

The Corporation of the City of Richmond Hill

By-law 75-23

A By-law to Amend By-law 313-96, as amended, of

The Corporation of the City of Richmond Hill and

By-law 1275, as amended, of the former Township of King

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of July 5, 2023, 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 1275, as amended, of the former Township of King ("By-law 1275"), be and hereby is further amended by removing those lands shown on Schedule "A" to this By-law 75-23 (the "Lands") and any provisions of By-law 1275, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 313-96, as amended, of The Corporation of the City of Richmond Hill ("By-law 313-96") be and hereby is further amended as follows:
 - a) by expanding the area of By-law 313-96 to include the Lands;
 - b) by rezoning the Lands to "Multiple Residential One (RM1) Zone" under By-law 313-96 as shown on Schedule "A" of this By-law 75-23;
 - c) by adding the following to Section 7 - Exceptions

"7.246

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 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 this By-law 75-23 and denoted by a bracketed number (7.246):

- i) For the purposes of Section 7.246, 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) The lands shown on Schedule "A" shall be deemed to be a **LOT**.
 - (e) Maximum Number of **DWELLING UNITS**: 15
 - (f) Maximum **BUILDING HEIGHT**: 11.0 metres (36.09 feet)
 - (g) Maximum Number of **STOREYS**: 3
 - (h) Minimum Number of **PARKING SPACES**:
 - (i) 2 **PARKING SPACES** per **DWELLING UNIT**
 - (ii) 0.25 visitor **PARKING SPACES** per **DWELLING UNIT**
 - (i) The provisions of Section 5.3.1(b), 5.7, 5.8 and 5.16(a) shall not apply.
- ii) The following permitted use shall be as follows:
 - (a) **STREET TOWNHOUSE DWELLING**
- iii) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on lands zoned "Multiple Residential One (RM1) Zone" as

shown on Schedule "A" to this By-law 75-23 and denoted as Parcel A on Schedule "B" to this By-law 75-23:

- (a) The **LOT LINE** that abuts King Road shall be the **FRONT LOT LINE**.
- (b) Minimum **LOT FRONTAGE**: 6.0 metres (19.69 feet)
- (c) Minimum **LOT AREA**: 145.0 square metres (1,560.82 square feet)
- (d) Maximum **LOT COVERAGE**: 72%
- (e) Minimum Required **FRONT YARD**: 3.5 metres (11.48 feet)
- (f) Minimum Required **SIDE YARD** (1): 1.5 metres (4.92 feet)
- (g) Minimum Required **REAR YARD** (2): 3.9 metres (12.80 feet)

NOTES:

- (1) This provision applies only to the end units of **STREET TOWNHOUSE DWELLING UNITS**.
- (2) A **PRIVATE GARAGE** shall be set back a minimum of 5.8 metres (19.03 feet) from the **REAR LOT LINE**.

- iv) The following provisions shall apply to **STREET TOWNHOUSE DWELLINGS** on lands zoned "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to this By-law 75-23 and denoted as Parcels B and C on Schedule "B" to this By-law 75-23:

- (a) The easterly **LOT LINE** that abuts a private **LANE** shall be the **FRONT LOT LINE**.
- (b) Minimum **LOT FRONTAGE**: 5.8 metres (19.03 feet)
- (c) Minimum **LOT AREA**: 130.0 square metres (1,399.35 square feet)
- (d) Maximum **LOT COVERAGE**: 55%
- (e) Minimum Required **FRONT YARD** (1)(2): 3.5 metres (11.48 feet)
- (f) Minimum Required **SIDE YARD** (3): 1.5 metres (4.92 feet)
- (g) Minimum Required **FLANKAGE YARD** (2): 1.5 metres (4.92 feet)
- (h) Minimum Required **REAR YARD**: 7.0 metres (22.97 feet)

NOTES:

- (1) A **PRIVATE GARAGE** shall be set back a minimum of 5.8 metres (19.03 feet) from the **FRONT LOT LINE**.
- (2) Where a **DWELLING UNIT** abuts a curved corner it can be a 0.0 metre setback to the curve. In the case of a **LOT** abutting a **LANE** with a curved corner, the **SIDE LOT LINE** and **FLANKAGE LOT LINE** shall be deemed to extend to their hypothetical point of intersection with the extension of the **FRONT LOT LINE** or the **REAR LOT LINE** for the purposes of calculating minimum required **YARD SETBACKS**, provided no portion of a **STRUCTURE** is located within the **LANE**.
- (3) The minimum required **SIDE YARD** for the southerly **DWELLING UNIT** in Parcel C shown on Schedule "B" shall be 0.60 metres (1.97 feet)."

- 3. All other provisions of By-law 313-96, 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 75-23 are declared to form a part of this by-law.

Passed this 12th day of July, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-21013 (LP)

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The Corporation of the City of Richmond Hill

Explanatory Note to By-law 75-23

By-law 75-23 affects the lands described as Lot 3 on Plan M-38, municipally known as 295 King Road.

By-law 1275, as amended, zones the subject lands “Residential Urban (RU) Zone”.

By-law 75-23 will have the effect of rezoning the subject lands to “Multiple Residential One (RM1) Zone” under By-law 313-96, as amended, with site specific provisions to permit the construction of a residential development comprised of 15 townhouse dwelling units on the subject lands.

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