

# The Corporation of the City of Richmond Hill

## By-Law 83-24

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 June 19, 2024, 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 2523, as amended, of The Corporation of the former Township of Vaughan ("By-law 2523"), be and is hereby further amended as follows:
  - a) by rezoning those lands shown on Schedule "A" to this By-law 83-24 (the "Lands") from "Third Density Residential (R3) Zone" to "Multiple Residential One (RM1) Zone" and "Open Space (OS) Zone" under By-law 2523, as amended;
  - b) that the lands zoned "RM1" and "OS" shown on Schedule "A" shall be deemed to be a **LOT**; and,
  - c) by adding the following to **SECTION 25 – Exceptions**:

### "RH207

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned "Open Space (OS) Zone" and more particularly shown as "OS" on Schedule "A" to By-law 83-24 and denoted by a bracketed number (RH207):

- i) The permitted uses of the lands shall be for flood control, conservation and forestry uses only."

### "RH208

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" on Schedule "A" to By-law 83-24 and denoted by a bracketed number (RH208):

- i) Definitions:
  - (a) A **LANE** shall mean a public or private means of vehicular access to a **LOT** or an abutting property. This may also include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular access.
  - (b) A **LOT** shall include a **PARCEL OF TIED LAND**.
  - (c) A **STREET** shall include a **LANE**.
  - (d) A **DWELLING, TOWNHOUSE** shall mean 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.
  - (e) A **LOT LINE** shall mean a line delineating any boundary of a **LOT**.
  - (f) **GRADE, ESTABLISHED** shall mean, 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** 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.

- (g) A **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.
  - (h) A **DECK** or **BALCONY** shall mean 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.
  - (i) A **MAIN WALL** shall mean 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.
- ii) Permitted Use:
- (a) **DWELLING, TOWNHOUSE**
- iii) The following provisions shall apply to the lands Zoned “Multiple Residential One (RM1) Zone” and more particularly shown as “**RM1**” on Schedule “A”:
- (a) Minimum **LOT FRONTAGE**: 91 metres (298.6 feet)
  - (b) Minimum **LOT AREA**: 9,785 square metres (105,324 square feet)
  - (c) Maximum number of **DWELLING UNITS**: 42
  - (d) Minimum **LANDSCAPING AREA**: 30%
  - (e) Minimum width of a **DWELLING UNIT**: 5.80 metres (19.03 feet)
  - (f) Maximum **BUILDING HEIGHT (1)**: 11.75 metres (38.55 feet)
  - (g) Maximum number of **STOREYS (1)**: 3
  - (h) Minimum drive aisle width: 6.0 metres (19.69 feet)
  - (i) Minimum number of **PARKING SPACES**:
    - a. 2 **PARKING SPACES** per **DWELLING UNIT**
    - b. 0.20 visitor **PARKING SPACES** per **DWELLING UNIT**
  - (j) A private attached garage shall have a minimum interior width of 3.3 metres (10.8 feet) and a minimum interior length of 5.8 metres (19.03 feet).
  - (k) **DECKS, PORCHES** and **BALCONIES** are permitted in accordance with the following regulations:
    - a. **PORCHES** are permitted to encroach into a required **REAR** or **FRONT YARD** to a maximum of 1.5 metres.
    - b. Stairs used to access a **PORCH** shall be setback at least 0.3 metres (0.98 feet) from any **LOT LINE**.

- c. **BALCONIES** and **DECKS** are permitted to encroach into a required **REAR YARD** up to a maximum of 2.0 metres (6.56 feet).

NOTE:

- (1) Roof constructions which are less than 3 metres (9.84 feet) and occupy more than 30% of the area of the roof upon which they are located shall not be included in the calculation of maximum building height or maximum number of storeys.

