

The Corporation of the City of Richmond Hill

By-law 55-22

A By-law to Amend By-law 2325-68, as amended, of the former
Township of Markham and 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 March 26, 2018, 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 2325-68, as amended, of the former Township of Markham (“By-law 2325-68”), be and hereby is further amended by:
 - a) removing those lands shown on Schedule “A” to this By-law 55-22 (the “Lands”) and any provisions of By-law 2325-68, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. 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 expanding the area of By-law 55-15 to include the Lands;
 - b) by rezoning the Lands to “Multiple Residential Four (RM4) Zone” under By-law 55-15 as shown on Schedule “A” of this By-law 55-22; and,
 - c) by adding the following to Section 7 – Exceptions:

“7.61

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 “Multiple Residential Four (RM4) Zone” and more particularly shown as “RM4” on Schedule “A” to By-law 55-22 and denoted by a bracketed number (7.61):

- i) The amendments to By-law 55-15 set out in Exception Section 7.3 (enacted through By-law 82-16) shall also apply to the lands zoned “Multiple Residential Four (RM4) Zone” as shown on Schedule “A” to By-law 55-22.
- ii) For the purposes of Section 7.61, the following uses shall be permitted:
 - (a) **STREET TOWNHOUSE DWELLING**
 - (b) **REAR LANE TOWNHOUSE DWELLING**
- iii) For the purposes of Section 7.61, 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**
- iv) Notwithstanding Table A2, the following provisions shall apply to the Lands as shown on Schedule “A” to this By-law 55-22:

- (a) The **FRONT LOT LINE** shall be that part of the **LOT** that fronts onto 19th Avenue
 - (b) Minimum **SIDE YARD**: 0.75 metres (2.5 feet)
 - (c) Minimum **FLANKAGE YARD**: 1.4 metres (4.5 feet)
 - (d) Minimum **REAR YARD**: 1.5 metres (5.0 feet)
- v) Notwithstanding Table A2, the following provisions shall apply to the future division of the Lands and a **PARCEL OF TIED LAND** as shown on Schedule "B" to this By-law 55-22:
 - (a) The **FRONT LOT LINE** shall be deemed to be the **LOT LINE** as follows:
 - (i) Parcel 1: **LANE** at the southerly limit of Parcel 1
 - (ii) Parcel 2: **LANE** at the south-westerly limit of Parcel 2
 - (iii) Parcel 3: **LANE** at the westerly limit of Parcel 3
 - (iv) Parcel 4: **LANE** at the northerly limit of Parcel 4
 - (v) Parcels 5 and 6: **LANE** at the easterly limit of Parcels 5 and 6.
 - (vi) Parcels 7 and 8: **LANE** at the north-easterly limit of Parcels 7 and 8.
 - (vii) Parcels 9 and 10: the south-westerly limit of Parcels 9 and 10.
 - (viii) Parcels 11 and 12: the westerly limit of Parcels 11 and 12.
 - (ix) Parcel 13: **LANE** at the easterly limit of Parcel 13
 - (x) Parcel 14: **LANE** at the northerly limit of Parcel 14
 - (xi) Parcel 15: **LANE** at the north-easterly limit of Parcel 15
 - (xii) Parcel 16: the northerly limit of Parcel 16.
 - (b) Minimum **SIDE YARD**: 0.75 metres (2.46 feet)
 - (c) Minimum **FLANKAGE YARD**: 1.4 metres (4.59 feet)
 - (d) Where a **DWELLING UNIT** abuts a curved corner it can be a 0.0 metre setback. In the case of a lot abutting a **LANE** with a curved corner, the **SIDE LOT LINE** and **FLANKAGE LOT LINE** shall be deemed to extend to their hypothetical point of intersection with the extension of the **FRONT LOT LINE** or the **REAR LOT LINE** for the purposes of calculating minimum required **YARD SETBACKS**, provided no portion of a structure is located within the **LANE**.
 - (e) The provisions of Section 5.7 shall not apply.
 - (f) Notwithstanding Section 5.1.9 a), **DECKS** and **PORCHES** not exceeding 5.5 metres in **HEIGHT**, with the **HEIGHT** being measured from the **ESTABLISHED GRADE** to the underside of the rafters or ceiling of the **PORCH** and with or without **BASEMENTS**, may encroach:
 - (i) a distance of 2.0 metres into the required minimum **FRONT YARD**, provided the **DECK** or **PORCH** is not closer to a **SIDE LOT LINE** than the **MAIN BUILDING** on the **LOT**; and,
 - (ii) a distance of 1.5 metres into the required minimum **FLANKAGE YARD**.
 - (g) Notwithstanding Table A2, the following provisions shall apply to Parcels 2, 3, 4 and 14, as shown on Schedule "B":
 - (i) Minimum **INTERIOR LOT AREA** shall be 140 square

metres (1,506.95 square feet)

- (h) Notwithstanding Table A2, the following provisions shall apply to Parcel 16, as shown on Schedule “B”:
 - (i) the minimum **LOT FRONTAGE** for an **INTERIOR LOT** shall 4.6 metres (15.09 feet).
 - (i) Notwithstanding Table A2, the following provisions shall apply to Parcels 3 and 14 to 15 inclusive, as shown on Schedule “B”:
 - (i) the minimum required **REAR YARD** shall be 5.7 metres (18.7 feet).”
- 3. 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.
- 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 55-22 are declared to form a part of this By-law.

Passed this 11th day of May, 2022.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 55-22

By-law 55-22 affects the lands described as Part of Lot 30, Concession 3, E.Y.S., municipally known as 1521 19th Avenue. The subject property is Block 3 on draft approved Plan of Subdivision 19T-15007.

By-law 2325-68, as amended, of the former Township of Markham, zones the subject lands “Agricultural (A1) Zone.”

By-law 55-22 will have the effect of removing the lands from the provisions of By-law 2325-68, as amended, and rezoning the subject lands to “Multiple Residential Four (RM4) Zone” under By-law 55-15, as amended. By-law 55-22 also contains a number of site-specific provisions to permit a residential development comprised of 169 street and rear lane townhouse dwellings, including common element facilities such as visitor parking and walkways on the subject lands.



SCHEDULE "A"
TO BY-LAW NO. 55-22

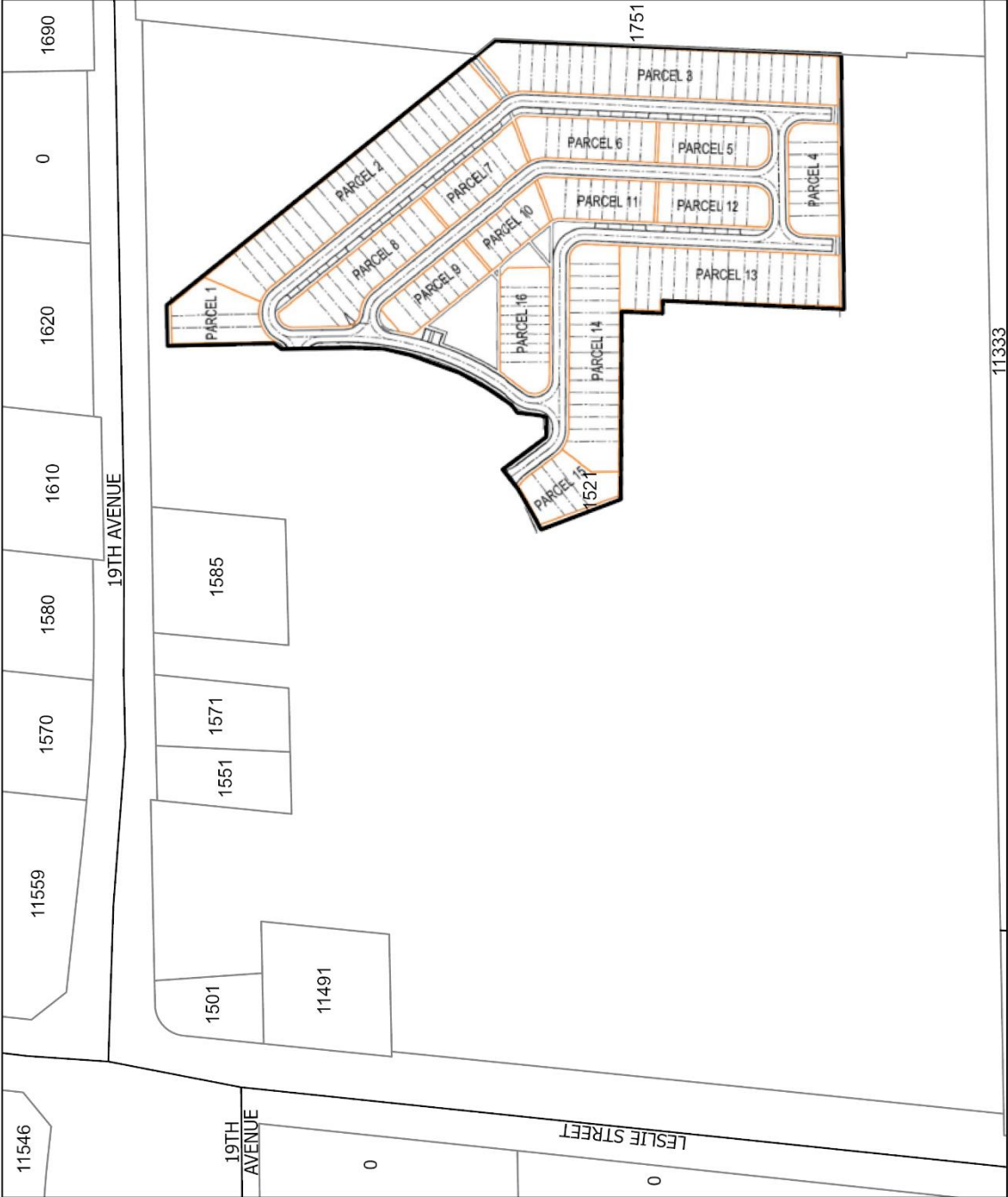
This is Schedule "A" to By-Law 55-22 passed by the Council of the Corporation of the City of Richmond Hill on the 11th day of May, 2022

David West
Mayor

Stephen M.A. Huycke
City Clerk



☐ AREA SUBJECT TO THIS BYLAW



SCHEDULE " B "

TO BY-LAW NO. 55-22

This is Schedule "B" to By-Law 55-22 passed by the Council of the Corporation of the City of Richmond Hill on the 11th day of May, 2022

David West Mayor Stephen M.A. Huycke City Clerk



AREA SUBJECT TO THIS BYLAW