

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW XXX-22

A By-law to Amend By-law No. 190-87, as amended, of The Corporation of the City of Richmond Hill

WHEREAS the Council of the City of Richmond Hill at its Meeting of February 20, 2019, 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 the lands delineated on Schedule "A" to By-law No. XXX-22 be rezoned from "Single Detached Four (R4) Zone" and "Single Detached Four (Hold) (R4(H)) Zone" to "Multiple Residential One (RM1) Zone" in accordance with By-law No. 190-87, as amended.
2. That By-law No. 190-87, as amended, be further amended by adding the following to **Section 10 – EXCEPTIONS:**

"10.XXX

- a. Notwithstanding any other inconsistent or conflicting provision of By-law No. 190-87, as amended, the following special provisions shall apply to the lands zoned "Multiple Residential One (RM1)" and more particularly shown as "RM1" on Schedule "A" to By-law No. XXX-22 and denoted by a bracketed number (10.XXX):
3. In this by-law,
 - a. **LOT** means a **LOT** as defined under By-law 190-87, as amended, includes a **PARCEL OF TIED LANE**.
 - b. **STREET** as defined under By-law 190-87 shall include a Private Lane.
4. No person shall hereafter use any land or erect or use a **BUILDING** or **STRUCTURE** in a "Residential Multiple One (RM1) Zone" except in accordance with the following provisions:
 - a) Uses permitted in a "Residential Multiple One (RM1) Zone"
 - (i) **Block Townhouse Dwelling Units**
 - (ii) **Semi-detached Dwelling Units**

b) The following provisions shall apply to **TOWNHOUSE and SEMI-DETACHED DWELLING UNITS** on the “Lands” Zoned “**RM1**” on Schedule “**A**”:

- (i) The “Lands” Zoned “**RM1**” shall be deemed to be a **LOT**
- (ii) Minimum **LOT FRONTAGE**: 50.5 m (165.68 ft.)
- (iii) Minimum **LOT AREA**: 4,156.20 m² (44,736.91 ft²) **
- (iv) Maximum **LOT COVERAGE**: 38.11%
- (v) Minimum **LANDSCAPING AREA**: 26.05%
- (vi) Maximum number of **BLOCK TOWNHOUSE DWELLING UNITS**: 9
- (vii) Maximum number of **SEMI-DETACHED DWELLING UNITS**: 8

**** LOT AREA figure INCLUDES lands to be conveyed for Road Widening purposes to the Region of York and the City of Richmond Hill.**

c) The following provisions shall apply to the further division of the “Lands” shown on Schedule “**B**” into those parcels denoted on Schedule “**B**” to By-law XXX-22 as **BLOCK “1”**, **BLOCK “2”**, **BLOCK “3”**, **BLOCK “4”**, **BLOCK “5”** and **BLOCK “6”** each of which shall be deemed to be a **LOT**:

- (i) Minimum **LOT FRONTAGE**:
 - a) **BLOCK 1**: 31.03 m (101.80 ft.)
 - b) **BLOCK 2**: 32.65 m (107.12 ft.)
 - c) **BLOCK 3**: 14.30 m (46.91 ft.)
 - d) **BLOCK 4**: 14.88 m (48.81 ft.)
 - e) **BLOCK 5**: 14.80 m (48.55 ft.)
 - f) **BLOCK 6**: 14.30 m (46.91 ft.)
- (ii) For the purposes of Section 2(c)(i), **LOT FRONTAGE** shall be deemed to be the following:
 - a) **BLOCK 1**: South lot line facing private lane
 - b) **BLOCK 2**: South lot line facing private lane
 - c) **BLOCK 3**: West lot line facing private lane
 - d) **BLOCK 4**: West lot line facing private lane
 - e) **BLOCK 5**: West lot line facing Colesbrook Road
 - f) **BLOCK 6**: West lot line facing Colesbrook Road
- (iii) Minimum **LOT AREA**:
 - a) **BLOCK 1**: 645.75 m² (6,950.79 ft²)

- b) BLOCK 2: 717.40 m² (7,722.03 ft²)
- c) BLOCK 3: 325.08 m² (3,499.13 ft²)
- d) BLOCK 4: 342.70 m² (3,688.79 ft²)
- e) BLOCK 5: 385.84 m² (4,153.14 ft²)
- f) BLOCK 6: 371.86 m² (4,002.66 ft²)

d) The following provisions shall apply to a **LOT** that is a **PARCEL OF TIED LAND**:

(i) **USE STANDARDS (BLOCK "1")**

Within BLOCK "1" shown on Schedule "B" to By-law XXX-22, no **BUILDING** or **STRUCTURE** or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	5.8 m (19.03 ft.)
MINIMUM LOT AREA	127.65 m ² (1,374.01 ft ²)
MAXIMUM LOT COVERAGE (1)	65.9%
UNIT 1 LOT COVERAGE	35.7%
UNIT 2 LOT COVERAGE	65.9%
UNIT 3 LOT COVERAGE	65.4%
UNIT 4 LOT COVERAGE	52.7%
MINIMUM FRONT YARD (2)	4.80 m (15.75 ft.)
MINIMUM INTERIOR SIDE YARD	1.25 m (4.10 ft.)
MINIMUM FLANKAGE YARD	2.50 m (8.20 ft.)
MINIMUM REAR YARD (3)	2.25 m (7.38 ft.)
MAXIMUM NUMBER OF STOREYS	3
MAXIMUM BUILDING HEIGHT	10.43 m (34.21 ft.)
MAXIMUM NUMBER OF DWELLING UNITS	4

- (1) The Maximum Lot Coverage is denoted on a per unit basis
- (2) Front Yard permitted encroachments:
 - a) Second storey terraces are permitted to encroach to a maximum of 3.5 metres;

- b) Covered porches and steps are permitted to encroach to a maximum of 2.0 metres.
- (3) Covered porches and steps are permitted to encroach to a maximum of 1.6 metres.

(ii) **USE STANDARDS (BLOCK “2”)**

Within BLOCK “2” shown on Schedule “B” to By-law XXX-22, no **BUILDING** or **STRUCTURE** or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	5.8 m (19.02 ft.)
MINIMUM LOT AREA	127.40 m ² (1,371.32 ft ²)
MAXIMUM LOT COVERAGE (1)	68.1%
UNIT 1 LOT COVERAGE	52.7%
UNIT 2 LOT COVERAGE	65.5%
UNIT 3 LOT COVERAGE	68.1%
UNIT 4 LOT COVERAGE	65.6%
UNIT 5 LOT COVERAGE	47.9%
MINIMUM FRONT YARD (2)	4.80 m (15.7 ft.)
MINIMUM INTERIOR SIDE YARD	1.25 m (4.10 ft.)
MINIMUM FLANKAGE YARD	N/A
MINIMUM REAR YARD (3)	2.21 m (7.25 ft.)
MAXIMUM NUMBER OF STOREYS	3
MAXIMUM BUILDING HEIGHT	10.52 m (34.51 ft.)
MAXIMUM NUMBER OF DWELLING UNITS	5

- (1) The Maximum Lot Coverage is denoted on a per unit basis.
- (2) Front Yard permitted encroachments:
- Second storey terraces are permitted to encroach to a maximum of 3.5 metres;
 - Covered porches and steps are permitted to encroach to a maximum of 2.0 metres.
- (3) Covered porches and steps are permitted to encroach to a maximum of 1.6 metres.

(iii) **USE STANDARDS (BLOCK “3”)**

Within BLOCK “3” shown on Schedule “B” to By-law XXX-22, no **BUILDING** or **STRUCTURE** or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	7.15 m (23.45 ft.)
MINIMUM LOT AREA	160.62 m ² (1,728.89 ft ²)
MAXIMUM LOT COVERAGE	54.6%
UNIT 1 LOT COVERAGE	54.6%
UNIT 2 LOT COVERAGE	52.3%
MINIMUM FRONT YARD (1)	4.76 m (15.61 ft.)
MINIMUM INTERIOR SIDE YARD (SOUTH)	1.25 m (4.10 ft.)
MINIMUM INTERIOR SIDE YARD (NORTH)	0.95 m (3.1 ft.)
MINIMUM FLANKAGE YARD	N/A
MINIMUM REAR YARD (2)	3.00 m (9.84 ft.)
MAXIMUM NUMBER OF STOREYS	3
MAXIMUM BUILDING HEIGHT	10.27 m (33.69 ft.)
MAXIMUM NUMBER OF DWELLING UNITS	2

- 1 Front Yard permitted encroachments:
 - a) Second storey terraces are permitted to encroach to a maximum of 3.5 metres;
 - b) Covered porches and steps are permitted to encroach to a maximum of 2.0 metres.
- 2 Covered porches and steps are permitted to encroach to a maximum of 2.0 metres.