- iv) The following provisions shall apply to **TOWNHOUSE DWELLINGS** on the lands zoned "Multiple Residential One (RM1)" as shown on Schedule "A" to this By-law 83-24 and denoted as Parcel "A" on Schedule "B" to this By-law 83-24

- (a) The **LOT LINE** that abuts Weldrick Road West shall be the **FRONT LOT LINE**.
- (b) Minimum Lot Frontage: 5.8 metres (19.03 feet)
- (c) Minimum Lot Area: 128.00 sq. metres (1,377.80 sq. feet)
- (d) Maximum Lot Coverage: 56%
- (e) Minimum Front Yard: 4.50 metres (14.76 feet)
- (f) Minimum Rear Yard: 5.50 metres (18.00 feet)
- (g) Minimum Interior Side Yard: 2.45 metres (8.03 feet)
- (h) Minimum Flankage Yard: 2.40 metres (7.87 feet)

NOTE:

- (1) Notwithstanding the above provisions, the closest point of the building including the **PORCH** and **BALCONY** shall be a minimum 0.75 metre (2.46 feet) from any curbed portion of the **LOT LINE** and areas dedicated for transformers.

- v) The following provisions shall apply to **TOWNHOUSE DWELLINGS** on the lands zoned "Multiple Residential One (RM1)" as shown on Schedule "A" to this By-law 83-24 and denoted as Parcel "B" on Schedule "B" to this By-law 83-24

- (a) The **LOT LINE** that abuts Weldrick Road West shall be the **FRONT LOT LINE**.
- (b) Minimum Lot Frontage: 6.0 metres (19.69 feet)
- (c) Minimum Lot Area : 133.00 sq. metres (1,431.60 sq. feet)
- (d) Maximum Lot Coverage: 56%
- (e) Minimum Front Yard: 4.50 metres (14.76 feet)
- (f) Minimum Rear Yard: 5.50 metres (18.00 feet)
- (g) Minimum Interior Side Yard: 0.75 metre (2.46 feet)
- (h) Minimum Flankage Yard: 1.20 metres (3.90 feet)

NOTE:

- (1) Notwithstanding the above provisions, the closest point of the building including the **PORCH** and **BALCONY** shall be a minimum 0.75 metre (2.46 feet) from any curbed portion of the **LOT LINE** and areas dedicated for transformers.

- vi) The following provisions shall apply to **TOWNHOUSE DWELLINGS** on the lands zoned "Multiple Residential One (RM1)" as shown on Schedule "A" to this By-law 83-24 and denoted as Parcels "C" and "D" on Schedule "B" to this By-law 83-24

- (a) The private **LANE** that abuts Parcels "C" and "D" shown on Schedule "B" to this by-law shall be considered a **STREET**.
- (b) The northerly **LOT LINE** shall be the **FRONT LOT LINE**.
- (c) Minimum Lot Frontage: 6.0 metres (19.69 feet)
- (d) Minimum Lot Area: 133.00 sq. metres (1,431.60 sq. feet)

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- (e) Maximum Lot Coverage: 56%
- (f) Minimum Front Yard: 4.50 metres (14.76 feet)
- (g) Minimum Rear Yard: 5.50 metres (18.00 feet)
- (h) Minimum Interior Side Yard: 1.50 metres (4.90 feet)
- (i) Minimum Flankage Yard: 1.20 metres (3.90 feet)

NOTE:

- (1) Notwithstanding the above provisions, the closest point of the building including the **PORCH** and **BALCONY** shall be a minimum 0.75 metre (2.46 feet) from any curbed portion of the **LOT LINE** and areas dedicated for transformers.

vii) The following provisions shall apply to **TOWNHOUSE DWELLINGS** on the lands zoned "Multiple Residential One (RM1)" as shown on Schedule "A" to this By-law 83-24 and denoted as Parcel "E" on Schedule "B" to this By-law 83-24

