

The Corporation of the City of Richmond Hill

By-law 3-23

A By-law to Amend By-law 66-71, 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 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 66-71, as amended, of The Corporation of the City of Richmond Hill (“By-law 66-71”) be and hereby is further amended as follows:
 - a) by rezoning those lands shown on Schedule “A” to this By-law 3-23 (the “Lands”) from “Residential Second Density (R2) Zone” to “Residential Multiple First Density (RM1) Zone” and “Residential Multiple Second Density (RM2) Zone” under By-law 66-71, as amended; and,
 - b) by adding the following to Section 11 – SPECIAL PROVISIONS

“11.161

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71 of the Corporation, as amended, the following special provisions shall apply to semi-detached dwellings on the lands zoned “Residential Multiple First Density (RM1) Zone” and more particularly shown as “RM1” on Schedule “A” to By-law 3-23 and denoted by a bracketed number (11.161):

- i) Minimum Lot Frontage: 9.6 metres (31.5 feet)
- ii) Minimum Lot Area: 209.0 square metres (2,249.66 square feet)
- iii) Maximum Gross Floor Area (per unit): 156.0 square metres (1,679.17 square feet)
- iv) Minimum Interior Side Yard: 1.2 metres (3.94 feet)
- v) Minimum Rear Yard: 7.6 metres (24.93 feet)
- vi) Maximum Number of Storeys: 3
- vii) One side yard may have a side yard setback of nil where the dwelling units are attached by a common wall.
- viii) The maximum permitted encroachment for a deck and balcony shall be 2.65 metres (8.7 feet) in the front and rear yard.

11.162

Notwithstanding any inconsistent or conflicting provisions of By-law 66-71 of the Corporation, as amended, the following special provisions shall apply to row-house dwellings on the lands zoned “Residential Multiple Two Density (RM2) Zone” and more particularly shown as “RM2” on Schedule “A” to By-law 3-23 and denoted by a bracketed number (11.162):

- i) Minimum Lot Frontage: 6.0 metres (19.69 feet)
- ii) Minimum Lot Area: 154.0 square metres (1,657.64 square feet)
- iii) Maximum Lot Coverage: 48%
- iv) Minimum Front Yard: 6.0 metres (19.69 feet)

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| v) | Minimum Interior Side Yard: | 1.2 metres (3.94 feet) |
| vi) | Minimum Exterior Side Yard: | 2.4 metres (7.87 feet) |
| vii) | Minimum Rear Yard: | 7.0 metres (22.97 feet) |
| viii) | Maximum Gross Floor Area (per Unit): | 220.0 square metres (2,368.06 square feet) |
| ix) | Maximum Number of Storeys: | 3 |
| x) | One side yard may have a side yard setback of nil where the dwelling units are attached by a common wall. | |
| xi) | The maximum permitted encroachment for a deck and balcony shall be 2.6 metres (8.4 feet) in the front and rear yard. | |
| xii) | In the case of a corner lot no part of a garage and no portion of any driveway shall be closer than 5.0 metres (16.4 feet) to the intersection of Lucas Street and Benson Avenue measured from the street line of its projection with another street line. | |
| xiii) | The Interior Side Yard setback provision only applies to end units of row-house dwelling units.” | |
2. All other provisions of By-law 66-71, 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. Schedule “A” attached to By-law 3-23 is declared to form a part of this by-law.

Passed this 25th day of January, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 3-23

By-law 3-23 affects the lands described as Lot 69, Plan 2300, municipally known as 109 Benson Avenue.

By-law 66-71, as amended, of The Corporation of the City of Richmond Hill, zones the subject lands “Residential Second Density (R2) Zone”. The “R2” Zone permits a single family detached dwelling.

By-law 3-23 will have the effect of rezoning the subject lands to “Residential Multiple First Density (RM1) Zone” and “Residential Multiple Second Density (RM2) Zone” with site specific development standards to facilitate the construction of two (2) semi-detached dwelling units and three (3) townhouse dwelling units on the subject lands.



SCHEDULE " A "

TO BY-LAW NO. 3-23

This is Schedule "A" to By-Law
3-23 passed by the Council
of the Corporation of the
City of Richmond Hill on the
25th day of January, 2023

David West
Mayor

Stephen M.A. Huycke
City Clerk

AREA SUBJECT TO THIS BYLAW

