

The Corporation of the City of Richmond Hill

By-law ___-22

A By-law to Amend By-law 235-97, as amended, of The Corporation of the City of Richmond Hill and By-law No. 128-04 of the Corporation of the City of Richmond Hill.

Whereas the Council of the Corporation of the City of Richmond Hill at its Meeting of _____, 2022, directed that this By-law be brought forward to Council for its consideration;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF RICHMOND HILL ENACTS AS FOLLOWS:

1. That By-law 128-04, as amended, be and hereby is further amended by removing those lands shown on Schedule "A" to this By-law ___-22 (the "lands") and any provision 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 by:
 - a) Expanding the area of By-law 235-97 to include the Lands;
 - b) Rezoning the Lands to "Multiple Residential One (RM1) Zone" and "Open Space Zone (O)" as shown on Schedule "A" to this By-law ___-22; and,
 - c) By adding the following Section 7 – EXCEPTIONS

"7.###

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 "Open Space Zone (O)", and more particularly shown as "RM1" and "O" on Schedule "1" to this By-law ___-22 and denoted by a bracketed number (7.###):

- i) For the purpose of Section 7.###, 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**.
- ii) The following provisions shall apply to the Lands:
 - a) Maximum Number of **DWELLING UNITS**: 46
 - b) Maximum Building **HEIGHT**: 12.0 metres
 - c) Maximum Number of **STOREYS**: 3
 - d) Minimum percentage of **THE LANDS** used as **LANDSCAPING**: 30%
 - e) Minimum Number of **PARKING SPACES**:
 - i) **2 PARKING SPACES** per **DWELLING UNIT**
 - ii) **0.25 visitor PARKING SPACES** per **DWELLING UNIT**
 - iii) Section 5.7 does not apply

- iv) The following provisions shall apply to **TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “1” to this By-law __-22 and denoted as Parcel 1 on Schedule “2” to this By-law __-22:

- a) The **LOT LINE** that abuts Beech Avenue shall be the **FRONT LOT LINE**.
- b) Minimum **LOT AREA** (Interior Lot): 115 square metres
- c) Minimum **LOT AREA** (Corner Lot): 190 square metres
- d) Minimum **FRONT YARD** (1): 3.0 metres
- e) Minimum **REAR YARD** (2): 3.0 metres
- f) Minimum **SIDE YARD** (3): 1.5 metres
- g) Maximum **Lot Coverage**: 70%
- h) Maximum **Driveway Width**: 3.45 metres

NOTES:

- (1) A porch may encroach into the **FRONT YARD** to within 1.0 metres of the **FRONT LOT LINE**.
- (2) Unit 1 porch and balcony may encroach into the **REAR YARD** to within 1.0 metres of the **REAR LOT LINE**.
- (3) Above grade porches and balconies may encroach to within 1.2 metres of a **SIDE LOT LINE**.

- v) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “1” to this By-law __-22 and denoted as Parcel 2 as shown on Schedule “2” to this By-law __-22:

- a) The **LOT LINE** that abuts Beech Avenue and Jefferson Sideroad shall be the **FRONT LOT LINE**.
- b) Minimum **LOT AREA** (Interior Lot): 150 square metres
- c) Minimum **REAR YARD** : 5.5 metres
- d) Maximum **Lot Coverage**: 60%
- e) Maximum **Driveway Width**: 3.45 metres

- vi) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “1” to this By-law __-22 and denoted as Parcel 3 as shown on Schedule “2” to this By-law __-22:

- a) The **LOT LINE** that abuts Jefferson Sideroad shall be the **FRONT LOT LINE**.
- b) Minimum **LOT AREA** (Interior Lot): 115 square metres
- c) Minimum **FRONT YARD** (1): 3.0 metres
- d) Minimum **REAR YARD** (2): 3.0 metres
- e) Minimum **SIDE YARD** (3): 1.5 metres
- f) Maximum **Lot Coverage**: 70%
- g) Maximum **Driveway Width**: 3.45 metres

NOTES:

- (1) A porch may encroach into the **FRONT YARD** to within 1.0 metres of the **FRONT LOT LINE**.
- (2) Porched and balconies may encroach into the **REAR YARD** to within 1.0 metres of the **REAR LOT LINE**.
- (3) Above grade porches and balconies may encroach to within 1.2 metres of a **SIDE LOT LINE**.