- (a) The private **LANE** that abuts Parcel "E" shown on Schedule "B" to this by-law shall be considered a **STREET**.
- (b) The southerly **LOT LINE** shall be the **FRONT LOT LINE**.
- (c) Minimum Lot Frontage: 5.8 metres (19.03 feet)
- (d) Minimum Lot Area: 128.00 sq. metres (1,377.80 sq. feet)
- (e) Maximum Lot Coverage: 56%
- (f) Minimum Front Yard: 4.50 metres (14.76 feet)
- (g) Minimum Rear Yard: 5.50 metres (18.00 feet)
- (h) Minimum Interior Side Yard: 1.5 metres (4.90 feet)
- (i) Minimum Flankage Yard: 1.20 metres (3.90 feet)

NOTE:

- (1) Notwithstanding the above provisions, the closest point of the building including the **PORCH** and **BALCONY** shall be a minimum 0.75 metre (2.46 feet) from any curbed portion of the **LOT LINE** and areas dedicated for transformers.

viii) The following provisions shall apply to **TOWNHOUSE DWELLINGS** on the lands zoned "Multiple Residential One (RM1)" as shown on Schedule "A" to this By-law 83-24 and denoted as Parcels "F" and "G" on Schedule "B" to this By-law 83-24

- (a) The private **LANE** that abuts Parcels "F" and "G" on Schedule "B" to this by-law shall be considered a **STREET**.
- (b) The northerly **LOT LINE** shall be the **FRONT LOT LINE**.
- (c) Minimum Lot Frontage: 5.8 metres (19.00 feet)
- (d) Minimum Lot Area: 128.00 sq. metres (1,377.80sq. feet)
- (e) Maximum Lot Coverage: 56%
- (f) Minimum Front Yard: 4.50 metres (14.76 feet)
- (g) Minimum Rear Yard: 5.50 metres (18.00 feet)
- (h) Minimum Interior Side Yard: 1.50 metres (4.90 feet)
- (i) Minimum Flankage Yard: 1.20 metres (3.90 feet)

NOTE:

- (1) Notwithstanding the above provisions, the closest point of the building including the **PORCH** and **BALCONY** shall be a minimum 0.75 metre (2.46 feet) from any curbed portion of the **LOT LINE** and areas dedicated for transformers.

2. The provisions of Section 5(15)(f) and (g) shall not apply to the "Lands".

3. All other provisions of By-law 2523, as amended, not inconsistent with the forgoing, shall continue to apply to the lands shown on Schedule "A" and "B" attached hereto.

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4. The imperial measurements found in this By-law in brackets are provided for information 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 83-24 is declared to form a part of By-law 83-24.

Passed this 19<sup>th</sup> day of June, 2024.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

