

The Corporation of the City of Richmond Hill

By-law 71-23

A By-law to Amend By-law 128-04 and By-law 235-97, 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 July 6, 2022, directed that this by-law be brought forward to Council for its consideration;

The Council of the Corporation enacts as follows:

1. That By-law 128-04 as amended of the Corporation ("By-Law 128-04"), be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law 71-23 (the "Lands") and any provisions of By-law 128-04, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 235-97 as amended of the Corporation ("By-law 235-97") be and is hereby further amended as follows:
 - a) by expanding the area of By-law 235-97 to include the Lands;
 - b) by rezoning the Lands to "**Multiple Residential One (RM1) Zone**" and "**Environmental Protection Area One (EPA1) Zone**" under By-law 235-97 as shown on Schedule "A" of this By-law 71-23; and,
 - c) by adding the following to Section 7 - Exceptions

"7.63

Notwithstanding any inconsistent or conflicting provisions of By-Law 235-97 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "**Multiple Residential One (RM1) Zone**" and more particularly shown as "**RM1**" on Schedule "A" to By-law 71-23 and denoted by a bracketed number (7.63):

- i) For the purposes of Section 7.63, the following shall apply in addition to the definitions set out in Section 6:
 - (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**
- ii) Maximum Building **HEIGHT**: 12.0 metres (39.37 feet)
- iii) Maximum Building **HEIGHT** (Parcel 4): 12.1 metres (39.70 feet)
- iv) Minimum Number of **PARKING SPACES**:
 - i. 2 **PARKING SPACES** per **DWELLING UNIT**
 - ii. 0.25 visitor **PARKING SPACES** per **DWELLING UNIT**
- v) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** and a **PARCEL OF TIED LAND** on the lands denoted as Parcel 1 on Schedule "B" to this By-law 71-23:

- a) The **LOT LINE** that abuts Beech Avenue shall be the **FRONT LOT LINE**.
- b) Minimum **LOT FRONTAGE** (Corner Lot): 8.0 metres (26.25 feet)
- c) Minimum **LOT AREA** (Interior Lot): 115 square metres (1237.85 square feet)
- d) Minimum **LOT AREA** (Corner Lot): 150 square metres (1614.59 square feet)
- e) Minimum **FRONT YARD** (1): 3.0 metres (9.84 feet)
- f) Minimum **REAR YARD** (2): 3.0 metres (9.84 feet)
- g) Minimum **SIDE YARD** (3): 1.35 metres (4.43 feet)
- h) Minimum **FLANKAGE YARD**: 1.5 metres (4.92 feet)
- i) Maximum **LOT COVERAGE**: 70%
- j) Maximum **DRIVEWAY WIDTH**: 3.45 metres (11.32 feet)

NOTES:

- (1) A **PORCH** may encroach into the **FRONT YARD** to within 1.0 metres (3.28 feet) of the **FRONT LOT LINE**.
 - (2) A **PORCH** and balcony may encroach into the **REAR YARD** to within 1.0 metres (3.28 feet) of the **REAR LOT LINE**.
 - (3) Above grade porches and balconies may encroach to within 0.75 metres (2.46 feet) of a **SIDE LOT LINE**.
- vi) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** and a **PARCEL OF TIED LAND** on the lands denoted as Parcel 2 as shown on Schedule "B" to this By-law 71-23:
- a) The **LOT LINE** that abuts Beech Avenue and Jefferson Sideroad including the portions of a lot line abutting the daylighting triangle at the intersection of Beech Avenue and Jefferson Sideroad shall be the **FRONT LOT LINE**.
 - b) Minimum **LOT AREA** (Interior Lot): 150 square metres (1,614.59 square feet)
 - c) Maximum **LOT COVERAGE**: 60%
 - d) Maximum **DRIVEWAY WIDTH**: 3.45 metres (11.32 feet)
- vii) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** and a **PARCEL OF TIED LAND** on the lands denoted as Parcel 3 as shown on Schedule "B" to this By-law 71-23:
- a) The **LOT LINE** that abuts Jefferson Sideroad shall be the **FRONT LOT LINE**.
 - b) Minimum **LOT AREA** (Interior Lot): 115 square metres (1,237.85 square feet)
 - c) Minimum **LOT AREA** (Corner Lot): 140 square metres (1506.95 square feet)
 - d) Minimum **LOT FRONTAGE** (Corner Lot): 6.0 metres (19.69 feet)
 - e) Minimum **FRONT YARD** (1): 3.0 metres (9.84 feet)
 - f) Minimum **REAR YARD** (2): 3.0 metres (9.84 feet)
 - g) Minimum **SIDE YARD (interior)** (3): 1.5 metres (4.92 feet)
 - h) Minimum **FLANKAGE YARD**: 1.5 metres (4.92 feet)
 - i) Maximum **LOT COVERAGE**: 72%
 - j) Maximum **DRIVEWAY WIDTH**: 3.45 metres (11.32 feet)

NOTES:

- (1) A **PORCH** may encroach into the **FRONT YARD** to within 1.0 metres (3.28 feet) of the **FRONT LOT LINE**.
- (2) Porches and balconies may encroach into the **REAR YARD** to within 1.0 metres (3.28 feet) of the **REAR LOT LINE**.
- (3) Above grade porches and balconies may encroach to within 1.8 metres (5.91 feet) of a **SIDE LOT LINE**.

viii) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** and a **PARCEL OF TIED LAND** on the lands denoted as Parcel 4 as shown on Schedule "B" to this By-law 71-23:

- a) For Parcel 4 shown on Schedule "B" to this By-law, the easterly **LOT LINE** that abuts a private lane shall be deemed to be the **FRONT LOT LINE**.
- b) Minimum **LOT AREA** (Interior Lot): 125 square metres
(1,345.49 square feet)
- c) Minimum **LOT AREA** (Corner Lot): 200 square metres
(2,152.78 square feet)
- d) Minimum **FLANKAGE YARD** (1): 3.0 metres (9.84 feet)
- e) Minimum **FRONT YARD**: 3.0 metres (9.84 feet)
- f) Minimum **REAR YARD**: 6.0 metres (19.69 feet)
- g) Maximum **LOT COVERAGE**: 60%
- h) Maximum **DRIVEWAY WIDTH**: 3.1 metres (10.17 feet)

NOTES:

- (1) Porches may encroach into a required **FLANKAGE YARD** to within 2.0 metres (6.56 feet) of the **FLANKAGE LOT LINE**.

ix) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** and a **PARCEL OF TIED LAND** on the lands denoted as Parcel 5 as shown on Schedule "B" to this By-law 71-23:

- a) For Parcel 5 shown on Schedule "B" to this By-law, the easterly **LOT LINE** that abuts a private lane shall be deemed to be the **FRONT LOT LINE**.
- i) Minimum **LOT AREA** (Interior Lot): 125 square metres
(1,345.49 square feet)
- b) Minimum **LOT AREA** (Corner Lot): 190 square meters
(2,045.14 square feet)
- c) Minimum **FRONT YARD**: 3.0 metres (9.84 feet)
- d) Minimum **REAR YARD**: 6.0 metres (19.69 feet)
- e) Maximum **LOT COVERAGE**: 60%
- f) Maximum **DRIVEWAY WIDTH**: 3.1 metres (10.17 feet)

x) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** and a **PARCEL OF TIED LAND** on the lands denoted as Parcel 6 as shown on Schedule "B" to this By-law 71-23:

- a) For Parcel 6 shown on Schedule “B” to this By-law, the northerly **LOT LINE** that abuts a private lane shall be deemed to be the **FRONT LOT LINE**.
- b) Minimum **LOT AREA** (Interior Lot): 125 square metres
(1,345.49 square feet)
- c) Minimum **FRONT YARD**: 3.0 metres (9.84 feet)
- d) Minimum **REAR YARD**: 6.0 metres (19.69 feet)
- e) Minimum **SIDE YARD**: 1.4 metres (4.59 feet)
- f) Maximum **LOT COVERAGE**: 60%
- g) Maximum **DRIVEWAY WIDTH**: 3.1 metres (10.17 feet)
- xi) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** and a **PARCEL OF TIED LAND** on the lands denoted as Parcel 7 as shown on Schedule “B” to this By-law 71-23:
- a) For Parcel 7 shown on Schedule “B” to this By-law, the northerly **LOT LINE** that abuts a private lane shall be deemed to be the **FRONT LOT LINE**.
- b) Minimum **LOT AREA** (Interior Lot): 125 square metres
(1,345.49 square feet)
- c) Minimum **LOT AREA** (Corner Lot): 245 square metres
(2,637.16 square feet)
- d) Minimum **FRONT YARD**: 3.0 metres (9.84 feet)
- e) Minimum **REAR YARD**: 6.0 metres (19.69 feet)
- f) Maximum **LOT COVERAGE**: 60%
- g) Maximum **DRIVEWAY WIDTH**: 3.1 metres (10.17 feet)
- xii) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** and a **PARCEL OF TIED LAND** on the lands denoted as Parcel 8 as shown on Schedule “B” to this By-law 71-23:
- a) For Parcel 8 shown on Schedule “B” to this By-law, the easterly **LOT LINE** that abuts a private lane shall be deemed to be the **FRONT LOT LINE**.
- b) Minimum **LOT AREA** (Interior Lot): 125 square metres
(1,345.49 square feet)
- c) Minimum **LOT AREA** (Corner Lot): 185 square metres
(1991.32 square feet)
- d) Minimum **LOT FRONTAGE** (Corner Lot): 8.5 metres
(27.89 feet)
- e) Minimum **FRONT YARD** (1): 3.0 metres (9.84 feet)
- f) Minimum **REAR YARD**: 6.0 metres (19.69 feet)
- g) Minimum **FLANKAGE YARD**(1)(2): 2.3 metres (7.55 feet)
- h) Maximum **LOT COVERAGE**: 60%
- i) Maximum **DRIVEWAY WIDTH**: 3.35 metres (10.99 feet)

NOTES:

- 1) Notwithstanding the minimum **FRONT YARD** and minimum **FLANKAGE YARD** requirements, the minimum distance separation to the curved portion of the **FRONT LOT LINE** or **FLANKAGE LOT LINE** shall be 1.35 metres (4.43 feet).
- 2) Porches may encroach into a required **FLANKAGE YARD** to within 1.2 metres (3.93 feet) of the **FLANKAGE LOT LINE**.

- xiii) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** and a **PARCEL OF TIED LAND** on the lands denoted as Parcel 9 as shown on Schedule “B” to this By-law 71-23:
- a) For Parcel 9 shown on Schedule “B” to this By-law, the easterly **LOT LINE** that abuts a private lane shall be deemed to be the **FRONT LOT LINE**.
 - b) Minimum **LOT AREA** (Interior Lot): 125 square metres
(1,345.49 square feet)
 - c) Minimum **LOT AREA** (Corner Lot): 180 square metres
(1,937.5 square feet)
 - d) Minimum **LOT FRONTAGE** (Corner Lot): 8.5 metres
(27.89 feet)
 - e) Minimum **FRONT YARD** (1): 3.0 metres (9.84 feet)
 - f) Minimum **REAR YARD**: 6.0 metres (19.69 feet)
 - g) Minimum **FLANKAGE YARD**(1)(2): 2.3 metres (7.55 feet)
 - h) Maximum **LOT COVERAGE**: 60%
 - i) Maximum **DRIVEWAY WIDTH**: 3.35 metres (10.99 feet)

NOTES:

- 1) Notwithstanding the minimum **FRONT YARD** and minimum **FLANKAGE YARD** requirements, the minimum distance separation to the curved portion of the **FRONT LOT LINE** or **FLANKAGE LOT LINE** shall be 0.6 metres (1.97 feet).
 - 2) Porches may encroach into a required **FLANKAGE YARD** to within 1.0 metres (3.28 feet) of the **FLANKAGE LOT LINE**.
- 3. All other provisions of By-law 235-97 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. Schedules “A” and “B” attached to By-law 71-23 is declared to form a part of this by-law.

Passed this 28th day of June, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-14036 (JH)

The Corporation of The City Of Richmond Hill

Explanatory Note to By-Law 71-23

By-law 71-23 affects the lands described as Lots 58 and 59 and Part of Lot 57, Registered Plan 1916, municipally known as 48 and 60 Beech Avenue and 363 Jefferson Sideroad.

By-law 128-04, as amended, of The Corporation of the City of Richmond Hill, zones the subject lands "Urban (UR) Zone".

By-law 71-23 will have the effect of rezoning the subject lands to "Residential Multiple One (RM1) Zone" and "Environmental Protection Area One (EPA1) Zone" under Zoning By-law 235-97, as amended, with site specific development standards to facilitate the construction of forty-six (46) townhouse dwelling units on private roads on the subject lands.