

The Corporation of the City of Richmond Hill

By-Law 74-24

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 City of Richmond Hill (“the Corporation”) at its Meeting of June 5th, 2024, 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 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 74-24 (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 “Single Detached Six (R6) Zone” and “Semi Detached One (RD1) Zone” under By-law 313-96 as shown on Schedule “A” of this By-law 74-24; and,
 - c) by adding the following to Section 7 – Exceptions

“7.248

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following special provisions shall apply to those lands zoned “Semi Detached One (RD1) Zone” and more particularly shown as “RD1” on Schedule “A” to By-law 74-24 and denoted by a bracketed number (7.248):

1. For the purposes of Section 7.248, the following shall apply:
 - i. **WASTE STORAGE ENCLOSURE** means an enclosed **STRUCTURE** intended to store residential waste, that is attached to a **DWELLING UNIT** with a maximum **HEIGHT** of 2.5 metres and a maximum **FLOOR AREA** of 5.0 square metres.
 - ii. **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** means an unenclosed staircase accessing a **BASEMENT** of a **DWELLING UNIT** or an **ADDITIONAL RESIDENTIAL UNIT**.
2. The following provisions shall apply to **SEMI DETACHED DWELLINGS** on the Lands zoned “Semi Detached One (RD1) Zone” as shown on Schedule “A” to this By-law 74-24:
 - i. Minimum **LOT FRONTAGE**: 13.4 metres (1)
 - ii. Minimum **LOT AREA**: 330 square metres (1)
 - iii. Maximum **LOT COVERAGE**: 52% (2)
 - iv. Minimum **YARD**:
 - a. Minimum **FRONT YARD**: 4.5 metres

- b. Minimum **INTERIOR SIDE YARD**: 1.2 metres
- c. Minimum **FLANKAGE SIDE YARD**: 1.2 metres
- d. Minimum **REAR YARD**: 5.0 metres (3)(4)(5)
- e. Maximum **BUILDING HEIGHT**: 12.0 metres

Notes:

- (1) Where **DWELLING UNITS** in a **SEMI-DETACHED DWELLING** are constructed on a **LOT** or **BLOCK** in conformity with this By-law, the provisions for 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 DWELLINGS** onto separate **LOTS** in accordance with the Planning Act RSO 1990, provided that all other requirements of this By-law are met.
- (2) The calculation of **LOT COVERAGE** shall not include a **WASTE STORAGE ENCLOSURE** or **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE**.
- (3) A **WASTE STORAGE ENCLOSURE** shall be permitted to encroach into a **REAR YARD** to a point not less than 3.0 metres from a **REAR LOT LINE**.
- (4) **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** shall be permitted to encroach into a **REAR YARD** to a point not less than 2.7 metres from a **REAR LOT LINE**.
- (5) A party wall between two **DWELLING UNITS** shall be permitted to encroach into a **REAR YARD** to a point not less than 4.35 metres from a **REAR LOT LINE**, provided that it is not wider than 0.2 metres.

7.249

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following special provisions shall apply to those lands zoned "Semi Detached One (RD1) Zone" and Single Detached Six (R6) Zone" and more particularly shown as "RD1" and "R6" on Schedule "A" to By-law 74-24 and denoted by bracketed number (7.249):

- 1. For the purposes of Section 7.249, the following shall apply:
 - i. **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access.
 - ii. A **LOT** shall include a **PARCEL OF TIED LAND**.
 - iii. A **STREET** shall include a **LANE**.
 - iv. **WASTE STORAGE ENCLOSURE** means an enclosed **STRUCTURE** intended to store residential waste, that is attached to a **DWELLING UNIT** with a maximum height of 2.5 metres and a maximum **FLOOR AREA** of 5.0 square metres.
 - v. **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** means an unenclosed staircase accessing a basement of a **DWELLING UNIT** or an **ADDITIONAL RESIDENTIAL UNIT**.