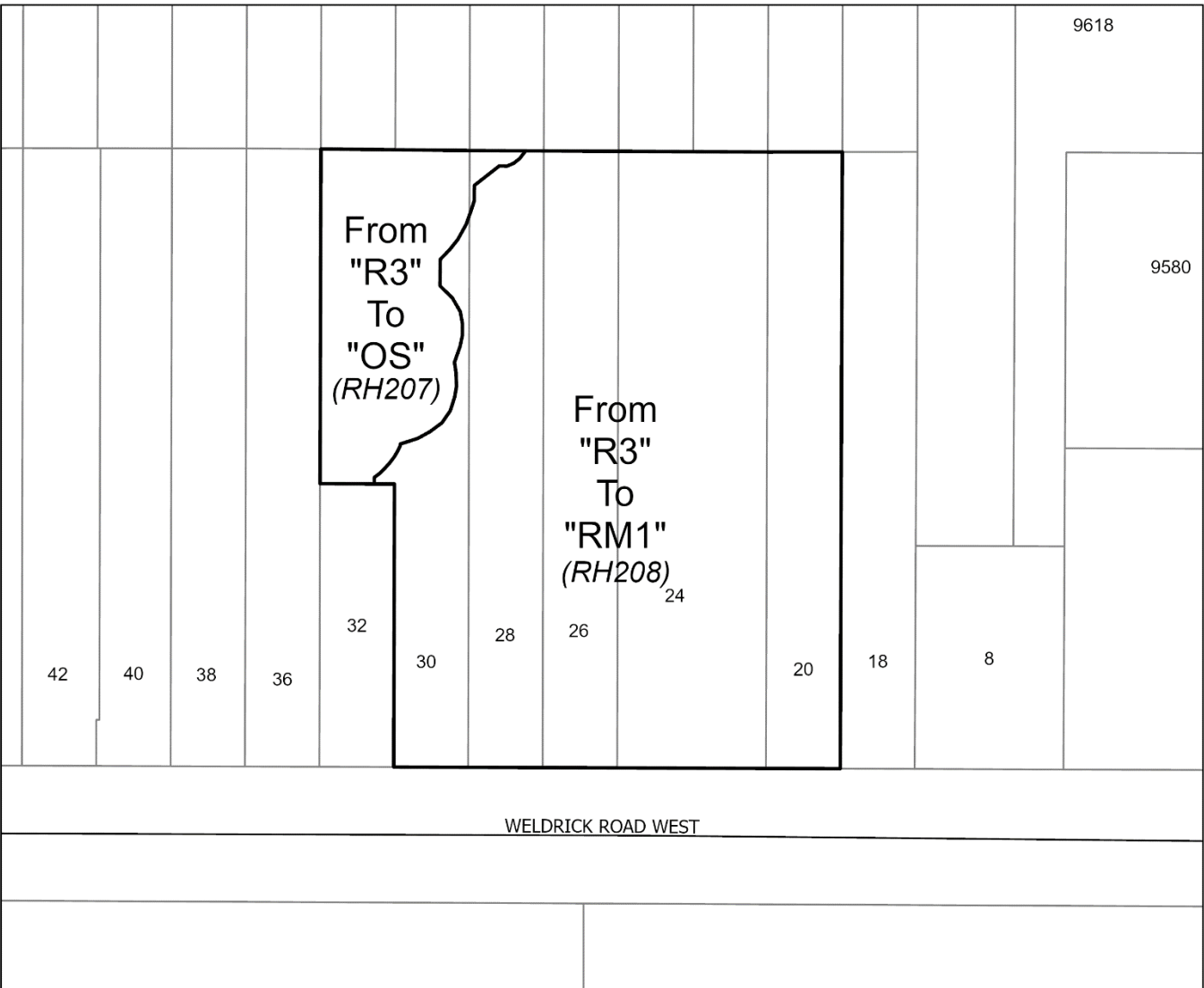
**THE CORPORATION OF THE CITY OF RICHMOND HILL**

**EXPLANATORY NOTE TO BY-LAW 83-24**

By-law 83-24 affects the lands described as Lots 62, 63 and 64 and Part of Lots 1, 2, 3, 4 and 5, Plan 1923, municipally known as 20, 24, 26, 28 and 30 Weldrick Road West.

By-law 2523, as amended, of the former Township of Vaughan, zones the subject lands "Third Density Residential (R3) Zone".

By-law 83-24 will have the effect of amending Zoning By-law 2523, as amended, by rezoning the lands from "Third Density Residential (R3) Zone" to "Multiple Residential Density One (RM1) Zone" and "Open Space (OS) Zone" under By-law 2523, as amended and establishes site specific development standards to facilitate the construction of a 42 common element townhouse development on the subject lands and an environmental protection block.



