

# The Corporation of the City of Richmond Hill

## By-law 11-22

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 July 7, 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 11-22 (the "Lands") to "Mixed Use One (MU1) Zone"; and,
- b) by adding the following to Section 7 – Exceptions:

"7.60

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 "Mixed Use One (MU1) Zone" and more particularly shown as "MU1" on Schedule "A" to By-law 11-22 and denoted by a bracketed number (7.60):

- i) The amendments to By-law 55-15 set out in Exception Section 7.3 (enacted through By-law 82-16) shall also apply.
- ii) For the purposes of Section 7.60, 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) a **LIVE-WORK DWELLING** means a **DWELLING UNIT** that includes living space and working space accessible from the living area, reserved for and regularly used by one or more of the occupants of that unit. The working space component may be used for a **PERSONAL SERVICE SHOP, OFFICE** and **MEDICAL OFFICE** (excluding **CLINIC**).
- iii) Prior to any division of lands, the following standards shall apply to the Lands in its entirety:
  - (a) Minimum Required **FLANKAGE YARD**  
(McCague Avenue): 1.5 metres  
(4.92 feet)
  - (b) Minimum Required **REAR YARD**  
(Lunay Drive): 2.0 metres  
(6.56 feet)
- iv) Notwithstanding the provisions of Table A2 to the contrary, the following provisions shall apply to **REAR LANE TOWNHOUSE DWELLINGS** and **LIVE-WORK DWELLINGS** on the lands denoted as Blocks 1 and 2 on Schedule "B" to this By-law 11-22:
  - (a) A **LIVE-WORK DWELLING** shall be permitted
  - (b) The **LOT LINE** that abuts a **STREET** (McCague Avenue) shall be the **FRONT LOT LINE**
  - (c) Minimum Required **FRONT YARD**: 1.5 metres  
(4.92 feet)

- (d) Minimum Required **SIDE YARD**: 0.75 metres  
(2.46 feet)
- (e) Minimum Required **FLANKAGE YARD**: 2.0 metres  
(6.56 feet)
- (f) Minimum Required **REAR YARD**: 3.85 metres  
(12.63 feet)

v) Notwithstanding the provisions of Table A2 to the contrary, the following provisions shall apply to **REAR LANE TOWNHOUSE DWELLINGS** and **LIVE-WORK DWELLINGS** on the lands denoted as Block 3 on Schedule "B" to this By-law 11-22:

- (a) A **LIVE-WORK DWELLING** shall be permitted
- (b) The **LOT LINE** that abuts a **STREET** (Leslie Street) shall be the **FRONT LOT LINE**
- (c) Minimum Required **FRONT YARD**: 3.95 metres  
12.96 feet)
- (d) Minimum Required **SIDE YARD**: 0.75 metres  
(2.46 feet)
- (e) Minimum Required **REAR YARD**: 3.85 metres  
(12.63 feet)

vi) Notwithstanding the provisions in Table A2 to the contrary, the following provisions shall apply to **BACK-TO-BACK DWELLINGS** on the lands denoted as Block 4 on Schedule "B" to this By-law 11-22:

- (a) The **LOT LINES** that abut a **LANE** at the northerly and southerly limits shall be **FRONT LOT LINES**
- (b) Where a **BACK-TO-BACK DWELLING** abuts a curved corner it can be a 0.0 metre **SETBACK** to the curve
- (c) Minimum **LOT FRONTAGE**  
(Corner Lot): 8.0 metres  
(26.25 feet)
- (d) Minimum Required **FLANKAGE YARD**: 1.2 metres  
(3.94 feet)

vii) In addition to the parking standards provided for in Section 5.14, the following parking standards shall apply:

- a) **LIVE-WORK DWELLING**: 3 parking spaces per dwelling unit

viii) 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.
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. Schedules "A" and "B" attached to By-law 11-22 are declared to form a part of this By-law.

The Corporation of the City of Richmond Hill  
By-law 11-22

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Passed this 23<sup>rd</sup> day of March, 2022.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

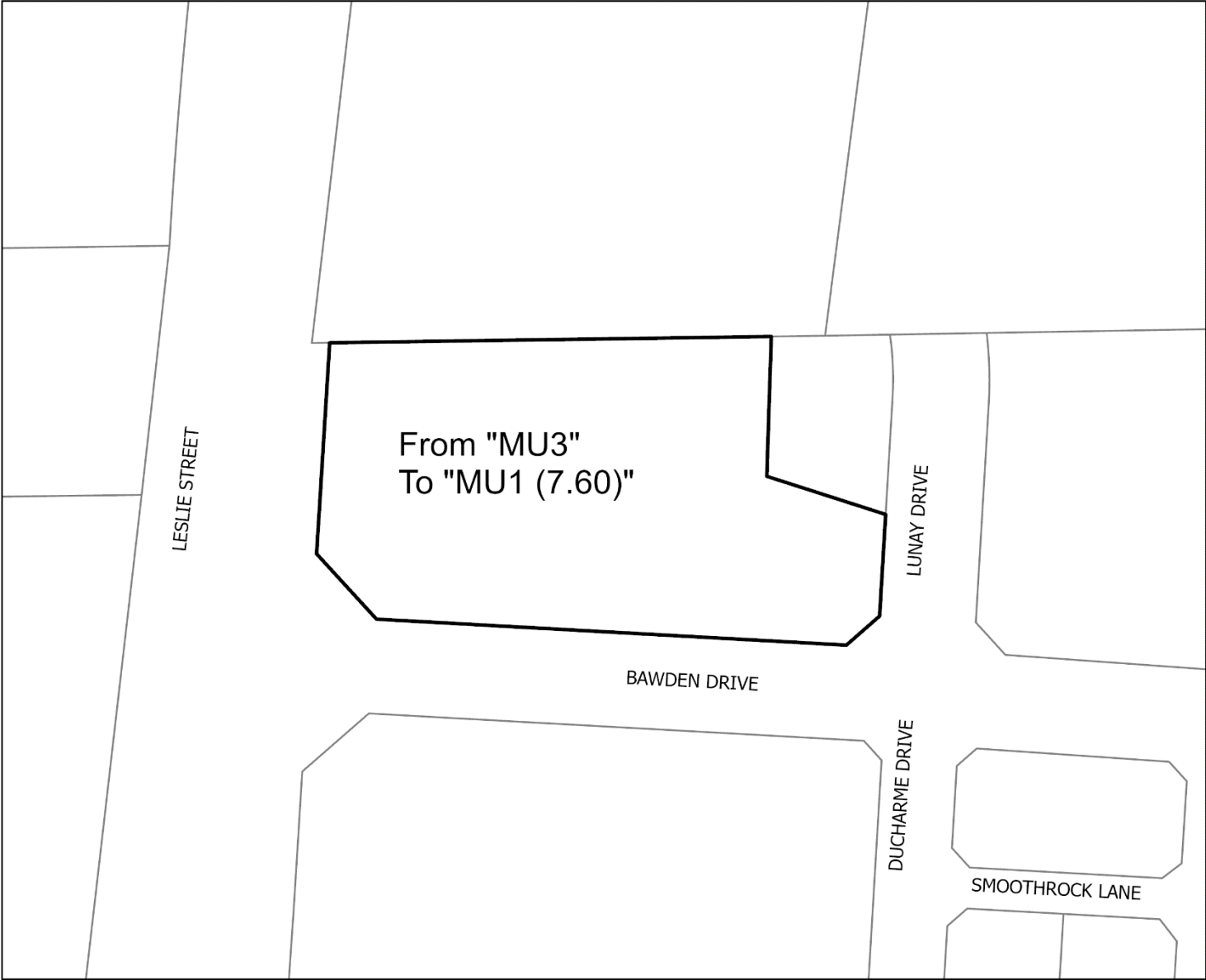
File: D02-20007 (SD)

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

### **Explanatory Note to By-law 11-22**

By-law 11-22 affects the lands described as Block 284, Plan 65M-4571, municipally known as 0 McCague Avenue.

By-law 11-22 will have the effect of rezoning a portion of 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 dwellings on the subject lands, with site-specific provisions to define live-work dwellings, to establish specific development standards for the site, and to 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.