- vi. Vehicular parking shall be provided at a rate of 2.0 **PARKING SPACES** per **DWELLING UNIT** for residents and 0.25 **PARKING SPACES** per **DWELLING UNIT** for visitors.
2. The following provisions shall apply to **SINGLE-DETACHED DWELLINGS** on the Lands zoned “Semi-Detached One (RD1) Zone” as shown on Schedule “A” to this By-law 74-24 and denoted as Parcel A as shown on Schedule “B” to this By-law 74-24:
- i. Minimum **LOT AREA**: 240 square metres
 - ii. Maximum **LOT COVERAGE**: 45% (1)
 - iii. Minimum **YARD**:
 - a. Minimum **FRONT YARD**: 4.0 metres
 - b. Minimum **INTERIOR SIDE YARD**: 0.6 metres on one side;
1.2 metres on the other (2)
 - c. Minimum **REAR YARD**: 7.0 metres (3)(4)
 - d. Maximum **BUILDING HEIGHT**: 12.0 metres

Notes:

- (1) The calculation of **LOT COVERAGE** shall not include a **WASTE STORAGE ENCLOSURE** or **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE**.
- (2) A retaining wall shall not be considered a **STRUCTURE** and shall not require a **SETBACK** from a **LOT LINE**.
- (3) A **WASTE STORAGE ENCLOSURE** shall be permitted to encroach into a **REAR YARD** to a point not less than 5.0 metres from a **REAR LOT LINE**.
- (4) **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** shall be permitted to encroach into a **REAR YARD** to a point not less than 4.4 metres from a **REAR LOT LINE**.

3. The following provisions shall apply to **SINGLE-DETACHED DWELLINGS** on the Lands zoned “Semi-Detached One (RD1) Zone” as shown on Schedule “A” to this By-law 74-24 and denoted as Parcel B as shown on Schedule “B” to this By-law 74-24:

- i. Maximum **LOT COVERAGE**: 50% (1)
- ii. Minimum **YARD**:
 - a. Minimum **FRONT YARD**: 4.0 metres
 - b. Minimum **INTERIOR SIDE YARD**: 0.6 metres on one side;
1.2 metres on the other (2)
 - c. Minimum **REAR YARD**: 7.0 metres (3)(4)
 - d. Maximum **BUILDING HEIGHT**: 12.0 metres

Notes:

- (1) The calculation of **LOT COVERAGE** shall not include a **WASTE STORAGE ENCLOSURE** or **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE**.
 - (2) A retaining wall shall not be considered a **STRUCTURE** and shall not require a **SETBACK** from a **LOT LINE**.
 - (3) A **WASTE STORAGE ENCLOSURE** shall be permitted to encroach into a **REAR YARD** to a point not less than 5.0 metres from a **REAR LOT LINE**.
 - (4) **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** shall be permitted to encroach into a **REAR YARD** to a point not less than 3.5 metres from a **REAR LOT LINE**.
4. The following provisions shall apply to **SEMI-DETACHED DWELLINGS** on the Lands zoned “Semi-Detached One (RD1) Zone” as shown on Schedule “A” to this By-law 74-24 and denoted as Parcel C as shown on Schedule “B” to this By-law 74-24:
- i. Minimum **LOT FRONTAGE**: 14.8 metres (1)
 - ii. Minimum **LOT AREA**: 330 square metres (1)
 - iii. Maximum **LOT COVERAGE**: 52% (2)
 - iv. Minimum **YARD**:
 - a. Minimum **FRONT YARD**: 4.2 metres to the main wall of a building (3)
 - b. Minimum **INTERIOR SIDE YARD**: 1.2 metres (5)
 - c. Minimum **FLANKAGE SIDE YARD**: 1.2 metres (3)
 - d. Minimum **REAR YARD**: 5.0 metres (4)(5)(6)
 - v. Maximum **BUILDING HEIGHT**: 12.0 metres

Notes:

- (1) Where **DWELLING UNITS** in a **SEMI-DETACHED DWELLING** are constructed on a **LOT** or **BLOCK** in conformity with this By-law, the provisions for 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 DWELLINGS** onto separate lots in accordance with the Planning Act RSO 1990, provided that all other requirements of this By-law are met.
- (2) The calculation of **LOT COVERAGE** shall not include a **WASTE STORAGE ENCLOSURE** or **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE**.
- (3) Notwithstanding the **FRONT** and **FLANKAGE YARD** requirements, the **BUILDING** may be as close as 0.85 metres to any curved portion of the **LOT LINE**.
- (4) A **WASTE STORAGE ENCLOSURE** shall be permitted to encroach into a **REAR YARD** to a point not less than 3.6 metres from a **REAR LOT LINE**.

- (5) A retaining wall shall not be considered a **STRUCTURE** and shall not require a **SETBACK** from a **LOT LINE**.
- (6) **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** shall be permitted to encroach into a **REAR YARD** to a point not less than 1.0 metre from a **REAR LOT LINE**.
5. The following provisions shall apply to **SEMI-DETACHED DWELLINGS** on the Lands zoned "Semi-Detached One (RD1) Zone" as shown on Schedule "A" to this By-law 74-24 and denoted as Parcel D as shown on Schedule "B" to this By-law 74-24:
- i. Minimum **LOT FRONTAGE**: 14.8 metres (1)
 - ii. Minimum **LOT AREA**: 400 square metres (1)
 - vi. Maximum **LOT COVERAGE**: 52% (2)
 - vii. Minimum **YARD**:
 - a. Minimum **FRONT YARD**: 4.2 metres to the main wall of a building (5)
 - b. Minimum **INTERIOR SIDE YARD**: 1.2 metres (6)
 - c. Minimum **FLANKAGE SIDE YARD**: 1.2 metres (5)(6)
 - d. Minimum **REAR YARD**: 6.0 metres (3)(4)(6)
 - viii. Maximum **BUILDING HEIGHT**: 12.0 metres

Notes:

- (1) Where **DWELLING UNITS** in a **SEMI-DETACHED DWELLING** are constructed on a **LOT** or **BLOCK** in conformity with this By-law, the provisions for 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 DWELLINGS** onto separate lots in accordance with the Planning Act RSO 1990, provided that all other requirements of this By-law are met.
- (2) The calculation of **LOT COVERAGE** shall not include a **WASTE STORAGE ENCLOSURE** or **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE**.
- (3) A **WASTE STORAGE ENCLOSURE** shall be permitted to encroach into a **REAR YARD** to a point not less than 3.0 metres from a **REAR LOT LINE**.
- (4) **UNCOVERED AND UNENCLOSED WALKOUT ENTRANCE** shall be permitted to encroach into a **REAR YARD** to a point not less than 2.0 metres from a **REAR LOT LINE**.
- (5) Notwithstanding the **FRONT** and **FLANKAGE YARD** requirements, the **BUILDING** may be as close as 0.85 metres to any curved portion of the **LOT LINE**.
- (6) A retaining wall shall not be considered a **STRUCTURE** and shall not require a **SETBACK** from a **LOT LINE**."

The Corporation of the City of Richmond Hill
By-law 74-24

Page 6

3. All other provisions of By-law 313-96, as amended, of the Corporation not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
4. Schedules "A" and "B" attached to By-law 74-24 are declared to form a part of this By-law.

Passed this 5th day of June, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

