

# The Corporation of the City of Richmond Hill

## By-law 118-23

A By-law to Amend By-law 2325-68, as amended,  
of the former Township of Markham and By-law 55-15, 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 7, 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 2325-68, as amended, of the former Township of Markham ("By-law 2325-68"), be and hereby is further amended by:
  - a) removing those lands shown on Schedule "A" to this By-law 118-23 (the "Lands") and any provisions of By-law 2325-68, as amended, that previously applied to the Lands shall no longer apply to the Lands
2. That By-law 55-15, as amended, of The Corporation ("By-law 55-15") be and hereby is further amended as follows:
  - a) by expanding the area of By-law 55-15 to include the Lands as shown on Schedule "A";
  - b) by rezoning the Lands to "Multiple Residential Four (RM4) Zone" under By-law 55-15 as shown on Schedule "A" to this By-law 118-23;
  - c) by deleting Section 7.58 and replacing it with the following:

"7.58

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15 of the Corporation, as amended, the following special provisions shall apply to the lands zoned "Multiple Residential Four (RM4) Zone" and more particularly shown as "RM4" on Schedule "A" to By-law 118-23 and denoted by a bracketed number (7.58):

- i) The amendments to By-law 55-15 set out in Exception Section 7.3 (enacted through By-law 82-16) shall also apply to the lands zoned "Multiple Residential Four (RM4) Zone" as shown on Schedule "A" to By-law 118-23.
- ii) For the purposes of Section 7.58 the following shall apply in addition to the definitions set out in Section 6:
  - (a) a **STREET** shall include a **LANE**
  - (b) the Lands shown on Schedule "A" shall be deemed to be a **LOT**
- iii) Notwithstanding Table A2, the following provisions shall apply to the Lands and to a **PARCEL OF TIED LAND** as shown on Schedule "B" to this By-law 118-23:
  - (a) Minimum **LOT FRONTAGE** (Corner Lot): 7.7 metres (25.26 feet)
  - (b) Minimum **FRONT YARD**: 2.3 metres (7.55 feet)
  - (c) Minimum **SIDE YARD** (1): 1.0 metres (3.28 feet)
  - (d) Minimum **FLANKAGE YARD**: 1.35 metres (4.43 feet)
  - (e) Maximum **HEIGHT**: 4 storeys

- (f) Minimum **SETBACK** to a **DAYLIGHTING TRIANGLE**: 0.6 metres (1.97 feet)

NOTES:

- (1) The minimum required **SIDE YARD** abutting a walkway shall be 0.75 metres (2.46 feet).
- (g) The **FRONT LOT LINE** shall be deemed to be the **LOT LINE** abutting a **STREET** or **LANE** as follows:
- (i) Parcel 1: Leslie Street at the westerly limit of Parcel 1
  - (ii) Parcel 2: Leslie Street at the westerly limit of Parcel 2
  - (iii) Parcel 3: **LANE** at the easterly limit of Parcel 3
  - (iv) Parcel 4: **LANE** at the easterly limit of Parcel 4
  - (v) Parcel 5: **LANE** at the westerly limit of Parcel 5
  - (vi) Parcel 6: **LANE** at the westerly limit of Parcel 6
  - (vii) Parcel 7: Westerly limit of Parcel 7. Notwithstanding, a **DWELLING UNIT** on a **PARCEL OF TIED LAND** with **DRIVEWAY** access to the easterly limit of Parcel 7 shall be deemed to be a **REAR LANE TOWNHOUSE DWELLING**.
  - (viii) Parcel 8: **LANE** at the easterly limit of Parcel 8
  - (ix) Parcel 9: **LANE** at the easterly limit of Parcel 9
  - (x) Parcel 10: 19<sup>th</sup> Avenue at the northerly limit of Parcel 10
  - (xi) Parcel 11: 19<sup>th</sup> Avenue at the northerly limit of Parcel 11
  - (xii) Parcel 12: **LANE** at the northerly and southerly limits of Parcel 12
  - (xiii) Parcel 13: **LANE** at the northerly limit of Parcel 13
  - (xiv) Parcel 14: **LANE** at the westerly limit of Parcel 14
  - (xv) Parcel 15: **LANE** at the westerly limit of Parcel 15
  - (xvi) Parcel 16: Easterly limit of Parcel 16. Notwithstanding, a **DWELLING UNIT** on a **PARCEL OF TIED LAND** with **DRIVEWAY** access to the westerly limit of Parcel 16 shall be deemed to be a **REAR LANE TOWNHOUSE DWELLING**.
  - (xvii) Parcel 17: Easterly limit of Parcel 17. Notwithstanding, a **DWELLING UNIT** on a **PARCEL OF TIED LAND** with **DRIVEWAY** access to the westerly limit of Parcel 17 shall be deemed to be a **REAR LANE TOWNHOUSE DWELLING**.
  - (xviii) Parcel 18: Lunay Drive at the southeasterly limit of Parcel 18
  - (xix) Parcel 19: Russel Wice Avenue at the southerly limit of Parcel 19
  - (xx) Parcel 20: Leslie Street at the westerly limit of Parcel 20
  - (xxi) Parcel 21: Leslie Street at the westerly limit of Parcel 21
  - (xxii) Parcel 22: **LANE** at the easterly limit of Parcel 22
- iv) The following provisions shall apply to the Lands:
- (a) Notwithstanding Table A2, where the **TOWNHOUSE DWELLING** and a **BACK-TO-BACK DWELLING** abuts a curved corner it can be a 0.0 metre **SETBACK** to the curve.
  - (b) The provisions of Section 5.7 shall not apply.

- (c) Notwithstanding Section 5.1.9 a), **DECKS** and **PORCHES** not exceeding 5.5 metres in **HEIGHT**, with the **HEIGHT** being measured from the **ESTABLISHED GRADE** to the underside of the rafters or ceiling of the **PORCH** and with or without **BASEMENTS**, may encroach:
  - (i) a distance of 2.0 metres into the required minimum **FRONT YARD**, provided the **DECK** or **PORCH** is not closer to a **SIDE LOT LINE** than the **MAIN BUILDING** on the **LOT**; and,
  - (ii) a distance of 1.5 metres into the required minimum **FLANKAGE YARD.**”
- 3. All other provisions of By-law 55-15, 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 118-23 are declared to form a part of this By-law.

Passed this 25<sup>th</sup> day of October, 2023.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

# **The Corporation of the City of Richmond Hill**

## **Explanatory Note to By-law 118-23**

By-law 118-23 affects the lands described as Part of Lot 30, Concession 3, E.Y.S., municipally known as 1521 19<sup>th</sup> Avenue and 11491 Leslie Street.

By-law 2325-68, as amended, of the former Township of Markham, currently zones the subject lands "Agricultural (A1) Zone".

By-law 118-23 will have the effect of removing that portion of the lands from the provisions of By-law 2325-68 as amended and rezoning those lands shown on Schedule "A" to a site-specific "Multiple Residential (RM4) Zone" under By-law 55-15, as amended. By-law 118-23 contains a number of site-specific provisions to permit a residential development comprised of 169 rear lane townhouse dwellings and 8 back-to-back townhouse dwellings, including common element condominium facilities such as visitor parking and walkways on the subject lands. The site-specific provisions reconcile the addition of the subject lands and apply to all lands to which the site-specific exception applies.

# SCHEDULE " A "

## TO BY-LAW NO. 118-23

This is Schedule "A" to By-law 118-23 passed by the Council of the Corporation of the City of Richmond Hill on the 25th day of October, 2023

