

The Corporation of the City of Richmond Hill

By-Law 1-24

A By-Law to Amend By-law 2523, as amended, of The Corporation of the former Township of Vaughan

Whereas the Council of The Corporation of the City of Richmond Hill (the “Corporation”) at its Meeting of September 27, 2023, directed that this by-law be brought forward to Council for its consideration;

Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:

1. That By-law 2523, as amended, of the former Township of Vaughan (“By-law 2523”), be and hereby is further amended by:
 - a) By rezoning the lands shown on Schedule “A” to By-law 1-24 from “Third Density Residential (R3) Zone” to “Multiple Residential One (RM1) Zone”.
 - b) By adding the following Section 25 – Exceptions of By-law 2523, as amended:

“RH 204

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned “Multiple Residential One (RM1)” and more particularly shown as “RM1” and denoted by the bracketed number (RH 204) on Schedule “A” to By-law 1-24:

2. The following definitions shall apply to the Lands:
 - a) **LANDSCAPING** means any combination of trees, shrubs, flowers, grass or other horticultural elements, or any area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements, all of which is designed to enhance the visual amenity of a property and shall not include open storage or display areas, areas devoted to vehicular use such as parking or loading areas, driveways or ramps.
 - b) A **LANE** shall mean a public or private means of vehicular access to a **LOT** or an abutting property. This shall also include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for a means of primary vehicular and pedestrian access.
 - c) A **LOT** shall include a **PARCEL OF TIED LAND**.
 - d) A **STREET** shall include a **LANE**.
 - e) **DRIVEWAY** means a roadway providing access for vehicles from a street to a parking space, parking lot, loading space, private garage, **BUILDING** or **STRUCTURE**.
 - f) **DWELLING, TOWNHOUSE** means a **BUILDING** divided vertically into three or more **DWELLING UNITS**, each sharing a wall above the **ESTABLISHED GRADE** and each of which has independent entrances at grade to a front and rear yard immediately abutting the front and rear walls.
 - g) **ESTABLISHED GRADE** means with reference to a **BUILDING** or **STRUCTURE**, the average elevation of the finished surface of the ground where it meets the exterior of the front of such **BUILDING** that constitutes

a townhouse **DWELLING UNIT**, and, when used with reference to a **STRUCTURE** other than a **BUILDING**, shall mean the average elevation of the finished grade of the ground immediately surrounding such structure, exclusive in both cases of any artificial embankment or entrenchment and when used with reference to a street, or road means the elevation of the **STREET** or road established by the Corporation or other designated authority.

- h) **LOT LINE** means a line delineating any boundary of a **LOT**.
 - i) **LOT LINE, EXTERIOR SIDE** means the **LOT LINE** of a **CORNER LOT** which abuts a **STREET** and is not a **FRONT LOT LINE**
 - j) **MAIN WALL** means the exterior front, side or rear wall of a **BUILDING** and all structural members essential to the support of a fully enclosed space or roof.
 - k) **PORCH** shall mean a **STRUCTURE** abutting a dwelling having a roof but with walls that are open and unenclosed to the extent that 50% of the vertical plane of the wall is open to the movement of air and which is used as an outdoor living area.
 - l) **DECK** or **BALCONY** means a **STRUCTURE** without a roof having a foundation to hold it erect and attached to or abutting one or more walls of a **BUILDING** or constructed separate from a **BUILDING** with or without direct access to the ground, the floor of which is above finished grade, and which is designed and intended for use as a sun deck but shall not include a landing or a stair.
 - m) **PRIVATE HOME DAYCARE** means the temporary care for reward or compensation of five (5) children or less who are under ten years of age where such care is provided in a dwelling unit other than the home of a parent or guardian of any such child, for a continuous period not exceeding twenty-four hours.
 - n) **HOME OCCUPATION** means an economic enterprise and occupation which is operated within a dwelling unit, incidental and secondary to the residential use. A home occupation shall be conducted entirely within the dwelling unit and shall not be permitted in any detached accessory building or structure. The home occupation shall not occupy more than 25.0 percent of the gross floor area of the dwelling unit or 28.0 square metres (301.40 square feet), whichever is lesser.
 - o) **YARD, EXTERIOR SIDE** means the **SIDE YARD** of a **CORNER LOT** which **SIDE YARD** extends from the **FRONT YARD** to the **REAR YARD** between the **EXTERIOR SIDE LOT LINE** and the closest point of the **MAIN WALL** of any building or structure.
3. Uses permitted in a "Residential Multiple One (RM1) Zone"
- i. **TOWNHOUSE DWELLING UNITS**
 - ii. **PRIVATE HOME DAYCARE**
 - iii. **HOME OCCUPATION**
4. The following provisions shall apply to the Lands:
- a) The lands shown on Schedule "A" shall be deemed to be a **LOT**.
 - b) The **FRONT LOT LINE** shall be that part of the **LOT** that fronts onto Carville Avenue.
 - c) Minimum **LOT AREA**: 1,880.00 square metres (20,236.15 square feet)

