

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. 110-20

A By-law to Amend the City of Richmond Hill
Restricted Area By-law No 2523, as amended, and
the City of Richmond Hill By-law No 190-87.

WHEREAS the Ontario Land Tribunal, approved this amendment per the decision of September 30, 2020 and further amended by the Ontario Land Tribunal on _____, 2023

NOW THEREFORE THE LOCAL PLANNING APPEAL TRIBUNAL ENACTS AS FOLLOWS:

1. That the City of Richmond Hill Restricted Area By-law No. 2523 be and is hereby further amended as follows:
 - a. By rezoning those lands shown on Schedule 'A' to By-law No. 110-20 from "Flood Zone (F)" and "Rural Residential (RR)" and any provisions of By-law 2523, as amended that previously applied to the lands such that these aforementioned by-law provisions no longer apply to the lands.
2. That By-law 190-87, as amended, of the Corporation of the City of Richmond Hill ("By-law 190-87") be and hereby is further amended as follows:
 - a. by expanding the area of By-law 190-87 to include the lands that are zoned as "Flood Zone (F)" and "Rural Residential (RR) Zone";
 - b. by rezoning those lands shown on Schedule 'A' to By-law No. 110-20 from "Flood Zone (F)", "Rural Residential (RR) Zone" and "Residential Single Family Six (R6) Zone" under By-law 190-87 to "Semi-Detached or Duplex Two (RD2)" Zone, "Multiple Family Two (RM2)" Zone, "Open Space (O)" Zone, and "Park (P)" Zone.
 - c. By adding the following to Section 10 - Exceptions:

"10.88"

"Notwithstanding the provisions of By-law 190-87, the following provisions shall apply to the Lands as zoned "Semi-Detached or Duplex Two (RD2)" and more particularly shown as "RD2" on Schedule "A" to By-law 110-20 and denoted by a bracketed number (10.88):

 - i. Minimum LOT FRONTAGE (INTERIOR LOT): 15 metres
 - ii. Minimum LOT FRONTAGE (CORNER LOT): 17 metres
 - iii. Minimum Lot Area (interior lot): 370 square metres
 - iv. Minimum Lot Area (CORNER LOT): 410 square metres
 - v. Maximum LOT COVERAGE: 50%
 - vi. Minimum SIDE YARD SETBACK: 1.2 metres
 - vii. Minimum Interior SIDE YARD SETBACK: 0 metres abutting a dwelling
 - viii. Minimum FLANKAGE YARD SETBACK: 3.0 metres
 - ix. Where dwelling units in a semi-detached dwelling are first constructed on a lot or block in conformity with this By-law, minimum lot frontage and minimum lot area shall not be deemed to be contravened by reason of a

division of the dwelling units in the semi-detached dwelling onto separate lots in accordance with the Planning Act, RSO 1990, provided that all other requirements of this By-law are met.”

d. By adding the following to Section 10 - Exceptions:

“10.89”

“Notwithstanding the provisions of By-law 190-87, the following provisions shall apply to the Lands Zoned “Multiple Family Two (RM2)” and more particularly shown as “RM2” on Schedule “A” to By-law 110-20 and denoted by a bracketed number (10.89):

i. a DWELLING, STACKED TOWNHOUSE shall be permitted and shall comply with the requirements specified for the “Multiple Family Two (RM2)” in Schedule “B1” to By-law 190-87 unless otherwise provided for in this exception.

A DWELLING, STACKED TOWNHOUSE means a building containing at least three (3) dwelling units, each dwelling unit being separated from the other vertically and horizontally and having an independent external access.

ii. For the purposes of this by-law, the front lot line shall be deemed the lot line which abuts street ‘B’.

iii. Maximum LOT COVERAGE: 60%

iv. Maximum FLOOR AREA RATIO: shall not apply

v. Minimum SIDE YARD SETBACK for APARTMENT DWELLING: 0 metres

vi. Minimum REAR YARD SETBACK for APARTMENT DWELLING: 1.5 metres

vii. Minimum FLANKAGE SETBACK for APARTMENT DWELLINGS: 2.5 metres along Street ‘A’

viii. Minimum FRONT YARD SETBACK for Stacked Townhouse Dwelling: 3 metres along Street ‘B’

ix. Minimum SIDE YARD SETBACK for Stacked Townhouse Dwelling: 6.5 metres

x. Minimum FLANKAGE YARD SETBACK for Stacked Townhouse Dwelling: 2.5 metres along Street ‘A’

xi. Minimum REAR YARD SETBACK for Stacked Townhouse Dwelling: 5.0 metres

xii. Maximum Height: 6 Storeys for APARTMENT DWELLING

xiii. Notwithstanding the definition of STOREY of By-law 190-87, any portion of the first STOREY for an APARTMENT DWELLING up to a maximum of 7.5 metres (24.61 feet) in height and shall include the upper floor level, shall not be considered a STOREY.

xiv. Notwithstanding the minimum FRONT YARD SETBACK and REAR YARD SETBACK for a Stacked Townhouse Dwelling, a WINDOW BAY is permitted to project to 1.0 metres over a maximum width of 7.0 metres.

xv. Parking Garage SETBACK: 0 metres abutting all lot lines

xvi. Maximum Number of DWELLING UNITS: 264

xvii. Maximum Number of APARTMENT DWELLINGS: 2

xviii. Minimum LANDSCAPE Area Abutting a Street: 0 metres

xix. The minimum number of PARKING SPACES shall be calculated in accordance with the following standards:

Residential Uses

- i) STACKED TOWNHOUSE 1.0 space per DWELLING UNIT
- ii) 1 bedroom rental: 0.85 spaces per DWELLING UNIT
- iii) 2 bedroom rental: 1.0 space per DWELLING UNIT
- iv) 3 bedroom rental: 1.2 spaces per DWELLING UNIT
- v) 1 bedroom CONDOMINIUM: 1.0 space per DWELLING UNIT
- vi) 2 bedroom CONDOMINIUM: 1.2 spaces per DWELLING UNIT
- vii) 3 bedroom CONDOMINIUM: 1.5 spaces per DWELLING UNIT
- viii) Visitor: 0.15 spaces per DWELLING UNIT

Non-Residential Uses:

- ix) DAY NURSERY: the greater of one (1) PARKING SPACE per six (6) children or 0.8 PARKING SPACES per employee shall be provided for a DAY NURSERY

3. "Notwithstanding the provisions of Section 5.12 – Permitted Encroachments in Yards under By-law 190-87, the following shall apply:
 - a. Canopy over an entrance to an APARTMENT BUILDING shall be permitted to project into any YARD to a minimum 0.0 metre setback.
 - b. Open or roofed, roof access and mechanical spaces or rooms shall be permitted to a maximum of 2.8 metres above the height of a stacked townhouse dwelling unit."
4. All other provisions of By-law No 190-87, as amended, inconsistent with the above shall not apply to the lands shown on Schedule "A" attached hereto.
5. Schedule "A" attached to By-law 110-20 is declared to form a part of this By-law.

APPROVED THIS ___ DAY OF _____, 2023.

THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. 110-20

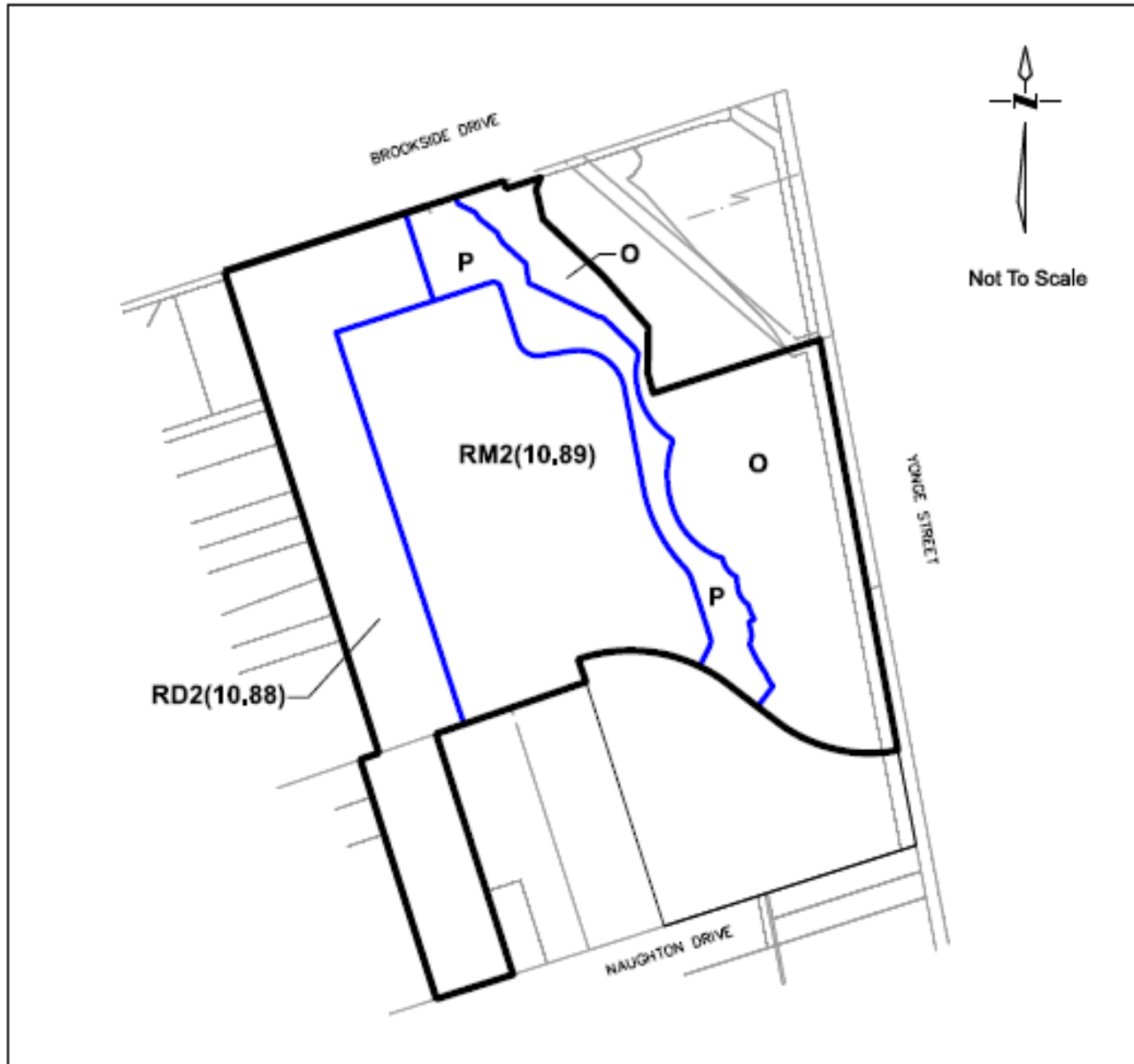
That Zoning By-law No. 110-20 affects the lands identified on Schedule "A" and legally described as Part of Lots 1, 2 and 23, Registered Plan 1642, Part of Lots 1, 2, and 3, Registered Plan 3600 and Lot 4 and Part of Lot 1, Registered Plan 3799, City of Richmond Hill.

Restricted Area By-law No 2523, as amended, zones the subject lands as "Flood Zone (F)" and "Rural Residential (RR) Zone" and By-law 190-87 of the City of Richmond Hill zones the subject lands as "Residential Single Family Six (R6)" Zone.

That Zoning By-law 110-20 rezones those lands shown on Schedule "A" from "Flood Zone (F)" and "Rural Residential (RR) Zone" under By-law 2523 to "Open Space (O)" Zone, "Park (P)" Zone, and "Semi-Detached or Duplex Two (RD2)"; and rezones those lands shown on Schedule "A" from "Residential Single Family Six (R6)" Zone under By-law 190-87 to "Semi-Detached or Duplex Two (RD2)" Zone and "Multiple Family Two (RM2)" Zone. Additionally, Zoning By-law 110-20 includes specific development provides for minimum lot frontage, area, coverage, yard setbacks, and heights as they pertain to the zones as described herein.

The effect of this by-law is to facilitate a medium density residential development comprised of semi-detached, stacked townhouse dwellings, two apartment dwellings, park blocks and natural heritage system blocks.

DRAFT



SCHEDULE "A"

To Zoning By-law Amendment 110-20

This is Schedule "A" to By-law No. 110-20
 passed by the
 Ontario Land Tribunal on the
 ____ Day of _____, 2023.

 AREA SUBJECT TO THIS BY-LAW

LOCATION: 59 BROOKSIDE ROAD
 PART OF LOTS 1, 2 AND 23 ON R-PLAN 1642,
 PART OF LOTS 1, 2 AND 3 ON R-PLAN 3600 AND
 ALL OF LOT 4 ON REGISTERED PLAN 3799
 CITY OF RICHMOND HILL