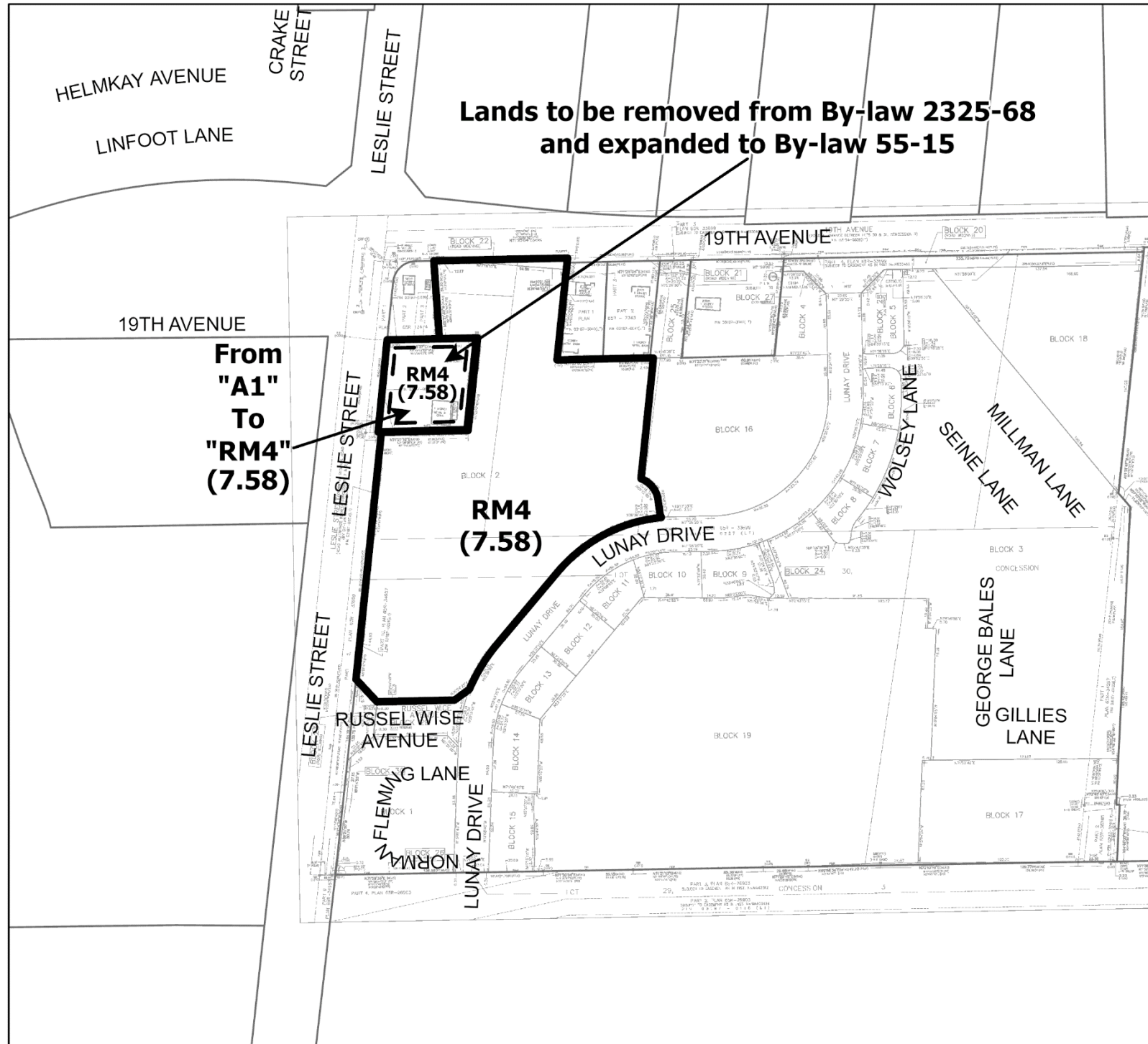
David West  
Mayor

Stephen M.A. Huycke  
City Clerk

**Lands to be removed from By-law 2325-68  
and expanded to By-law 55-15**

**From  
"A1"  
To  
"RM4"  
(7.58)**

**RM4  
(7.58)**





# SCHEDULE " B "

## TO BY-LAW NO. 118-23

This is Schedule "B" to By-law 118-23 passed by the Council of the Corporation of the City of Richmond Hill on the 25th day of October, 2023

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk