

The Corporation of the City of Richmond Hill

By-law XXX-22

A By-law to Amend By-law 128-04, as amended, and

By-law 235-97, 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 March 23, 2022, 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 128-04, as amended, of The Corporation of the City of Richmond Hill ("By-law 128-04"), be and hereby is further amended by removing those lands shown on Schedule "A" to this By-law XXX-22 (the "Lands") and any provisions of By-law 128-04, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 235-97, as amended, of The Corporation of the City of Richmond Hill ("By-law 235-97"), be and hereby is further amended as follows:
 - a) by expanding the area of By-law 235-97 to include the Lands;
 - b) by rezoning the Lands to "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to this By-law XXX-22; and,
 - c) by adding the following to **Section 7 – EXCEPTIONS**

"7.A

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97, 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 this By-law XXX-22 and denoted by a bracketed number (7.A):

- | | |
|--|--|
| i) Minimum LOT AREA : | 145.0 square metres
(1,560.8 square feet) |
| ii) Maximum LOT COVERAGE : | 60% |
| iii) Minimum Required FRONT YARD : | 2.7 metres (8.86 feet) |
| iv) Minimum Required SIDE YARD (1) (2): | 1.2 metres (3.94 feet) |
| v) Minimum Required REAR YARD : | 6.0 metres (19.69 feet) |
| vi) Maximum BUILDING HEIGHT : | 12.0 metres (39.37 feet) |
| vii) Maximum Number of STOREYS : | 3 |

NOTES:

- (1) The **SIDE LOT LINE** adjacent to a private **DRIVEWAY** shall be an **INTERIOR LOT LINE**.
- (2) The minimum required **SIDE YARD** adjacent to a private **DRIVEWAY** shall be 1.0 metre (3.28 feet).

7.B

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97, 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 this By-law XXX-22 and denoted by a bracketed number (7.B):

- i) Minimum **LOT AREA**: 140.0 square metres
(1,506.9 square feet)
- ii) Maximum **LOT COVERAGE**: 60%
- iii) Minimum Required **FRONT YARD**: 3.0 metres (9.84 feet)
- iv) Minimum Required **SIDE YARD** (1) (2): 1.2 metres (3.94 feet)
- v) Minimum Required **REAR YARD**: 6.0 metres (19.69 feet)
- vi) Maximum **BUILDING HEIGHT**: 12.0 metres (39.37 feet)
- vii) Maximum Number of **STOREYS**: 3

NOTES:

- (1) The **SIDE LOT LINE** adjacent to a private **DRIVEWAY** shall be an **INTERIOR LOT LINE**.
- (2) The minimum required **SIDE YARD** adjacent to a private **DRIVEWAY** shall be 1.0 metre (3.28 feet).

7.C

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97, 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 this By-law XXX-22 and denoted by a bracketed number (7.C):

- i) Minimum **LOT AREA**: 140.0 square metres
(1,506.9 square feet)
- ii) Maximum **LOT COVERAGE**: 62%
- iii) Minimum Required **FRONT YARD**: 2.5 metres (8.20 feet)
- iv) Minimum Required **SIDE YARD** (1): 1.2 metres (3.94 feet)
- v) Minimum Required **REAR YARD**: 6.0 metres (19.69 feet)
- vi) Maximum **BUILDING HEIGHT**: 12.0 metres (39.37 feet)
- vii) Maximum Number of **STOREYS**: 3

NOTES:

- (1) The minimum required **SIDE YARD** adjacent to a Low Density Residential Zone shall be 1.8 metres (5.91 feet).

7.D

Notwithstanding any inconsistent or conflicting provisions of By-law 235-97, 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 this By-law XXX-22 and denoted by a bracketed number (7.D):

- i) For the purposes of Section 7.D, the following shall apply:
 - a) 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**.
 - d) Maximum Number of **DWELLING UNITS**: 26
 - e) Maximum **BUILDING HEIGHT**: 12.0 metres (39.37 feet)
 - f) Maximum Number of **STOREYS**: 3
 - g) Minimum Number of **PARKING SPACES**:
 - (i) 2 **PARKING SPACES** per **DWELLING UNIT**
 - (ii) 0.15 visitor **PARKING SPACES** per **DWELLING UNIT**

- ii) The following provisions shall apply to the lands denoted as Blocks 4, 5, 7 and 8 on Schedule "B" to this By-law XXX-22:
- a) The private **DRIVEWAY** that abuts Blocks 4, 5, 7 and 8 as shown on Schedule "B" to this by-law shall be considered as a **STREET**.
 - b) The **LOT LINE** that abuts a private **DRIVEWAY** shall be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA**: 140.0 square metres
(1,506.9 square feet)
 - d) Maximum **LOT COVERAGE**: 62%
 - e) Minimum Required **FRONT YARD** (1): 3.0 metres (9.84 feet)
 - f) Minimum Required **SIDE YARD** (2) (3) (4): 1.2 metres (3.94 feet)
 - g) Minimum Required **REAR YARD**: 6.0 metres (19.69 feet)

NOTES:

- (1) The minimum required **FRONT YARD** for the northerly **DWELLING UNIT** in Block 7 shown on Schedule "B" shall be 1.62 metres (5.31 feet).
- (2) The minimum required **SIDE YARD** for the northerly **DWELLING UNIT** in Block 4 shown on Schedule "B" shall be 1.0 metre (3.28 feet).
- (3) The minimum required **SIDE YARD** for the northerly **DWELLING UNIT** in Block 7 shown on Schedule "B" shall be 0.9 metres (2.95 feet).
- (4) The minimum required **SIDE YARD** for the southerly **DWELLING UNIT** in Block 8 shown on Schedule "B" shall be 1.0 metre (3.28 feet).

- iii) The following provisions shall apply to the lands denoted as Block 6 on Schedule "B" to this By-law XXX-22:
- a) The private **DRIVEWAY** that abuts Block 6 as shown on Schedule "B" to this by-law shall be considered as a **STREET**.
 - b) The easterly **LOT LINE** that abuts a private **DRIVEWAY** shall be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA**: 140.0 square metres
(1,506.9 square feet)
 - d) Maximum **LOT COVERAGE**: 62%
 - e) Minimum Required **FRONT YARD** (1): 3.0 metres (9.84 feet)
 - f) Minimum Required **SIDE YARD**: 0.9 metres (2.95 feet)
 - g) Minimum Required **REAR YARD** (2): 6.0 metres (19.69 feet)

NOTES:

- (1) The minimum required **FRONT YARD** for the northerly and southerly **DWELLING UNITS** in Block 6 shown on Schedule "B" shall be 1.2 metres (3.94 feet).
- (2) The minimum required **REAR YARD** for the northerly and southerly **DWELLING UNITS** in Block 6 shown on Schedule "B" shall be 3.7 metres (12.14 feet)."

3. All other provisions of By-law 235-97, 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" and "B" attached to By-law XXX-22 are declared to form a part of this by-law.

Passed this ____ day of _____, 2022.

David West
Mayor

Stephen M.A. Huycke
City Clerk

D02-17014 (LP)

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The Corporation of the City of Richmond Hill

Explanatory Note to By-law XXX-22

By-law XXX-22 affects the lands described as Part of Lots H, J and K and all of Lots L and N, Plan 1916, municipally known as 25, 45 and 61 Harris Avenue.

By-law 128-04, as amended, zones the subject lands “Urban (UR) Zone”.

By-law XXX-22 will have the effect of rezoning the subject lands to “Multiple Residential One (RM1) Zone” under By-law 235-97, as amended, with site specific provisions to permit the construction of a residential development comprised of 44 townhouse dwelling units on the subject lands.

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