

The Corporation of the City of Richmond Hill

By-law 14-23

A By-law to Amend By-law 181-81, 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 8, 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 181-81, as amended, of the Corporation of the City of Richmond Hill ("By-law 181-81") be and hereby is further amended as follows:

a) by rezoning the Lands shown on Schedule "A" of this By-law 14-23 to "First Density Multiple Residential (RM1) Zone" under By-law 181-81;

b) by adding the following to Section 15 - EXCEPTIONS

"15.11

Notwithstanding any inconsistent or conflicting provisions of By-law 181-81, as amended, the following special provisions shall apply to the lands zoned "First Density Multiple Residential (RM1) Zone" and more particularly shown as "RM1" on Schedule "A" to this By-law 14-23 and denoted by a bracketed number (15.11):

i) For the purposes of this By-law, the following shall apply:

- (a) A LOT shall include a PARCEL OF TIED LAND.
- (b) A LANE shall mean a parcel of land which is a COMMON ELEMENT CONDOMINIUM for means of primary vehicular and pedestrian access.
- (c) A STREET shall include a LANE.
- (d) The northerly property line shall be deemed to be the FRONT LOT LINE.

ii) The following definitions shall apply to the Lands:

(a) **DWELLING, REAR LANE TOWNHOUSE**

Means a TOWNHOUSE DWELLING that is not a stacked townhouse or back to back dwelling and where vehicular access to an attached PRIVATE GARAGE is provided via a DRIVEWAY crossing the REAR LOT LINE that is accessed from a private LANE.

iii) The following uses shall be permitted on the Lands:

(a) REAR LANE TOWNHOUSE DWELLING

iv) The following provisions shall apply to the Lands:

- (a) Maximum Number of DWELLING UNITS: 5
- (b) Minimum SETBACK to the northerly LOT LINE: 2.5 metres (8.2 feet)
- (c) Minimum SETBACK to the westerly LOT LINE: 3 metres (9.84 feet)

- (d) Minimum SETBACK to the easterly LOT LINE: 1.5 metres (4.92 feet)
 - (e) Minimum SETBACK to the southerly LOT LINE: 9 metres (29.53 feet)
 - (f) Minimum SETBACK to a daylighting triangle: 1.5 metres (4.92 feet)
 - (g) Maximum BUILDING HEIGHT: 12.5 metres (41.01 feet)
 - (h) Maximum Number of STOREYS: 4
 - (i) Maximum LOT COVERAGE: 45%
 - (j) The minimum width of a driveway providing vehicular access from a PUBLIC HIGHWAY shall be 6.0 metres (19.69 feet).
 - (k) The minimum width of an aisle to access a PARKING SPACE shall be 6.0 metres (19.69 feet).
- v) The following provisions shall apply to the future division of the Lands and a PARCEL OF TIED LAND as shown as Parcel 1 on Schedule "B" to this By-law 14-23:
- (a) The LOT LINE that abuts Major Mackenzie Drive West shall be the FRONT LOT LINE.
 - (b) Minimum LOT AREA (Exterior): 150 square metres (1,614.59 square feet)
 - (c) Minimum LOT AREA (Interior): 100 square metres (1,076.39 square feet)
 - (d) Minimum LOT FRONTAGE (Exterior): 9.0 metres (29.53 feet)
 - (e) Minimum LOT FRONTAGE (Interior): 6.0 metres (19.69 feet)
 - (f) Minimum FRONT YARD SETBACK: 2.0 metres (6.56 feet)
(1)(2)(3)(4)
 - (g) Minimum EXTERIOR YARD SETBACK: 0 metres (2)(3)(4)(5)
 - (l) Minimum REAR YARD SETBACK: 0 metres
 - (m) Minimum INTERIOR SIDE YARD SETBACK: 0 metres
(2)(3)(4)(6)
 - (n) Minimum SETBACK to a daylighting triangle: 1.5 metres (4.92 feet)
 - (o) Maximum LOT COVERAGE: 100%

NOTES:

- (1) A covered or uncovered balcony is permitted to encroach into the minimum required front yard to a maximum of 1.5 metres (4.92 feet) above a first STOREY.
- (2) Exterior staircases may project into any yard to a maximum of 3.5 metres (11.48 feet)
- (3) A window bay may project into any yard to a maximum of 0.7 metres (2.30 feet).
- (4) A canopy may project into any yard to a maximum of 1.5 metres (4.92 feet).
- (5) A window bay may project into a visitor parking space to a maximum of 1.0 metres (3.28 feet) above a first STOREY.
- (6) Notwithstanding this provision, the minimum setback to the most westerly building wall shall be 3.0 metres (9.84 feet).

- vi) Notwithstanding Section 6 – GENERAL PROVISIONS, the following shall apply:
- (a) Minimum Number of PARKING SPACES:
 - (i) 2 PARKING SPACES per DWELLING UNIT.
 - (ii) 0.25 visitor PARKING SPACES per DWELLING UNIT.

2. All other provisions of By-law 181-81, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" to this By-law 14-23 attached hereto.

The Corporation of the City of Richmond Hill
By-law 14-23

Page 3

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 measurements shall apply.
4. Schedules "A" and "B" attached to By-law 14-23 are declared to form a part of this by-law.

Passed this 22nd day of February, 2023.

David West
Mayor

Ryan
Deputy City Clerk

File: D02-18008 (SF)

The Corporation of The City Of Richmond Hill Explanatory Note to By-law 14-23

By-law 14-23 affects the lands described as Lot 1, Plan 65M-2366 and municipally known as 227 Harding Boulevard.

By-law 181-81 as amended, zones the subject lands First Density Residential (RS1) Zone, which does not permit the proposed development.

By-law 14-23 will have the effect of rezoning the subject lands to “First Density Residential Multiple (RM1) Zone” under By-law 181-81, as amended, to permit a condominium townhouse development consisting of 5 dwellings on the subject lands.

Major Mackenzie Drive West

Harding Boulevard West

"RS1"
To
"RM1"
(15.11)

227

26

225

24

223

SCHEDULE "A" TO BY-LAW NO. 14-23

This is Schedule "A" to By-Law
14-23 passed by the Council
of the Corporation of the
City of Richmond Hill on the
22nd day of February, 2023

David West
Mayor

Ryan Ban
Deputy City Clerk



 AREA SUBJECT TO THIS BYLAW

SCHEDULE " B "
TO BY-LAW NO. 14-23

This is Schedule "B" to By-Law 14-23



 AREA SUBJECT TO THIS BYLAW