(iv) **USE STANDARDS (BLOCK “4”)**

Within BLOCK “4” shown on Schedule “B” to By-law XXX-22, no **BUILDING** or **STRUCTURE** or part thereof

shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	7.15 m (23.45 ft.)
MINIMUM LOT AREA	164.46 m ² (1,770.23 ft ²)
MAXIMUM LOT COVERAGE	52.4%
UNIT 1 LOT COVERAGE	52.4%
UNIT 2 LOT COVERAGE	48.2%
MINIMUM FRONT YARD (1)	4.76 m (15.61 ft.)
MINIMUM INTERIOR SIDE YARD	1.25 m (4.10 ft.)
MINIMUM FLANKAGE YARD	N/A
MINIMUM REAR YARD (2)	3.00 m (9.84 ft.)
MAXIMUM NUMBER OF STOREYS	3
MAXIMUM BUILDING HEIGHT	10.27 m (33.69 ft.)
MAXIMUM NUMBER OF DWELLING UNITS	2

1 Front Yard permitted encroachments:

- a) **Second storey terraces are permitted to encroach to a maximum of 3.5 metres;**
- b) **Covered porches and steps are permitted to encroach to a maximum of 2.0 metres.**

2 Covered porches and steps are permitted to encroach to a maximum of 2.0 metres.

(v) **USE STANDARDS (BLOCK "5")**

Within BLOCK "5" shown on Schedule "B" to By-law XXX-22, no **BUILDING** or **STRUCTURE** or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	7.15 m (23.45 ft.)
MINIMUM LOT AREA	186.03 m ² (2,002.41 ft ²)
MAXIMUM LOT COVERAGE	47.4%
UNIT 1 LOT COVERAGE	47.4%

UNIT 2 LOT COVERAGE	43.6%
MINIMUM FRONT YARD (1)	4.82 m (15.81 ft.)
MINIMUM INTERIOR SIDE YARD	1.25 m (4.10 ft.)
MINIMUM FLANKAGE YARD	N/A
MINIMUM REAR YARD (2)	6.00 m (19.84 ft.)
MAXIMUM NUMBER OF STOREYS	3
MAXIMUM BUILDING HEIGHT	10.27 m (33.69 ft.)
MAXIMUM NUMBER OF DWELLING UNITS	2

- (1) Covered porches and steps are permitted to encroach to a maximum of 2.0 metres
- (2) An attached deck is permitted to encroach a maximum of 2.2 metres into the required rear yard.

(vi) **USE STANDARDS (BLOCK "6")**

Within BLOCK "6" shown on Schedule "B" to By-law XXX-22, no **BUILDING** or **STRUCTURE** or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	7.15 m (23.45 ft.)
MINIMUM LOT AREA	185.89 m ² (2,000.90 ft ²)
MAXIMUM LOT COVERAGE	48.3%
UNIT 1 LOT COVERAGE	48.3%
UNIT 2 LOT COVERAGE	46.8%
MINIMUM FRONT YARD (1)	4.8 m (15.7 ft.)
MINIMUM INTERIOR SIDE YARD (SOUTH)	1.25 m (4.10 ft.)
MINIMUM INTERIOR SIDE YARD (NORTH)	0.95 m (3.10 ft.)
MINIMUM FLANKAGE YARD	N/A
MINIMUM REAR YARD (2)	6.00 m (19.84 ft.)

MAXIMUM NUMBER OF STOREYS	3
MAXIMUM BUILDING HEIGHT	10.27 m (33.69 ft.)
MAXIMUM NUMBER OF DWELLING UNITS	2

- 1 Covered porches and steps are permitted to encroach to a maximum of 2.0 metres
- 2 An attached deck is permitted to encroach a maximum of 2.2 metres into the required rear yard.

(vii) **Minimum number of PARKING SPACES**

- i) 0.25 VISITOR **PARKING SPACES** per **DWELLING UNIT** which shall be located within the **COMMON ELEMENT CONDOMINIUM**.
 - ii) **2 PARKING SPACES** per **DWELLING UNIT**
2. All other provisions of By-law No. 190-87, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" and "B" attached hereto.
 3. The imperial measurements found in this By-law in brackets are provided for information 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" and "B" attached to By-law No. XXX-22 is declared to form a part of By-law No. XXX-22.

