

## Appendix B to Staff Report SRPI.21.094

# The Corporation of the City of Richmond Hill

## By-law XX-21

By-law 365-86, as amended, of the former Township of Whitchurch and

By-law 313-96, 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 365-86, as amended, of the former Township of Whitchurch ("By-law 365-86") be and hereby is further amended by:
  - a) removing those lands shown on Schedule "A" to this By-law XX-21 (the "Lands") and any provisions of By-law 365-86, 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 "Multiple Residential One (RM1) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law XX-21; and,
  - c) by adding the following to Section 7 - Exceptions

"7.XX

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 "Multiple Residential One (RM1) Zone" and more particularly shown as "RM1" on Schedule "A" to By-law XX-21 and denoted by a bracketed number (7.XX):

i) The following uses shall be permitted on the Lands:

- (a) Block Townhouse Dwelling

ii) The following provisions shall apply to the Lands:

- (a) Maximum Number of Dwelling Units: 50
- (b) Maximum Floor Area Ratio (FAR): 1.0
- (c) Minimum Front Yard: 3.5 metres (11.48 feet)(1)
- (d) Minimum Flankage Yard: 1.4 metres (4.6 feet)
- (e) Minimum Rear Yard: 5.0 metres (16.4 feet)
- (f) Maximum Height: 17 metres (55.8 feet)

NOTES:

(1) Yonge Street shall be deemed to be the front lot line.

iii) Notwithstanding Section 5 – General Provisions, the following shall apply:

(a) Minimum Number of Parking Spaces:

- (i) 1 Parking Space per Dwelling Unit

- (ii) 0.15 Visitor Parking Spaces per Dwelling Unit
- (iii) 0.6 Bicycle Parking Spaces per Dwelling Unit

- (b) A terrace, a staircase utilized for accessing a terrace, or landscape features shall be permitted to encroach into any flankage yard to a maximum of 3.0 metres (9.84 feet).
- (c) A terrace, a staircase utilized for accessing a terrace, or landscape features shall be permitted to encroach into any interior yard to a point not closer than 1.0 metres (3.28 feet) from the property line.
- (d) An access/egress staircase to an underground parking structure shall be permitted to encroach into any front yard to a point not closer than 0.3 metres (0.98 feet) from the property line.
- (e) Landscape features shall be permitted to encroach into any rear yard to a maximum of 4.0 metres (13.12 feet).
- (f) Retaining walls to a maximum height of 1.5 metres (4.92 feet) shall not require a setback from a property line.
- (g) A parking structure and associated grade access stairway shall be permitted to encroach into any minimum required yard to the property line.

iv) For the purposes of this By-law, the following definitions shall either be added to, or shall replace the existing definitions set out in Section 6 of By-law 313-96, as amended:

- (a) **Dwelling, Block Townhouse** means a **townhouse dwelling** that is not a **Street townhouse dwelling** and may include a **back-to-back stacked townhouse dwelling**.
- (b) **Dwelling, Back-to-Back Stacked Townhouse** means a building containing at least three (3) dwelling units, each dwelling unit being separated from the other vertically and horizontally and having an independent external access.
- (c) **Gross Floor Area** means the aggregate of the floor areas of all the storeys of a building above established grade, measured between the exterior faces of the exterior walls of the building at each floor level, but excluding loading areas; a room or enclosed area, including within the building or structure, that is used exclusively for the accommodation of mechanical equipment, including heating, cooling, ventilation, electrical equipment, shafts, fire protection equipment, plumbing or elevator equipment and service; any below grade areas; any space with a ceiling height of less than 1.8 metres (5.9 feet); and, unenclosed balconies and terraces.
- (d) **Height** means with reference to a building or structure, the vertical distance measured from the established grade of such building or structure to the highest point of the roof surface, but excluding parapets, mechanical penthouses and other decorative roof structures which are 6.0 metres (19.7 feet) or less in height and that in aggregate do not occupy more than 40% of the area of the roof upon which they are located.
- (e) **Lot** means the area outlined in Schedule "A" to By-law XX-21 at the time of its approval, regardless of any

conveyance(s) for road allowance, road widening or daylighting triangle purposes.

- (f) **Lot Coverage** means the percentage of the property which is covered by dwelling units, and shall not include any other structure or portion of an underground parking garage.
- (g) **Parking Space, Bicycle** means a space for the parking of bicycles and may be located within a structure or outdoors.
- (h) **Storey** means that portion of a building between the surface of a floor and the floor, ceiling or roof immediately above, provided that any portion of a building partly below grade level shall not be deemed a storey unless its ceiling is at least 1.8 metres (5.9 feet) above established grade. For the purposes of By-law XX-21, an enclosed area is intended to provide access from a dwelling unit to a roof shall not be deemed a **Storey**.”

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

Passed this            day of            , 2021.

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Joe DiPaola  
Acting Mayor

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Stephen M.A. Huycke  
City Clerk

# **The Corporation of the City of Richmond Hill**

## **Explanatory Note to By-law XX-21**

By-law 158-19 affects the lands described as Part of Lots 1, 2 and 3, Plan 226, municipally known as 113351 and 13359 Yonge Street.

By-law 365-86, as amended, zones the subject lands "General Commercial One (GC1) Zone".

By-law XX-21 will have the effect of rezoning the subject lands to "Multiple Residential One (RM1) Zone" under By-law 313-96, as amended, and will establish site specific development standards to facilitate the construction of 50 stacked, back-to-back townhouse dwelling units.

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