# SCHEDULE " A "

## TO BY-LAW NO. 11-22

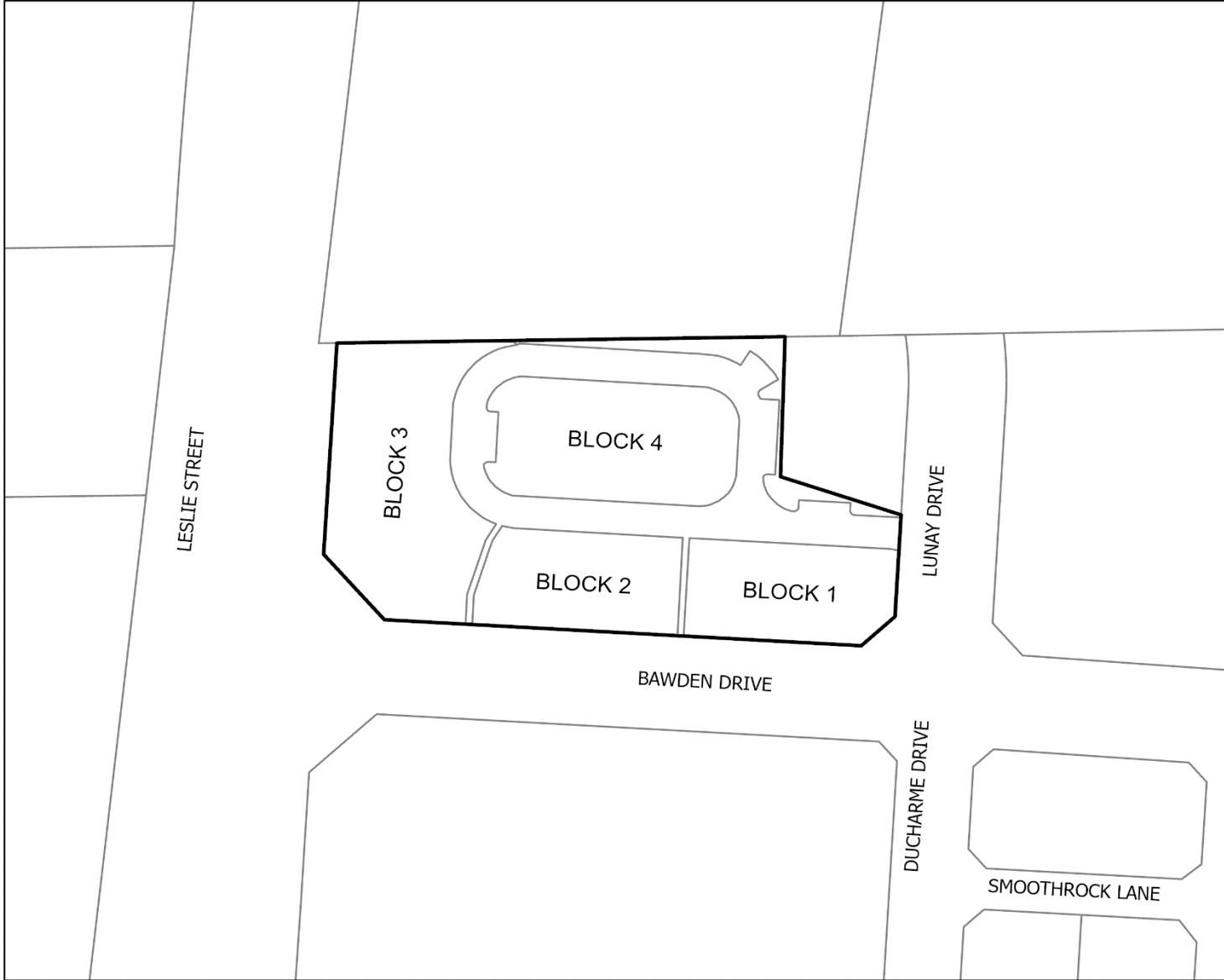
This is Schedule "B" to By-Law 11-22 passed by the Council of the Corporation of the City of Richmond Hill on the 23rd day of March, 2022

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

 AREAS SUBJECT TO THIS BYLAW





# SCHEDULE " B "

## TO BY-LAW NO. 11-22

This is Schedule "B" to By-Law 11-22 passed by the Council of the Corporation of the City of Richmond Hill on the 23rd day of March, 2022

\_\_\_\_\_  
David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

▭ AREAS SUBJECT TO THIS BYLAW

