

The Corporation of the City of Richmond Hill

By-law XXX-21

A By-law to Amend By-law 2523, as amended, of
The Corporation of the former Township of Vaughan

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of December 8, 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 2523, as amended, of the former Township of Vaughan ("By-Law 2523"), be and is hereby further amended as follows:
 - a) by rezoning the lands shown on Schedule "A" to this By-law XX-21 (the "Lands") from "Rural Residential (RR) Zone" to "Multiple Family One (RM1) Zone" and "Flood (F) Zone" under By-law 2523, as amended; and,
 - b) by adding the following to Section 25 – Exceptions
"RH198

Notwithstanding any inconsistent or conflicting provision of By-law 2523, as amended, the following special provisions shall apply to the lands zoned "Residential Multiple Family One (RM1) Zone" and more particularly identified on Schedule "A" to By-law XXX-21 and denoted by a bracketed number (RH198):

- i) For the purposes of this By-law, the following shall apply:
 - (a) A **LANE** shall mean a public or private means of vehicular access to a **LOT** or any abutting property. This may also include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular access.
 - (b) A **LOT** shall include a **PARCEL OF TIED LAND**.
 - (c) A **STREET** shall include a **LANE**.
 - (d) A **DWELLING, BLOCK TOWNHOUSE** shall mean a **TOWNHOUSE DWELLING** that is not a **STREET TOWNHOUSE DWELLING**.
- ii) The following provisions shall apply to the Lands:
 - (a) Maximum number of dwelling units: 6
 - (b) Minimum westerly side yard setback: 1 metre (3.3 feet)
 - (c) Maximum lot coverage: 25%
 - (d) Maximum building height: 12.6 metres (41.4 feet)
 - (e) Maximum number of storeys: 4
 - (g) A Private attached garage shall have a minimum interior width of 3.5 metres (11.48 feet) and a minimum interior length of 6.0 metres (19.69 feet)
 - (h) A minimum landscaping strip of 2.85 metres (9.35 feet) shall be provided in the front yard for the street townhouse block and shall be used for no other purposes than landscaping. No minimum landscape requirement will be required in the front yard for the block townhouses.
- iii) The following provisions shall apply to a **LOT** that is a **PARCEL OF TIED LAND** denoted on Schedule "B" to this By-law XX-21 as Parcel "A" and Parcel "B":
 - (a) For the purposes of Section 1.b)v), the **FRONT LOT LINES** shall be deemed to be the following:
 - (i) Parcel "A": the northerly **LOT LINE** that abuts Gamble Road as shown on Schedule "B" to this By-law XX-21

- iv)
- (ii) Parcel "B": the northerly **LOT LINE** that abuts a lane as shown on Schedule "B" to this By-law XX-21

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

(a) Residential Zone Standards (PARCEL "A")

Within Parcel "A" shown on Schedule "B" to By-law XX-21, no building or structure or part thereof shall be erected or used except in accordance with the following:

- (i) Minimum Lot Frontage: 6 metres (19.7 feet)
- (ii) Minimum Lot Area: 126 square metres (1,356.3 square feet)
- (iii) Maximum Lot Coverage: 60%
- (iv) Minimum Front Yard: 3 metres (9.84 feet)
- (v) Minimum Rear Yard (1): 5.8 metres (19 feet)
- (vi) Minimum easterly side yard: 0.75 metres (2.46 feet)
- (vii) Minimum westerly side yard: 0 metres

Notes:

- (1) The YARD that contains a driveway crossing a LOT LINE to the rear of a DWELLING UNIT to an attached PRIVATE GARAGE shall be deemed to be the REAR YARD.

(b) Residential Zone Standards (PARCEL "B")

Within Parcel "B" shown on Schedule "B" to By-law XX-21, no building or structure or part thereof shall be erected or used except in accordance with the following:

- (i) Minimum Lot Frontage: 6 metres (19.7 feet)
- (ii) Minimum Lot Area: 186 square metres (2,002.1 square feet)
- (iii) Maximum Lot Coverage: 45%
- (iv) Minimum Front Yard: 5.8 metres (19 feet)
- (v) Minimum Rear Yard: 4.7 metres (15.4 feet)
- (vi) Minimum easterly side yard: 0 metres
- (vii) Minimum westerly side yard: 0 metres

- 2. All other provisions of By-law 2523, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" and "B" 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. Schedule "A" and "B" attached to By-law XXX-21 are declared to form part of this by-law.

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Passed this X day of X, 2021.

Joe DiPaola
Acting Mayor

Stephen M.A. Huycke
City Clerk

File: D02-18022 (AD)

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The Corporation of The City Of Richmond Hill

Explanatory Note to By-Law XXX-21

By-law XX-21 affects the lands described as Part lot 25, Plan 4667 in the City of Richmond Hill, Regional Municipality of York, municipally known as 195 Gamble Road.

By-law No. 2523, as amended, of The Corporation of the former Township of Vaughan zones the lands "Rural Residential (RR) Zone".

By-law XXX-21 will have the effect of rezoning the subject lands to "Multiple Family One (RM1) Zone" with site specific exception number RH198 and "Flood (F) Zone" to permit a townhouse development consisting of 6 common element condominium townhouse dwelling units on the subject lands shown on Schedule "A" and "B".

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