

# The Corporation of the City of Richmond Hill

## By-law 96-22

By-law 1703, as amended, of the former Township of Whitchurch and

By-law 313-96, 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 October 13, 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 1703, as amended, of the former Township of Whitchurch ("By-law 1703") be and hereby is further amended by:
  - a) removing those lands shown on Schedule "A" to this By-law 96-22 (the "Lands") and any provisions of By-law 1703, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 313-96, as amended, of The Corporation of the City of Richmond Hill ("By-law 313-96") be and hereby is further amended as follows:
  - a) by expanding the area of By-law 313-96 to include the Lands;
  - b) by rezoning the Lands to "Multiple Residential One (RM1) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 96-22; and,
  - c) by adding the following to Section 7 – Exceptions:

"7.242

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following special provisions shall apply to Block Townhouse Dwellings on the lands zoned "Multiple Residential One (RM1) Zone" and more particularly shown as "RM1" on Schedule "A" to By-law 96-22 and denoted by a bracketed number (7.242):

- i) The following provisions shall apply to the Lands:
  - (a) Maximum **Lot Coverage**: 50% (1)
  - (b) Minimum Required **Front Yard**: 1.0 metres (3.28 feet) (2)
  - (c) Minimum Required **Side Yard**: 4.0 metres (13.12 feet)
  - (d) Minimum Required **Flankage Yard**: 3.0 metres (9.84 feet)
  - (e) Minimum Required **Rear Yard**: 6.0 metres (19.69 feet)
  - (f) Maximum **Height**: 17.0 metres (55.77 feet)
  - (g) Maximum Number of **Storeys**: 4
  - (h) Maximum Number of **Dwelling Units**: 50
  - (i) Maximum **Floor Area Ratio (FAR)**: 1.0 (1)

### NOTES:

- (1) For the purposes of calculating the maximum **floor area ratio** and the maximum **lot coverage**, the **lot area** shall be deemed to be 4,733.0 square metres (50,945.59 square feet), regardless of any conveyances for road widening purposes, dedications or severances.
- (2) Ridge Road shall be deemed to be the **front lot line**.

- ii) Notwithstanding Section 5 – General Provisions, the following shall apply:
- (a) Minimum Number of **Parking Spaces**:
    - (i) 1 **Parking Space** per **Dwelling Unit**
    - (ii) 0.15 Visitor **Parking Spaces** per **Dwelling Unit**
    - (iii) 0.6 Bicycle **Parking Spaces** per **Dwelling Unit**
  - (b) A terrace shall be permitted to encroach into a minimum required **flankage yard** to a maximum of 3.0 metres (9.84 feet) and into a minimum required **side yard** to a point not closer than 1.0 metres (3.28 feet) from the interior **side lot line**.
  - (c) A parking structure, above and below grade, and a staircase leading to a terrace, patio, or parking structure, above or below grade, shall be permitted to encroach into any yard to the **lot line**.
  - (d) A retaining wall shall not be considered a **structure**, and shall not require a **setback** from a **lot line**.
  - (e) A garbage enclosure **building** shall be set back a minimum of 1.0 metres (3.28 feet) from any **lot line** and a minimum of 10.0 metres (32.81 feet) from any **dwelling unit**.
  - (f) A garbage enclosure **building** shall have a maximum **height** of 3.5 metres (11.48 feet).
  - (g) A **landscaping** feature, including but not limited to a planter box, may encroach into a minimum required **rear yard** to a maximum of 4.0 metres (13.12 feet), into a minimum required **flankage yard** to a maximum of 3.0 metres (9.84 feet) and into any minimum required **side yard** to a point not closer than 1.0 metres (3.28 feet) from the interior **side lot line**.
  - (h) Notwithstanding Sections 5.7 and 5.8, a landscaping strip abutting Ridge Road and Yonge Street is not required.
- iii) For the purposes of this By-law, the following definitions shall either be added to, or shall replace the existing definitions set out in Section 6 of By-law 313-96, as amended:
- (a) **Dwelling, Block Townhouse** means a **townhouse dwelling** that is not a **street townhouse dwelling** and may include a **back-to-back stacked townhouse dwelling**.
  - (b) **Dwelling, Back-to-Back Stacked Townhouse** means a **building** containing at least three (3) **dwelling units**, each **dwelling unit** being separated from the other vertically and horizontally and having an independent external access.
  - (c) **Floor Area, Gross** means the aggregate of the **floor areas** of all the **storeys** of a **building** above **established grade**, measured between the exterior faces of the exterior walls of the **building** at each floor level, but excluding loading areas; parking structures, above or below grade; a room or enclosed area, including within the **building** or **structure**, that is used exclusively for the accommodation of

mechanical equipment, including heating, cooling, ventilation, electrical equipment, shafts, fire protection equipment, plumbing or elevator equipment and service; any below grade areas; any space with a ceiling height of less than 1.8 metres (5.9 feet); and, unenclosed balconies and terraces.

- (d) **Grade, Established** means 304.17 Canadian Geodetic Datum (C.G.D.)
  - (e) **Height** means with reference to a **building** or **structure**, the vertical distance measured from the **established grade** to the highest point of the roof surface, but excluding parapets, mechanical penthouses and other decorative roof structures which are 6.0 metres (19.69 feet) or less in **height** and that in aggregate do not occupy more than 40% of the area of the roof upon which they are located.
  - (f) **Lot Coverage** means the percentage of the **lot** which is covered by a **block townhouse dwelling**, and shall not include any other **structure** or portion of a parking structure above or below **established grade**.
  - (g) **Parking Space, Bicycle** means a space for the parking of bicycles and may be located within a **structure** or outdoors.
  - (h) **Storey** means that portion of a **building** between the surface of a floor and the floor, ceiling or roof immediately above, provided that any portion of a **building** partly below **grade** level shall not be deemed a **storey** unless its ceiling is at least 1.8 metres (5.91 feet) above **established grade**. For the purposes of By-law 96-22, an enclosed area that is intended to provide access from a **dwelling unit** to a roof shall not be deemed a **storey**.
  - (i) **Structure** means anything that is erected, built or constructed of parts joined together and **attached** or fixed permanently to the ground or any other **structure**. For the purposes of this By-law, a fence not exceeding 1.8 metres (5.91 feet) in **height**, a retaining wall, a railing, a hedge, a light standard and a sign shall be deemed not to be **structures**.”
3. All other provisions of By-law 313-96, 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. Schedule “A” attached to By-law 96-22 is declared to form a part of this by-law.

The Corporation of the City of Richmond Hill  
By-law 96-22

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Passed this 6<sup>th</sup> day of July, 2022.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

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

### **Explanatory Note to By-law 96-22**

By-law 96-22 affects the lands described as Part of Lots 1, 2 and 3, Plan 226, municipally known as 13351 and 13359 Yonge Street.

By-law 1703, as amended, zones the subject lands “General Commercial One (GC1) Zone”.

By-law 96-22 will have the effect of rezoning the subject lands to “Multiple Residential One (RM1) Zone” under By-law 313-96, as amended, and will establish site specific development standards to facilitate the construction of 50 stacked, back-to-back townhouse dwelling units.

# SCHEDULE " A "

## TO BY-LAW 96-22

This is Schedule "A" to By-Law 96-22 passed by the Council of the Corporation of the City of Richmond Hill on the 6th day of July, 2022

David West Mayor  
Stephen M.A. Huycke City Clerk



 AREA SUBJECT TO THIS BYLAW