- vii) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “1” to this By-law __-22 and denoted as Parcel 4 as shown on Schedule “2” to this By-law __-22:
- a) The private driveway that abuts Parcel 4 shown on Schedule “2” to this By-law shall be considered as a **STREET**.
 - b) For Parcel 4 shown on Schedule “2” to this By-law, the easterly **LOT LINE** that abuts a private driveway shall be deemed to be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA** (Interior Lot): 125 square metres
 - d) Minimum **LOT AREA** (Corner Lot): 200 square metres
 - e) Minimum **FLANKAGE YARD** : 3.0 metres
 - f) Minimum **FRONT YARD** (1)(2): 3.0 metres
 - g) Minimum **REAR YARD**: 6.0 metres
 - h) Maximum **Lot Coverage**: 60%
 - i) Maximum **Driveway Width**: 3.35 metres

NOTES:

- (1) Porches may encroach into a required flankage yard to within 2.0 metres of the flankage lot line.
- (2) The exterior side yard to an arterial street shall be 3.0m

- viii) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “1” to this By-law __-22 and denoted as Parcel 5 as shown on Schedule “2” to this By-law __-22:
- a) The private driveway that abuts Parcel 5 shown on Schedule “2” to this By-law shall be considered as a **STREET**.
 - b) For Parcel 5 shown on Schedule “2” to this By-law, the easterly **LOT LINE** that abuts a private driveway shall be deemed to be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA** (Interior Lot): 125 square metres
 - d) Minimum **FRONT YARD**: 3.0 metres
 - e) Minimum **REAR YARD**: 6.0 metres
 - f) Maximum **Lot Coverage**: 60%
 - g) Maximum **Driveway Width**: 3.35 metres
- ix) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “1” to this By-law __-22 and denoted as Parcel 6 as shown on Schedule “2” to this By-law __-22:
- a) The private driveway that abuts Parcel 6 shown on Schedule “2” to this By-law shall be considered as a **STREET**.
 - b) For Parcel 6 shown on Schedule “2” to this By-law, the northerly **LOT LINE** that abuts a private driveway shall be deemed to be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA** (Interior Lot): 125 square metres
 - d) Minimum **FRONT YARD**: 3.0 metres
 - e) Minimum **REAR YARD**: 6.0 metres
 - f) Minimum **SIDE YARD** (1): 1.5 metres
 - g) Maximum **Lot Coverage**: 60%
 - h) Maximum **Driveway Width**: 3.35 metres

NOTES:

(1) This provision only applies to unit 29.

- x) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “1” to this By-law __-22 and denoted as Parcel 7 as shown on Schedule “2” to this By-law __-22:
- a) The private driveway that abuts Parcel 7 shown on Schedule “2” to this By-law shall be considered as a **STREET**.
 - b) For Parcel 7 shown on Schedule “2” to this By-law, the northerly **LOT LINE** that abuts a private driveway shall be deemed to be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA** (Interior Lot): 125 square metres
 - d) Minimum **LOT AREA** (Corner Lot): 245 square metres
 - e) Minimum **FRONT YARD**: 3.0 metres
 - f) Minimum **REAR YARD**: 6.0 metres
 - g) Maximum **Lot Coverage**: 60%
 - h) Maximum **Driveway Width**: 3.35 metres
- xi) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “1” to this By-law __-22 and denoted as Parcel 8 as shown on Schedule “2” to this By-law __-22:
- a) The private driveway that abuts Parcel 8 shown on Schedule “2” to this By-law shall be considered as a **STREET**.
 - b) For Parcel 8 shown on Schedule “2” to this By-law, the easterly **LOT LINE** that abuts a private driveway shall be deemed to be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA** (Interior Lot): 125 square metres
 - d) Minimum **LOT AREA** (Corner Lot): 190 square metres
 - e) Minimum **LOT FRONTAGE** (Corner Lot): 8.5 square metres
 - f) Minimum **FRONT YARD (1)**: 3.0 metres
 - g) Minimum **REAR YARD**: 6.0 metres
 - h) Minimum **EXTERIOR YARD (2)**: 2.3 metres
 - i) Maximum **Lot Coverage**: 60%
 - j) Maximum **Driveway Width**: 3.35 metres

NOTES:

- 1) The minimum **FRONT YARD** setback for unit 37 shall be 1.7 metres
- 2) Porch steps are permitted to be within 0.6 metres of an **EXTERIOR LOT LINE** for units 37 and 41.

- xii) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “1” to this By-law __-22 and denoted as Parcel 9 as shown on Schedule “2” to this By-law __-22:
- a) The private driveway that abuts Parcel 9 shown on Schedule “2” to this By-law shall be considered as a **STREET**.
 - b) For Parcel 9 shown on Schedule “2” to this By-law, the easterly **LOT LINE** that abuts a private driveway shall be deemed to be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA** (Interior Lot): 125 square metres

d) Minimum LOT AREA (Corner Lot):	185 square metres
e) Minimum LOT FRONTAGE (Corner Lot):	8.5 square metres
f) Minimum FRONT YARD (1) :	3.0 metres
g) Minimum REAR YARD :	6.0 metres
h) Minimum EXTERIOR YARD :	2.3 metres
i) Maximum Lot Coverage :	60%
j) Maximum Driveway Width :	3.35 metres

NOTES:

- 1) The minimum **FRONT YARD** setback for unit 46 shall be 0.5 metres.
 - 2) Porch steps are permitted to be within 1.0 metre of an **EXTERIOR LOT LINE** for units 42 and 46.
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 "1" 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 measurement 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 "1" and "2" attached to By-law __-22 are declared to form a part of this By-law.

The Corporation of the City of Richmond Hill

Explanatory Note to By-law ___-22

By-law ___-22 affects lands described as Lots 58 and 59, and Part of Lot 57, Registered Plan 1916, municipally known as 48 and 60 Beech Avenue and 363 Jefferson Sideroad.

By-law ___-22 will have the effect of rezoning the lands to “Multiple Residential One (RM1) Zone” and “Open Space (O) Zone” under by-law 235-97, as amended with site specific provisions to permit the construction of a residential development comprised of, 46 townhouse dwellings units on the subject lands.

Schedule "1"

To By-law No. ____-22.

This is Schedule "1" to By-Law No. ____-22

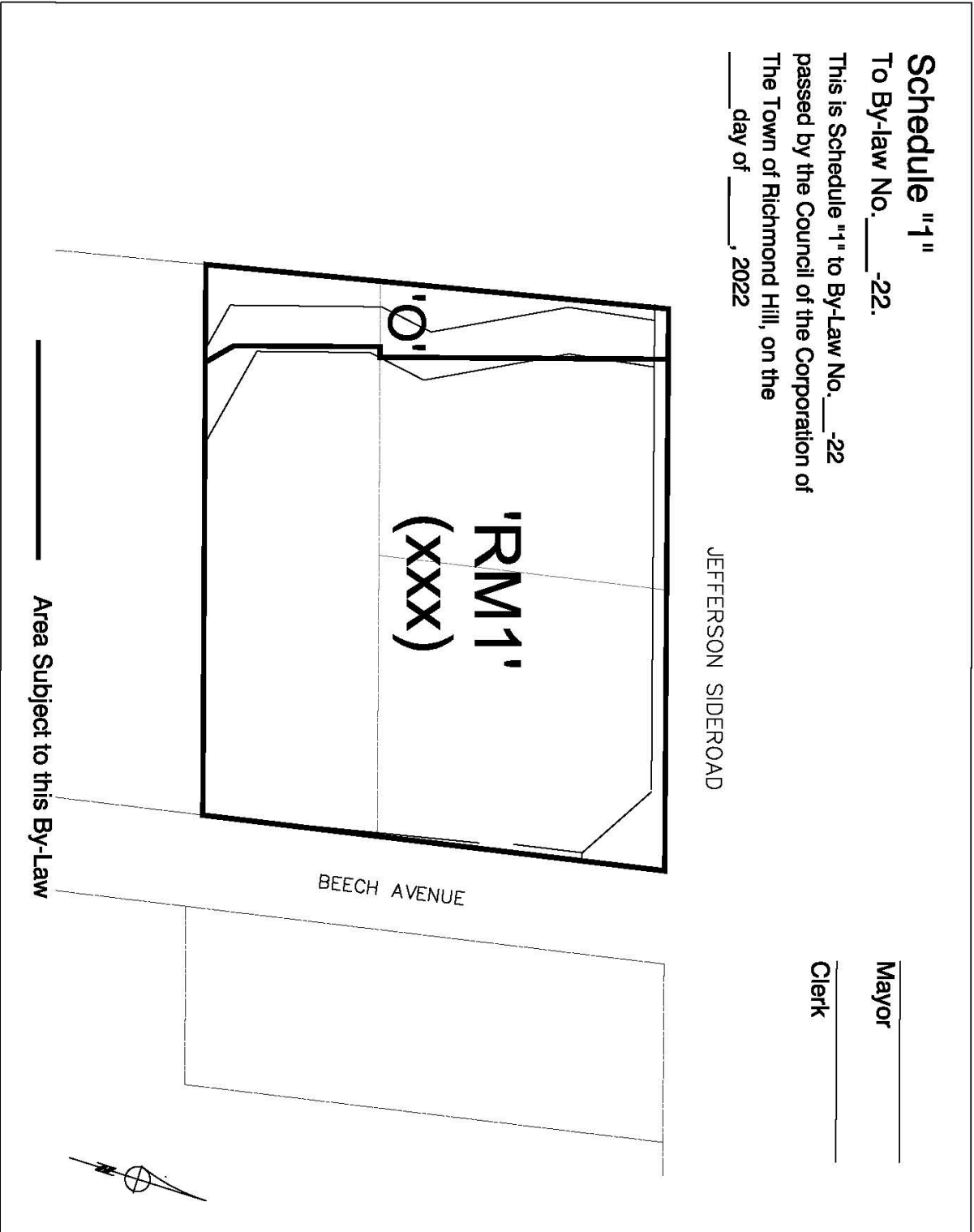
passed by the Council of the Corporation of
The Town of Richmond Hill, on the

____ day of _____, 2022

Mayor

Clerk

JEFFERSON SIDEROAD



Area Subject to this By-Law

Schedule "2"

To By-law No. ____-22.

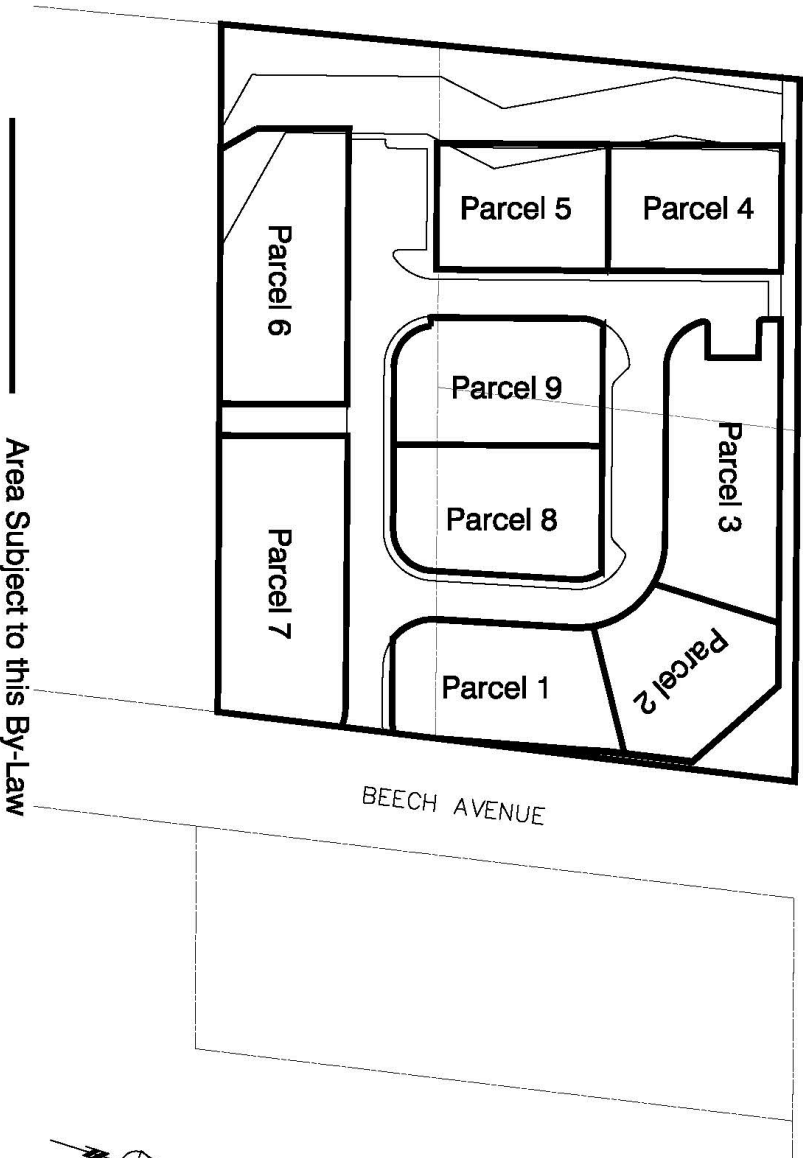
This is Schedule "2" to By-Law No. ____-22
passed by the Council of the Corporation of
The Town of Richmond Hill, on the

____ day of _____, 2022

Mayor

Clerk

JEFFERSON SIDEROAD



Area Subject to this By-Law