- d) Minimum **FRONT YARD**: 1.3 metres (4.26 feet)
 - e) Minimum **SETBACK** to the easterly lot line: 9.00 metres (29.52 feet)
 - f) Minimum **SETBACK** to the westerly lot line: 0.90 metres (2.95 feet)
 - g) Minimum **REAR YARD**: 6.00 metres (19.68 feet)
 - h) Maximum **LOT COVERAGE**: 35%
 - i) Maximum number of **TOWNHOUSE DWELLING UNITS**: 8
 - j) Minimum number of **PARKING SPACES**:
 - i. 2 **PARKING SPACES** per **DWELLING UNIT**
 - ii. 0.25 visitor **PARKING SPACES** per **DWELLING UNIT**
 - k) Maximum **BUILDING HEIGHT**: 12.00 metres (39.37 feet)
5. The following provisions shall apply to **DWELLINGS** on the lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “A” to this By-law 1-24 and denoted as Parcel “A” on Schedule B to this By-law 1-24:
- a) The **LANE** that abuts Parcel “A” shown on schedule “B” to this by-law shall be considered a street.
 - b) The easterly **LOT LINE** that abuts the **LANE** shall be the **FRONT LOT LINE**.
 - c) A minimum of 15% of the area of the front yard or a flankage yard of the **TOWNHOUSE DWELLING UNITS** shall be used for no other purpose than **LANDSCAPING**.
 - d) Minimum **LOT AREA**: 117.0 square metres (1259.38 square feet)
 - e) Minimum **LOT FRONTAGE**: 5.8 metres (19.03 feet)
 - f) Maximum **LOT COVERAGE**: 60%
 - g) Minimum **FRONT YARD**: 3.5 metres (11.48 feet) (1)(3)(5)
 - h) Minimum **SIDE YARD**: 0.0 metres (0.0 feet)
 - i) Minimum **EXTERIOR SIDE YARD**: 1.2 metres (3.94 feet) (2)
 - j) Minimum **REAR YARD**: 4.5 metres (14.76 feet) (4)(5)

NOTES:

- (1) A **PRIVATE GARAGE**, whether or not attached to a **MAIN BUILDING** shall have a minimum **FRONT YARD SETBACK** of 5.8 metres (19.03 feet).
- (2) A **LOT** with flankage along the southerly boundary of the private laneway shall have a minimum **EXTERIOR SIDE YARD** of 0.0 metres.
- (3) **PORCHES** and **BALCONIES** are permitted to encroach a maximum of 1.0 metres into the minimum **FRONT YARD**.
- (4) **DECKS** and **BALCONIES** are permitted to encroach to a maximum of 2.0 metres (6.56 feet) into the minimum **REAR YARD**.

