

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW XX-XX

A By-law to Amend By-law 2523, as amended,
of The Corporation of the former Township of Vaughan.

Whereas the Council of The Corporation of the City of Richmond Hill (the “Corporation”) at its Meeting of December 7, 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 2523, as amended, of The Corporation of the former Township of Vaughan be and hereby is further amended as follows:
- (a) by rezoning the lands to “Multiple Family One (RM1) Zone” as shown on Schedule “A” to this By-law XX-XX; and,

(b) DEFINITIONS

For the purposes of this by-law, the following Definitions shall apply to the Lands as shown on Schedule “A” to this By-law XX-XX:

DWELLING, STREET TOWNHOUSE means a **BUILDING** divided vertically into three or more **DWELLING UNITS**, each sharing a wall above the **ESTABLISHED GRADE** and each of which has frontage on a street.

DWELLING, REAR LANE TOWNHOUSE means a **BUILDING** divided vertically into three or more **DWELLING UNITS**, each sharing a wall above the **ESTABLISHED GRADE** and each of which has a rear yard abutting a street.

DWELLING, SEMI-DETACHED means a **BUILDING** divided vertically into two **DWELLING UNITS**, each sharing a wall above the **ESTABLISHED GRADE** and each of which has frontage on a street.

FRONTAGE, LOT means the horizontal distance between the side lot lines. Where such lot lines are not parallel the lot frontage shall be on a line parallel to the front lot line and 9.1 metres (30 feet) distant therefrom.

- (c) by adding the following to **Section 25 – EXCEPTIONS**

“RH XXX

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned “Multiple Family One (RM1) Zone”, and more particularly shown as “RM1” on Schedule “A” to this By-law XX-XX and denoted by a bracketed number (RH XXX):

- i) For the purposes of Section RH XXX, the following uses shall apply:
- a) **STREET TOWNHOUSE DWELLING**

b) **REAR LANE TOWNHOUSE DWELLING**

c) **SEMI-DETACHED DWELLING**
- ii) For the purposes of Section RH XXX 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**.

- d) Maximum Number of **DWELLING UNITS**: 34
 - a) Maximum Building **HEIGHT**: 12.00 metres (39.37 feet)
 - b) Maximum Number of **STOREYS**: 3
 - c) Minimum Number of **PARKING SPACES**:
 - i) 2 **PARKING SPACES** per **DWELLING UNIT**
 - ii) 5 visitor **PARKING SPACES**
- iii) The following provisions shall apply to **SEMI-DETACHED DWELLINGS** on the lands zoned “Multiple Family One (RM1) Zone” denoted as Parcel 1 as shown on Schedule “B” to this By-law XX-XX:

- a) Minimum **LOT AREA**: 146.00 square metres (1,571.58 square feet)
- b) Minimum **LOT FRONTAGE**: 6.30 metres (20.67 feet)
- c) Minimum **FRONT YARD** (1)(2): 3.80 metres (12.47 feet)
- d) Maximum **PORCH ENCROACHMENT** into the Required **FRONT YARD**: 1.50 metres (4.92 feet)
- e) Minimum **EXTERIOR SIDE YARD**: 2.05 metres (6.73 feet)
- f) Minimum **INTERIOR SIDE YARD** (3): 0.25 metres (0.82 feet)
- g) Minimum **REAR YARD**: 6.00 metres (19.69 feet)
- h) Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Required **REAR YARD**: 1.85 metres (6.07 feet)
- i) Maximum **DRIVEWAY WIDTH**: 3.00 metres (9.84 feet)
- j) Maximum **LOT COVERAGE**: 53.00%

NOTES:

- (1) A minimum of 10% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.
- (2) Steps may encroach into the Minimum Required **FRONT YARD** up to the **FRONT LOT LINE**.
- (3) The **SIDE LOT LINE** adjacent to the visitor parking area shall be an **INTERIOR LOT LINE**.

- iv) The following provisions shall apply to **REAR LANE TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Family One (RM1) Zone” denoted as Parcel 2 as shown on Schedule “B” to this By-law XX-XX:

- a) The northerly **LOT LINE** that abuts Carrville Road shall be the **FRONT LOT LINE**.
- b) Minimum **LOT AREA** (Interior Lot): 128.00 square metres (1,377.83 square feet)
- c) Minimum **LOT AREA** (Corner Lot): 196.00 square metres (2,109.80 square feet)
- d) Minimum **LOT FRONTAGE** (Interior Lot): 6.10 metres (20.01 feet)
- e) Minimum **LOT FRONTAGE** (Corner Lot): 9.40 metres (30.84 feet)
- f) Minimum **FRONT YARD** (1)(2): 3.05 metres (10.01 feet)
- g) Maximum **PORCH ENCROACHMENT** into the Required **FRONT YARD**: 1.40 metres (4.59 feet)
- h) Minimum **EXTERIOR SIDE YARD**: 0.65 metres (2.13 feet)
- i) Minimum **INTERIOR SIDE YARD**: 1.55 metres (5.09 feet)
- j) Minimum **REAR YARD** (3): 5.80 metres (19.03 feet)
- k) Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Required **REAR YARD**: 2.80 metres (9.19 feet)
- l) Maximum **DRIVEWAY WIDTH**: 6.10 metres (20.01 feet)
- m) Maximum **LOT COVERAGE**: 58.00%

NOTES:

- (1) A minimum of 13% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.

- (2) Steps may encroach into the Minimum Required **FRONT YARD** up to the **FRONT LOT LINE**.
 - (3) The Minimum Required **REAR YARD** for the westerly **DWELLING UNIT** shall be 5.65 metres (18.54 feet).
- v) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Family One (RM1) Zone” denoted as Parcel 3 as shown on Schedule “B” to this By-law XX-XX:
- a) Minimum **LOT AREA** (Interior Lot): 137.00 square metres (1,474.70 square feet)
 - b) Minimum **LOT AREA** (Corner Lot): 140.00 square metres (1,507.00 square feet)
 - c) Minimum **LOT FRONTAGE** (Interior Lot): 5.80 metres (19.03 feet)
 - d) Minimum **LOT FRONTAGE** (Corner Lot): 6.30 metres (20.67 feet)
 - e) Minimum **FRONT YARD** (1)(2)(3): 4.00 metres (13.12 feet)
 - f) Maximum **PORCH ENCROACHMENT** into the Required **FRONT YARD**: 1.50 metres (4.92 feet)
 - g) Minimum **EXTERIOR SIDE YARD**: 0.20 metres (0.66 feet)
 - h) Minimum **INTERIOR SIDE YARD**: 3.20 metres (10.50 feet)
 - i) Minimum **REAR YARD**: 6.40 metres (21.00 feet)
 - j) Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Required **REAR YARD**: 1.85 metres (6.07 feet)
 - k) Maximum **DRIVEWAY WIDTH**: 3.00 metres (9.84 feet)
 - l) Maximum **LOT COVERAGE**: 55.00%

NOTES:

- (1) A minimum of 5% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.
 - (2) Steps may encroach into the Minimum Required **FRONT YARD** up to the **FRONT LOT LINE**.
 - (3) Notwithstanding this provision, the closest point of the building including the porch may be 1.75 metres (5.74 feet) to the curved portion of the **FRONT LOT LINE**.
- vi) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Family One (RM1) Zone” denoted as Parcel 4 as shown on Schedule “B” to this By-law XX-XX:

- a) Minimum **LOT AREA** (Interior Lot): 135.00 square metres (1,453.18 square feet)
- b) Minimum **LOT AREA** (Corner Lot): 137.00 square metres (1,474.70 square feet)
- c) Minimum **LOT FRONTAGE** (Interior Lot): 5.80 metres (19.03 feet)
- d) Minimum **LOT FRONTAGE** (Corner Lot): 6.20 metres (20.34 feet)
- e) Minimum **FRONT YARD** (1)(2): 4.50 metres (14.76 feet)
- f) Maximum **PORCH ENCROACHMENT** into the Required **FRONT YARD**: 1.50 metres (4.92 feet)
- g) Minimum **EXTERIOR SIDE YARD**: 0.17 metres (0.56 feet)
- h) Minimum **REAR YARD**: 5.55 metres (18.21 feet)
- i) Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Required **REAR YARD**: 1.85 metres (6.07 feet)
- j) Maximum **DRIVEWAY WIDTH**: 3.00 metres (9.84 feet)
- k) Maximum **LOT COVERAGE**: 56.00%

NOTES:

- (1) A minimum of 5.5% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.

- (2) Steps may encroach into the Minimum Required **FRONT YARD** up to the **FRONT LOT LINE**.
- (3) Notwithstanding this provision, the closest point of the building including the porch may be 0.70 metres (2.30 feet) to the curved portion of the **FRONT LOT LINE**.

vii) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on the lands zoned “Multiple Family One (RM1) Zone” denoted as Parcel 5 as shown on Schedule “B” to this By-law XX-XX:

- a) Minimum **LOT AREA** (Interior Lot): 135.00 square metres (1,453.18 square feet)
- b) Minimum **LOT AREA** (Corner Lot): 185.00 square metres (1,991.39 square feet)
- c) Minimum **LOT FRONTAGE** (Interior Lot): 5.80 metres (19.03 feet)
- d) Minimum **LOT FRONTAGE** (Corner Lot): 8.25 metres (27.07 feet)
- e) Minimum **FRONT YARD** (1)(2)(3): 4.00 metres (13.12 feet)
- f) Maximum **PORCH ENCROACHMENT** into the Required **FRONT YARD**: 1.50 metres (4.92 feet)
- g) Minimum **EXTERIOR SIDE YARD**: 0.40 metres (1.31 feet)
- h) Minimum **INTERIOR SIDE YARD**: 5.15 metres (16.90 feet)
- i) Minimum **REAR YARD**: 6.00 metres (19.69 feet)
- j) Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Required **REAR YARD**: 1.85 metres (6.07 feet)
- k) Maximum **DRIVEWAY WIDTH**: 5.35 metres (17.55 feet)
- l) Maximum **LOT COVERAGE**: 56.00%

NOTES:

- (1) A minimum of 6.5% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.
- (2) Steps may encroach into the Minimum Required **FRONT YARD** up to the **FRONT LOT LINE**.
- (3) Notwithstanding this provision, the closest point of the building including the porch may be 0.70 metres (2.30 feet) to the curved portion of the **FRONT LOT LINE**.”

- 2. All other provisions of By-law 2523, 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 XX-XX are declared to form a part of this by-law.

Passed this ____ day of _____, 20XX.

David West
Mayor

Stephen M.A. Huycke
City Clerk

D02-18015 (LP)

DRAFT

The Corporation of the City of Richmond Hill

Explanatory Note to By-law XX-XX

By-law XX-XX affects lands described as Part of Lots 125 and 126, and Lots 127 and 128, Plan 1960, municipally known as 159, 169, 177, 181 and 189 Carrville Road.

By-law 2523, as amended, zones the subject lands “Third Density Residential – A (R3A) Zone”.

By-law XX-XX will have the effect of rezoning the subject lands to Multiple Family One (RM1)” Zone under By-law 2523, as amended, with site specific provisions to permit the construction of a residential development comprised of 32 townhouse dwelling units and 2 semi-detached dwelling units on the subject lands.

DRAFT