway that abuts Parcels “B” and “C” shown on Schedule “B” to this By-law shall be considered as a **STREET**.
- (b) Minimum **LOT AREA** (Interior Lot): 150 square metres
(1,614.59 square feet)
- (c) Minimum **LOT FRONTAGE** (Interior Lot): 5.9 metres
(19.36 feet)
- (d) Minimum **FRONT YARD** (1): 3.0 metres (9.84 feet)
- (e) Minimum **SIDE YARD** (2): 1.2 metres (3.94 feet)
- (f) Minimum **REAR YARD**: 9.5 metres (31.17 feet)

NOTES:

- (1) A **PRIVATE GARAGE** shall be set back a minimum of 5.8 metres (19.03 feet) from the **FRONT LOT LINE**.
- (2) This provision applies only to the end units of **STREET TOWNHOUSE DWELLING UNITS**.

v) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “A” to this By-law 108-21 and denoted as Parcel “D” on Schedule “B” to this By-law 108-21:

- (a) The **LOT LINE** that abuts King Road shall be the **FRONT LOT LINE**.
- (b) Minimum **LOT AREA** (Interior Lot): 120 square metres
(1,291.67 square feet)
- (c) Minimum **LOT FRONTAGE** (Interior Lot): 5.9 metres
(19.36 feet)
- (d) Maximum **LOT COVERAGE**: 70%
- (e) Minimum **SIDE YARD** (1): 1.2 metres (3.94 feet)
- (f) Minimum **REAR YARD** (2): 3.5 metres (11.48 feet)
- (g) Minimum **SETBACK** to a **DAYLIGHTING TRIANGLE**:
1.5 metres (4.92 feet)

NOTES:

- (1) This provision applies only to the end units of **STREET TOWNHOUSE DWELLING UNITS**.
- (2) A **PRIVATE GARAGE** shall be set back a minimum of 5.8 metres (19.03 feet) from the **REAR LOT LINE**.

vi) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “A” to this By-law 108-21 and denoted as Parcels “E” and “F” on Schedule “B” to this By-law 108-21:

- (a) The **LOT LINE** that abuts McCachen Street shall be the **FRONT LOT LINE**.
- (b) Minimum **LOT AREA** (Corner): 150 square metres (1,614.59 square feet)
- (c) Minimum **LOT AREA** (Interior): 130 square metres (1,399.31 square feet)
- (d) Minimum **LOT FRONTAGE** (Corner): 6.5 metres (21.33 feet)
- (e) Minimum **LOT FRONTAGE** (Interior): 5.9 metres (19.36 feet)
- (f) Maximum **LOT COVERAGE**: 65%
- (g) Minimum **SIDE YARD** (1): 1.2 metres (3.94 feet)
- (h) Minimum **FLANKAGE YARD** (2): 1.8 metres (5.91 feet)
- (i) Minimum **REAR YARD** (3) (4) (5) (6): 5.0 metres (16.4 feet)

NOTES:

- (1) This provision applies only to the end units of **STREET TOWNHOUSE DWELLING UNITS**.
- (2) For Area 2 as shown on Schedule “C” to this By-law 108-21, the minimum **FLANKAGE YARD** shall be 1.3 metres (4.27 feet).
- (3) A **PRIVATE GARAGE** shall be set back a minimum of 5.8 metres (19.03 feet) from the **REAR LOT LINE**.
- (4) For Areas 1 and 2 as shown on Schedule “C” to this By-law 108-21, the minimum **REAR YARD** shall be 1.8 metres (5.91 feet).
- (5) For Areas 1 and 2 as shown on Schedule “C” to this By-law 108-21, a **PRIVATE GARAGE** shall be set back a minimum of 4.0 metres (13.12 feet) from the **REAR LOT LINE**.
- (6) For Areas 1 and 2 as shown on Schedule “C” to this By-law 108-21, a balcony may encroach into the **REAR YARD** to within 0.6 metres (1.97 feet) of the **REAR LOT LINE**.”

3. All other provisions of By-law 313-96, 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. Schedules "A", "B" and "C" attached to By-law 108-21 are declared to form a part of this by-law.

Passed this 13th day of September, 2021.

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 108-21

By-law 108-21 affects the lands described as Lots 1, 2, and 3 and Block A on Plan 484, municipally known as 4, 6, 8, 10 and 12 McCachen Street.

The lands are currently zoned “Residential Urban (RU) Zone” under By-law 1275, as amended, of the former Township of King.

By-law 108-21 will have the effect of rezoning the subject lands to “Semi-Detached One (RD1) Zone” and “Multiple Residential One (RM1) Zone” under By-law 313-96, as amended, with site specific provisions to permit the construction of a residential development comprised of 2 semi-detached dwelling units and 34 townhouse dwelling units on the subject lands.