## SCHEDULE " A "

### TO BY-LAW NO. 83-24

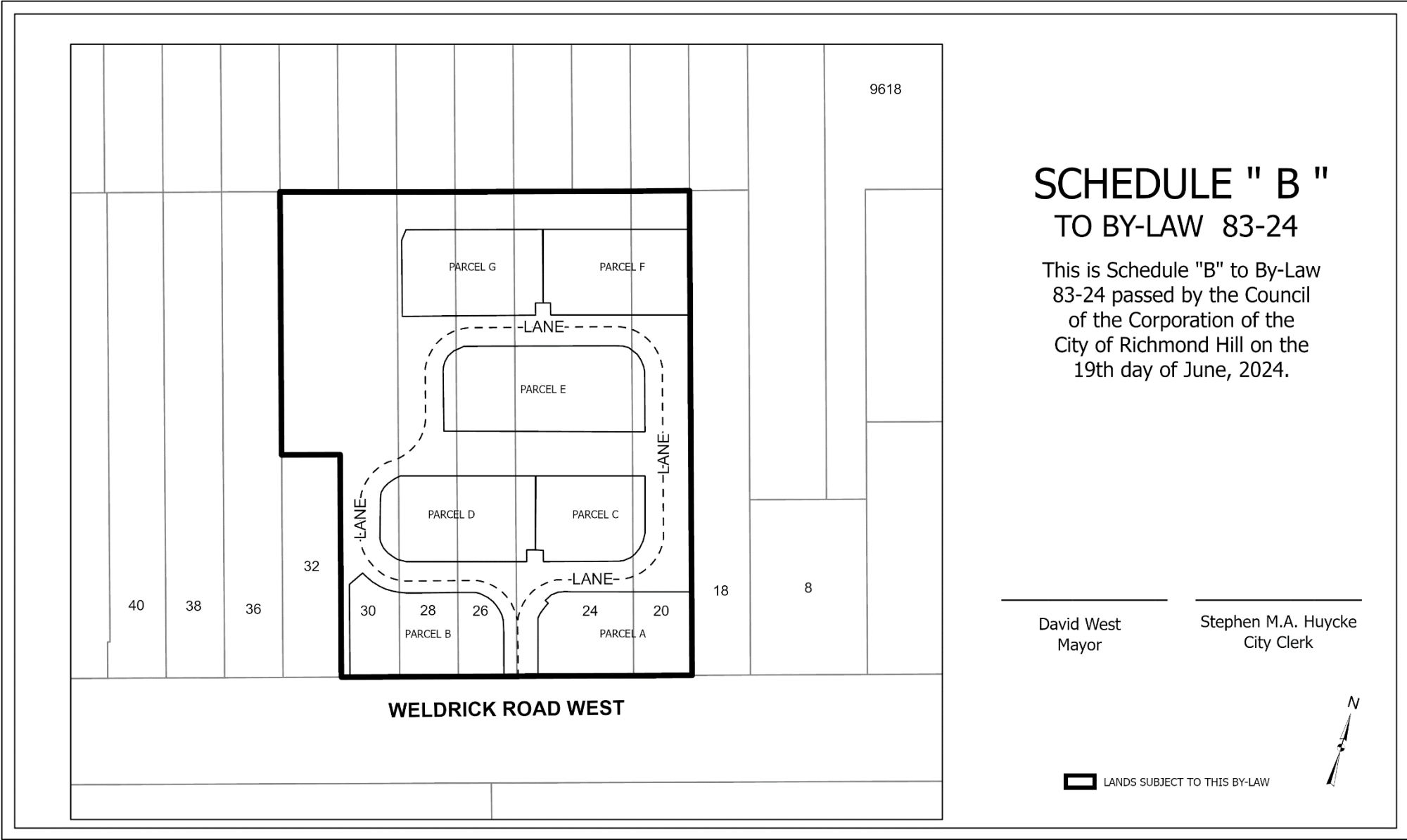
This is Schedule "A" to By-Law 83-24 passed by the Council of the Corporation of the City of Richmond Hill on the 19th day of June, 2024.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

▭ AREA SUBJECT TO THIS BYLAW





# SCHEDULE " B "

## TO BY-LAW 83-24

This is Schedule "B" to By-Law 83-24 passed by the Council of the Corporation of the City of Richmond Hill on the 19th day of June, 2024.

David West  
Mayor

Stephen M.A. Huycke  
City Clerk

 LANDS SUBJECT TO THIS BY-LAW