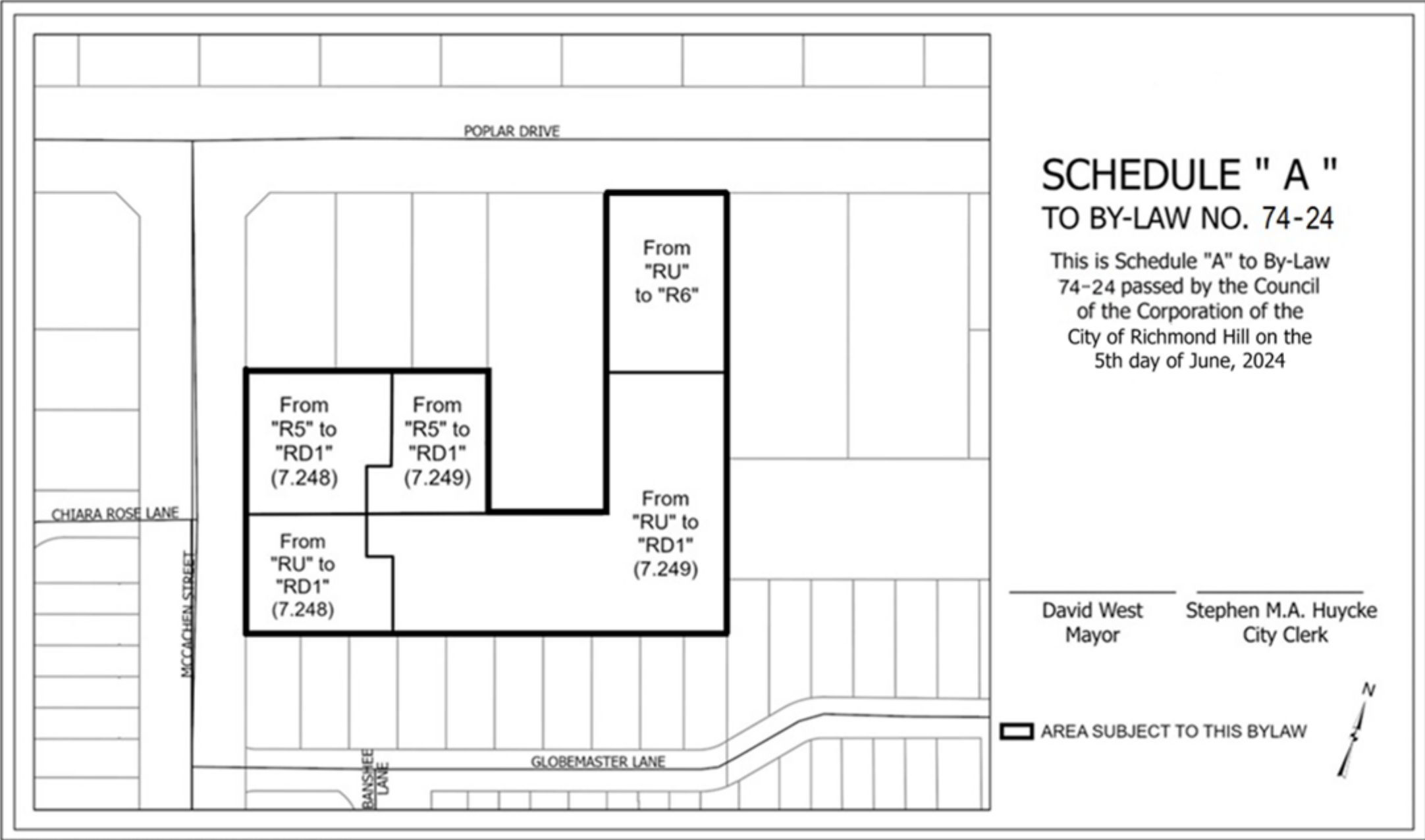
The Corporation of the City of Richmond Hill

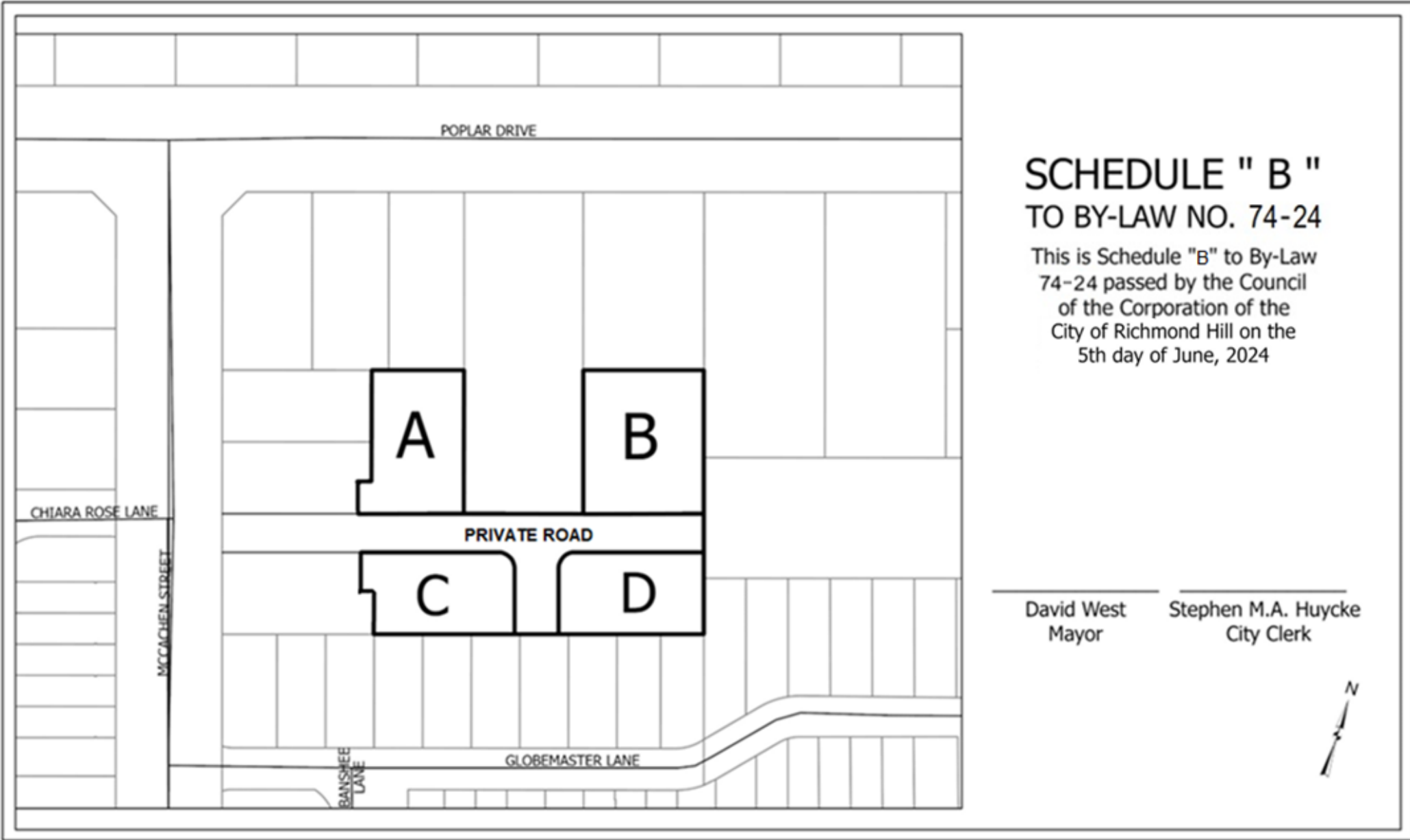
Explanatory Note to By-law 74-24

By-law 74-24 affects the lands described as described as Part of Lots 6 and 7, and Lots 9 and 10, Plan 484, municipally known as 11, 15, and 17 McCachen Street, and 7 Poplar Drive.

The lands are currently zoned “Residential Urban (RU) Zone” within By-law 1275, as amended, and “Single Detached Five (R5) Zone” within By-law 313-96, as amended.

By-law 74-24 will have the effect of rezoning the lands to “Semi-Detached One (RD1) Zone” and “Single Detached Six (R6) Zone” within By-law 313-69, as amended, with site specific provisions to permit the construction of a low-rise residential development comprised of one (1) single detached dwelling and 14 semi-detached dwellings on the subject lands.





SCHEDULE " B "
TO BY-LAW NO. 74-24

This is Schedule "B" to By-Law
74-24 passed by the Council
of the Corporation of the
City of Richmond Hill on the
5th day of June, 2024

David West
Mayor

Stephen M.A. Huycke
City Clerk