- (5) Stairs used to access a **DECK** or **PORCH** shall be setback at least 0.45 metres (1.48 feet) from any **LOT LINE**.
6. The following provisions shall apply to **TOWNHOUSE DWELLINGS** on the lands zoned "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to this By-law 1-24 and denoted as Parcel "B" on Schedule B to this By-law 1-24:
- a) The **LANE** that abuts Parcel "B" shown on schedule "B" to this by-law shall be considered a street
 - b) The **LOT LINE** that abuts the **LANE**/visitor parking to the east shall be an **EXTERIOR LOT LINE**.
 - c) The northerly **LOT LINE** that abuts the **LANE** shall be the **FRONT LOT LINE**.
 - d) The maximum driveway width of the **TOWNHOUSE DWELLING UNITS** shall be 5.0 metres (16.40 feet).
 - e) A minimum of 14% of the area of the front yard or a flankage yard of the **TOWNHOUSE DWELLING UNITS** shall be used for no other purpose than **LANDSCAPING**.
 - f) Minimum **LOT AREA**: 135.0 square metres (1453.13 square feet)
 - g) Minimum **LOT FRONTAGE**: 6.5 metres (21.33 feet)
 - h) Maximum **LOT COVERAGE**: 60%
 - i) Minimum **FRONT YARD**: 4.0 metres (13.12 feet) (1)(2)(4)(6)
 - j) Minimum **SIDE YARD**: 0.8 metres (2.62 feet) (3)
 - k) Minimum **EXTERIOR SIDE YARD**: 0.0 metres (2.62 feet) (2)
 - l) Minimum **REAR YARD**: 6.0 metres (19.70 feet) (5)(6)

NOTES:

- (1) A **PRIVATE GARAGE**, whether or not attached to a **MAIN BUILDING** shall have a minimum **FRONT YARD SETBACK** of 5.8 metres (19.03 feet).
- (2) Where a **DWELLING UNIT** abuts a curved corner it can be a 0.0 metre setback. In the case of a lot abutting a **LANE** with a curved corner, the **EXTERIOR SIDE LOT LINE** shall be deemed to extend to the hypothetical point of intersections with the extension of the **FRONT LOT LINE** for the purposes of calculating the minimum required yard **SETBACKS**, provided no portion of a structure is located within the **LANE**.
- (3) This provision applies only to the end units of the **TOWNHOUSE DWELLINGS**.
- (4) **PORCHES** and **BALCONIES** are permitted to encroach a maximum of 1.0 metres into the minimum **FRONT YARD**.
- (5) **DECKS** and **BALCONIES** are permitted to encroach to a maximum of 2.0 metres (6.56 feet) into the minimum **REAR YARD**.
- (6) Stairs used to access a **DECK** or **PORCH** shall be setback at least 0.45 metres (1.48 feet) from any **LOT LINE**."

The Corporation of the City of Richmond Hill
By-law 1-24

Page 5

7. All other provisions of By-law 2523, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
8. 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.
9. Schedules "A" and "B" attached to By-law 1-24 are declared to form a part of this by-law.

Passed this 24th day of January, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-22018 (GL)

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 1-24

By-law 1-24 affects the lands described as Part of Lots 1 and 2, Plan 1960, municipally known as 741 Carrville Avenue.

By-law 1-24 will have the effect of rezoning the subject lands to “Multiple Residential One (RM1) Zone” under By-law 2523, as amended to permit the construction of a common element townhouse development with site specific provisions on the subject lands.

CARRVILLE ROAD



SCHEDULE " A "

TO BY-LAW NO. 1-24

This Schedule " A " to By-Law 1-24 passed by the Council of the Corporation of the City of Richmond Hill on the 24th day of January, 2024.

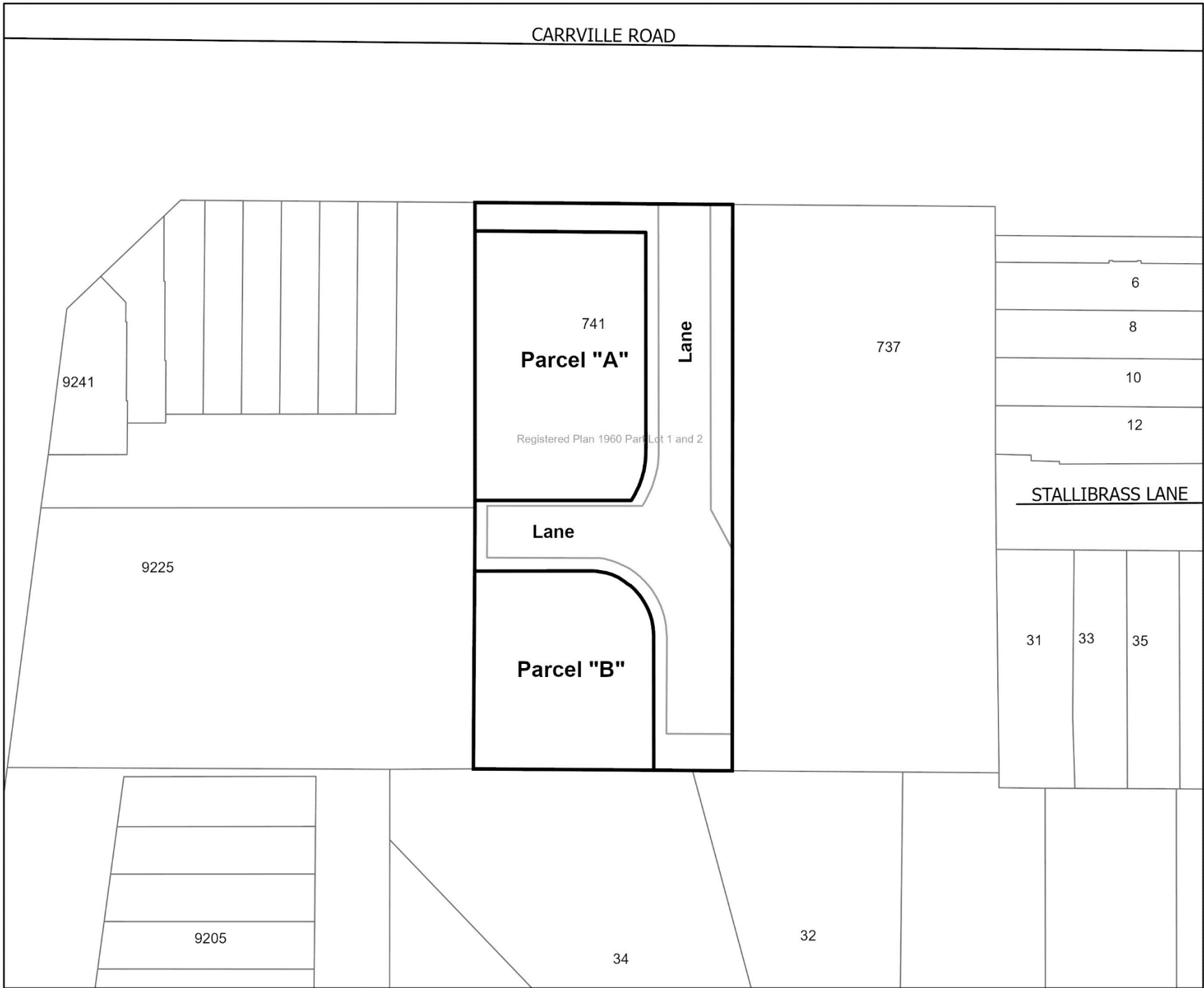
David West
Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW



CARRVILLE ROAD



SCHEDULE " B "

TO BY-LAW NO. 1-24

This Schedule "B" to By-Law 1-24 passed by the Council of the Corporation of the City of Richmond Hill on the 24th day of January, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW

