

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 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 6, 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 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 from "Oak Ridges Moraine Countryside (ORMCO) Zone" to "Multiple Residential Four (RM4) Zone" as shown on Schedule "A" to this By-law XXX-22; and,
 - c) by adding the following to **Section 7 – EXCEPTIONS**

"7.____

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, 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 this By-law XXX-22 and denoted by a bracketed number (7.____):

- i) For the purposes of 7.____, the following shall apply:
 - a) The amendments to By-law 55-15 set out in Exception 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 XXX-22.
 - b) The Lands shown on Schedule "A" attached hereto shall be deemed to be one **LOT**.
 - c) A **STREET** shall include a **LANE**.

ii) **DEVELOPMENT STANDARDS**

The following development standards shall apply:

- a) Minimum **LOT AREA**: 0.3 hectares (0.74 acres)
- b) Minimum **LOT FRONTAGE** (Leslie Street): 75.0 metres (246.06 feet)
- c) Minimum **FRONT YARD** (Leslie Street): 3.0 metres (9.84 feet)
- d) Minimum **SIDE YARD**: 0.9 metres (2.95 feet)
- e) Minimum **REAR YARD** (Crake Street): 3.0 metres (9.84 feet)
- f) Maximum Number of **BUILDINGS**: 3
- g) Maximum Number of **DWELLING UNITS**: 19

- h) Maximum Number of **STOREYS**: 3.5
- i) Minimum Number of **PARKING SPACES**:
 (i) 2.0 **PARKING SPACES** per **DWELLING UNIT**
 (ii) 0.25 visitor **PARKING SPACES** per **DWELLING UNIT**
- j) The following provisions shall apply to the further division of the Lands as shown on Schedule "B" to this By-law XXX-22 and denoted as Parcel A, Parcel B and Parcel C, each of which shall be deemed to be a **LOT**:
- a) Minimum **LOT FRONTAGE**:
- i) Parcel A: 38.0 metres (124.67 feet)
 - ii) Parcel B: 32.0 metres (105.0 feet)
 - iii) Parcel C: 50.0 metres (164.04 feet)
- k) For the purpose of subsection j)(a), the **FRONT LOT LINE** shall be deemed to be the following:
- i) Parcel A: the **LOT LINE** that abuts Leslie Street
 - ii) Parcel B: the **LOT LINE** that abuts Leslie Street
 - iii) Parcel C: the **LOT LINE** that abuts Crake Street
- a) Minimum **LOT AREA**:
- i) Parcel A: 702.0 square metres (7,556.51 square feet)
 - ii) Parcel B: 620.0 square metres (6,673.84 square feet)
 - iii) Parcel C: 930.0 square metres (10,010.76 square feet)
- b) Maximum Number of **DWELLING UNITS**:
- i) Parcel A: 6
 - ii) Parcel B: 5
 - iii) Parcel C: 8
- l) For the purposes of the further division of Parcel A, Parcel B and Parcel C, each **PARCEL OF TIED LAND** shall have **FRONTAGE** on a **STREET**.
- m) The provisions of **Section 5.7** (Landscaping) and **Section 5.8** (Landscape Buffer) shall not apply.
- iii) The following provisions shall apply to the Lands denoted as Parcel A, Parcel B and Parcel C on Schedule "B" to this By-law XXX-22:
- a) The private **DRIVEWAY** that abuts Parcel A, Parcel B and Parcel C 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 **REAR LOT LINE**.
 - c) Minimum **LOT FRONTAGE**: 6.0 metres (19.69 feet)
 - d) Minimum **LOT AREA**: 105.0 square metres (1,130.25 square feet)
 - e) Maximum **LOT COVERAGE**: 63%
 - f) Minimum required **FRONT YARD**: 3.0 metres (9.84 feet)
 - g) Minimum required **SIDE YARD**
 (1)(2)(3)(4)(5)(6)(7): 0.9 metres (2.95 feet)
 - h) Minimum required **REAR YARD**: 3.0 metres (9.84 feet)

NOTES:

- (1) The **LOT LINES** adjacent to the private **DRIVEWAY** at the north and south of Parcel C on Schedule "B" shall be **SIDE LOT LINES**.

- (2) The minimum required **SIDE YARD** for end unit **DWELLING UNITS** in Parcel C adjacent to the private **DRIVEWAY** shown on Schedule “B” shall be 1.0 metre (3.28 feet).
 - (3) The minimum required **SIDE YARD** for the northerly **DWELLING UNIT** in Parcel A shown on Schedule “B” shall be 0.75 metres (2.46 feet).
 - (4) The minimum required **SIDE YARD** for the southerly **DWELLING UNIT** in Parcel B shown on Schedule “B” shall be 0.75 metres (2.46 feet).
 - (5) The minimum required **SIDE YARD** from the porch for the southerly **DWELLING UNIT** in Parcel A shown on Schedule “B” shall be 0.30 metres (0.98 feet).
 - (6) The minimum required **SIDE YARD** from the porch for the northerly **DWELLING UNIT** in Parcel B shown on Schedule “B” shall be 0.30 metres (0.98 feet).
 - (7) In the case of a **LOT** abutting a **DRIVEWAY** shown on Schedule “B” with a curved corner, the **SIDE LOT LINE** shall be deemed to extend to its 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 **DRIVEWAY.**”
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 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

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 Lot 31, Concession 2, E.Y.S., municipally known as 11580 Leslie Street.

By-law 128-04, as amended, zones the subject lands “Oak Ridges Moraine Countryside (ORMCO) Zone”.

By-law XXX-22 will have the effect of rezoning the subject lands to “Multiple Residential Four (RM4) Zone” under By-law 55-15, as amended, with site specific provisions to permit the construction of a residential development comprised of 19 townhouse dwelling units on the subject lands.

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