Passed this _____ day of _____, 2022

David West
Mayor

Stephen M.A. Huycke
City Clerk

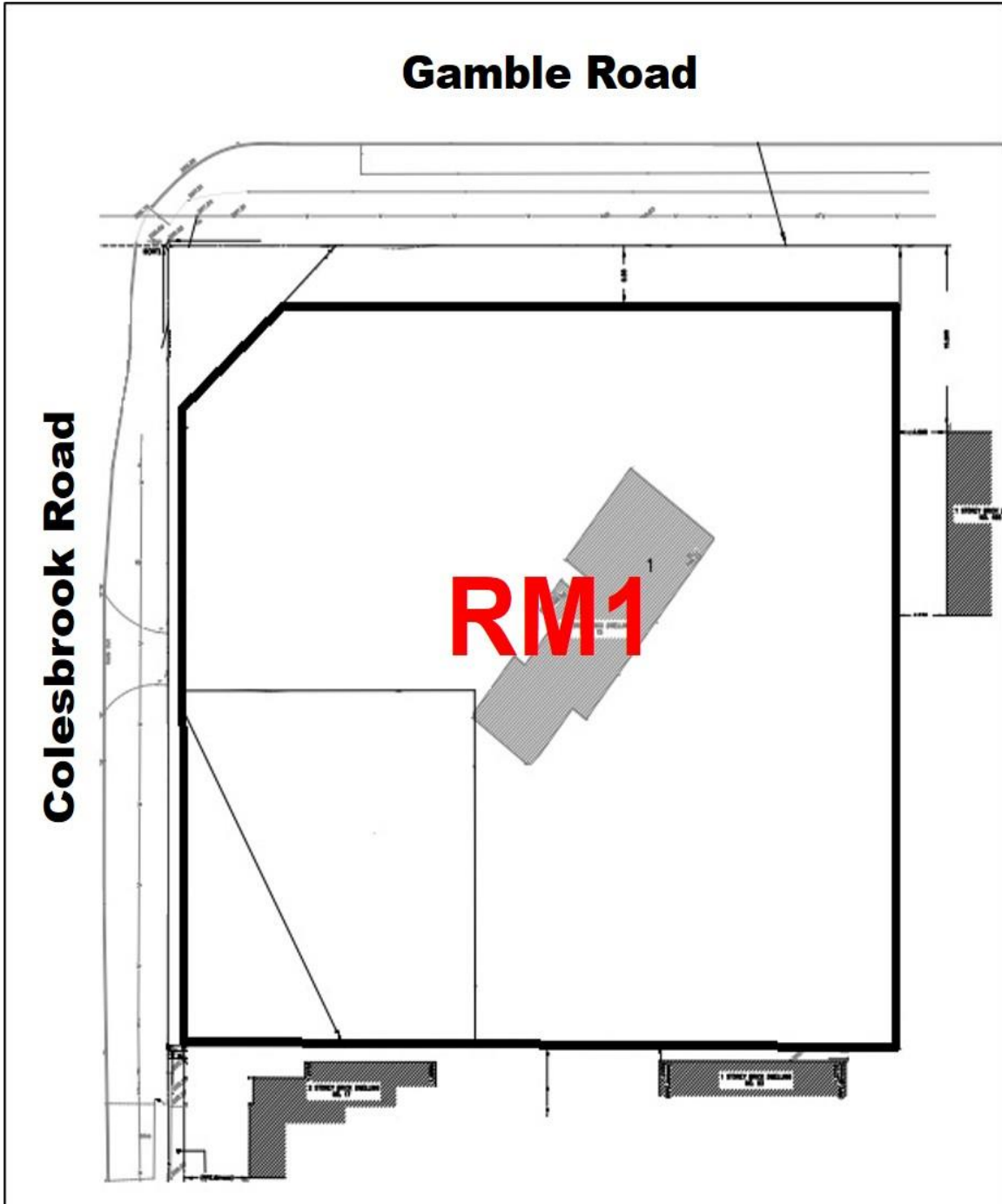
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THE CORPORATION OF THE CITY OF RICHMOND HILL**EXPLANATORY NOTE TO BY-LAW NO. XXX-22**

By-law No. XXX-22 affects lands known as PART OF LOT 13 REGISTERED PLAN 4667, in the City of Richmond Hill, located on the south east corner of Gamble Road Colesbrook Road (Municipal Address: 15 Colesbrook Road). The subject lands have an approximate frontage of 50.52 metres (165.75 feet) on Colesbrook Road and 50.10 metres (164.37 feet) of frontage on Gamble Road with a total lot area of 4,156.20 square metres (44,736.91 square feet).

The subject property is currently zoned under By-law No. 190-87, as amended, as "Residential Single Detached Four (R4) and Single Detached Four (Hold) [R4(H)]." By-law No. XXX-22 would have the effect of rezoning the subject lands to a "Multiple Residential One (RM1)" Zone to permit the construction of the combination of nine (9), three (3) storey townhouse dwellings and eight (8) three (3) storey semi-detached dwelling units, in six (6) development blocks with an internal road, having site specific development standards related to front yard, rear yard, interior side and flankage yard setbacks and visitor parking.

It is noted that the proposed four (4) semi-detached dwelling units having direct frontage along the east side of Colesbrook Road (Blocks 5 and 6 respectively), will function as stand-alone freehold units, and as such, shall be excluded from the common element condominium tenure, covering the remainder of the lands.



THIS IS SCHEDULE 'A'

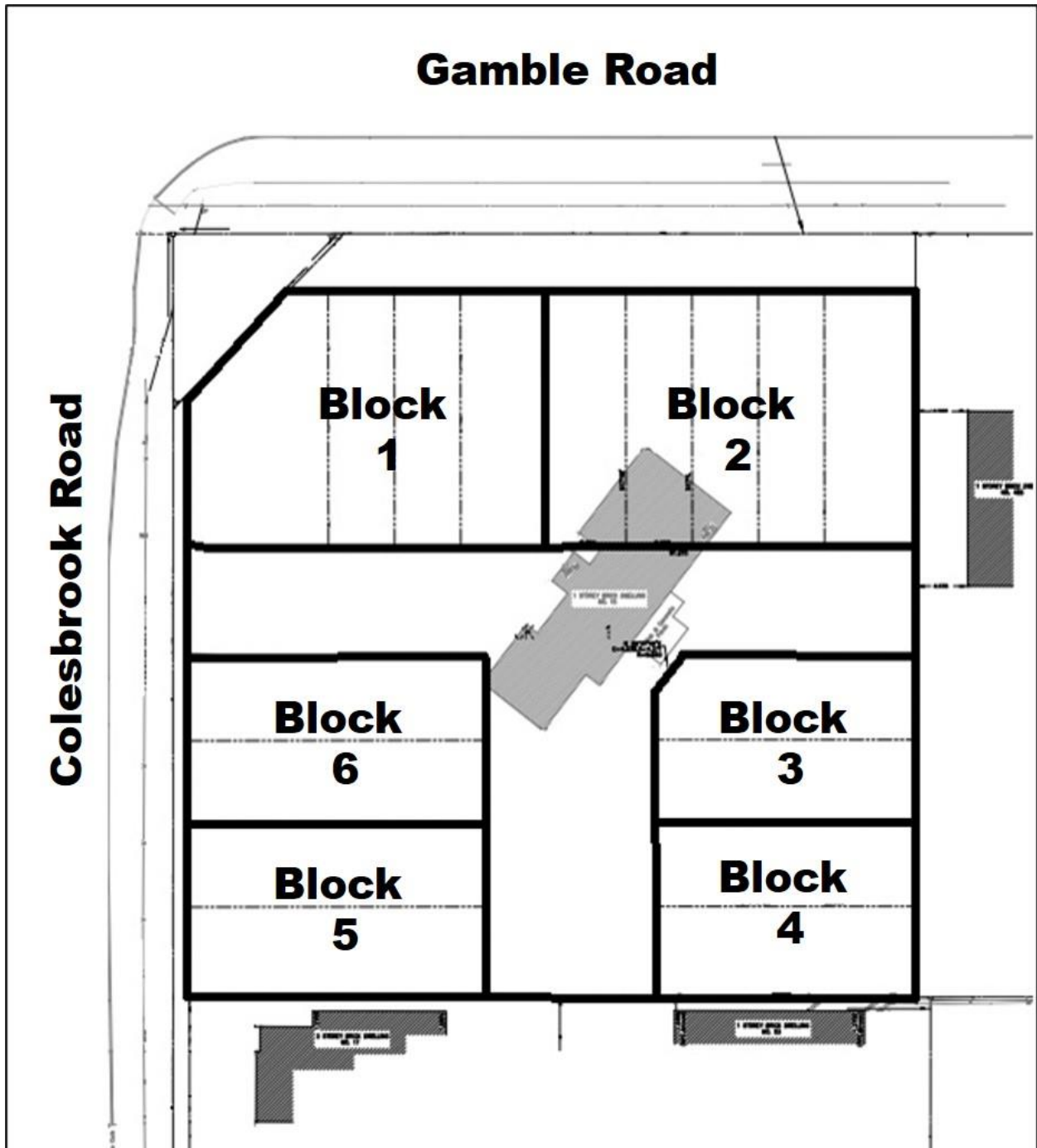
TO BY-LAW XXX-22

Mayor, David West

This is Schedule "A" to By-Law XXX-22
Passed by the Council of the Corporation of the
City of Richmond Hill on the ____ day of _____

Clerk, Stephen M.A. Huycke

Area Subject to this By-law



THIS IS SCHEDULE 'B'

TO BY-LAW XXX-22

Mayor, David West

This is Schedule "A" to By-Law XXX-22
Passed by the Council of the Corporation of the
City of Richmond Hill on the _____ day of _____

Clerk, Stephen M.A. Huycke

Area Subject to this By-law