

The Corporation of the City of Richmond Hill

By-Law 85-24

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 December 7, 2022, 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 be and hereby is further amended as follows:

(a) by rezoning the lands to "Multiple Family One (RM1) Zone" as shown on Schedule "A" to this By-law 85-24;

(b) **DEFINITIONS**

For the purposes of this By-law, the following definitions shall apply to the Lands as shown on Schedule "A" to this By-law 85-24:

DWELLING, STREET 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 frontage on a street.

DWELLING, REAR LANE 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 a rear yard abutting a street.

DWELLING, SEMI-DETACHED means a **BUILDING** divided vertically into two **DWELLING UNITS**, each sharing a wall above the **ESTABLISHED GRADE** and each of which has frontage on a street.

FRONTAGE, LOT means the horizontal distance between the side lot lines. Where such lot lines are not parallel the lot frontage shall be on a line parallel to the front lot line and 9.1 metres (30 feet) distant therefrom.

(c) by adding the following to **Section 25 – EXCEPTIONS**

"RH 209

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned "Multiple Family One (RM1) Zone", and more particularly shown as "RM1" on Schedule "A" to this By-law 85-24 and denoted by a bracketed number (RH 209):

i) For the purposes of Section RH 209, the following uses shall apply:

- a) **STREET TOWNHOUSE DWELLING**
- b) **REAR LANE TOWNHOUSE DWELLING**
- c) **SEMI-DETACHED DWELLING**

ii) For the purposes of Section RH 209 the following development standards shall apply:

- a) The Lands shown on Schedule "A" shall be deemed to be a **LOT**.

- b) A **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access.
 - c) A **LOT** shall include a **PARCEL OF TIED LAND**.
 - d) A **STREET** shall include a **LANE**.
 - e) Maximum Number of **DWELLING UNITS**: 34
 - f) Maximum Building **HEIGHT**: 12.5 metres (41.01 feet)
 - g) Maximum Number of **STOREYS**: 3
 - h) Minimum Number of **PARKING SPACES**:
 - i) 2 **PARKING SPACES** per **DWELLING UNIT**
 - ii) 5 visitor **PARKING SPACES**
- iii) The following provisions shall apply to the lands denoted as Parcel 1 as shown on Schedule "B" to this By-law 85-24:
- a) The private **LANE** that abuts Parcel 1 as shown on Schedule "B" to this By-law shall be considered as a **STREET**.
 - b) The easterly **LOT LINE** that abuts a private **LANE** shall be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA**: 168.0 square metres (1,808.40 square feet)
 - d) Minimum **LOT FRONTAGE**: 7.0 metres (22.97 feet)
 - e) Minimum **FRONT YARD** (1)(2)(3): 3.5 metres (11.48 feet)
 - f) Minimum **EXTERIOR SIDE YARD** (2)(4): 3.5 metres (11.48 feet)
 - g) Minimum **INTERIOR SIDE YARD** (2)(5): 1.3 metres (4.27 feet)
 - h) Minimum **REAR YARD** (2)(6): 5.9 metres (19.36 feet)
 - i) Maximum **DRIVEWAY WIDTH**: 3.1 metres (10.17 feet)
 - j) Maximum **LOT COVERAGE**: 50.00%
- NOTES:
- (1) A minimum of 25% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.
 - (2) Steps may encroach into any Minimum **YARD** up to the **LOT LINE**.
 - (3) The Maximum **ENCROACHMENT OF PORCHES** into the Minimum **FRONT YARD** shall be 1.5 metres (4.92 feet).
 - (4) Bay or box windows shall be permitted to encroach into the Minimum **EXTERIOR SIDE YARD** a maximum of 0.5 metres.
 - (5) The most southerly **LOT** is considered an interior **LOT** and the southerly **SIDE LOT LINE** shall be considered an **INTERIOR LOT LINE**.
 - (6) The Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Minimum **REAR YARD** shall be 1.8 metres (5.91 feet).
- iv) The following provisions shall apply to the lands denoted as Parcel 2 as shown on Schedule "B" to this By-law 85-24:
- a) The private **LANE** that abuts Parcel 2 as shown on Schedule "B" to this By-law shall be considered as a **STREET**.
 - b) The northerly **LOT LINE** that abuts Carrville Road shall be the **FRONT LOT LINE**.
 - c) Minimum **LOT AREA** (Interior Lot): 140.0 square metres (1,507.0 square feet)
 - d) Minimum **LOT AREA** (Corner Lot): 200.00 square metres (2,152.85 square feet)
 - e) Minimum **LOT FRONTAGE** (Interior Lot): 6.0 metres (19.69 feet)
 - f) Minimum **LOT FRONTAGE** (Corner Lot): 10.0 metres (32.81 feet)
 - g) Minimum **FRONT YARD** (1)(2)(3): 3.5 metres (11.48 feet)
 - h) Minimum **EXTERIOR SIDE YARD** (1)(3): 0.5 metres (1.64 feet)
 - i) Minimum **INTERIOR SIDE YARD** (1)(4)(5): 1.5 metres (4.92 feet)
 - j) Minimum **REAR YARD** (1)(6)(7): 6.5 metres (21.33 feet)
 - k) Maximum **DRIVEWAY WIDTH**: 6.1 metres (20.01 feet)

- l) Maximum **LOT COVERAGE**: 68.00%

NOTES:

- (1) Steps may encroach into any Minimum **YARD** up to the **LOT LINE**.
 - (2) The Maximum **ENCROACHMENT OF PORCHES** into the Minimum **FRONT YARD** shall be 1.4 metres (4.59 feet).
 - (3) Bay or box windows shall be permitted to encroach into the Minimum **FRONT YARD** and Minimum **EXTERIOR SIDE YARD** a maximum of 0.5 metres.
 - (4) This provision only applies to the end units of townhouse **DWELLING UNITS**.
 - (5) The Minimum **SIDE YARD** for the easterly **DWELLING UNIT** in Parcel 2 shall be 3.0 metres (9.84 feet).
 - (6) The Minimum **REAR YARD** for the westerly **DWELLING UNIT** shall be 5.3 metres (17.39 feet).
 - (7) The Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Minimum **REAR YARD** shall be 2.8 metres (9.19 feet).
- v) The following provisions shall apply to the lands denoted as Parcel 3 as shown on Schedule "B" to this By-law 85-24:
- a) The private **LANE** that abuts Parcel 3 as shown on Schedule "B" to this By-law shall be considered as a **STREET**.
 - b) Minimum **LOT AREA** (Interior Lot): 135.0 square metres (1,453.18 square feet)
 - c) Minimum **LOT AREA** (Corner Lot): 137.0 square metres (1,474.70 square feet)
 - d) Minimum **LOT FRONTAGE** (Interior Lot): 5.7 metres (18.70 feet)
 - e) Minimum **LOT FRONTAGE** (Corner Lot): 6.0 metres (19.69 feet)
 - f) Minimum **FRONT YARD** (1)(2)(3)(4): 4.0 metres (13.12 feet)
 - g) Minimum **EXTERIOR SIDE YARD** (2): 0.0 metres (0.0 feet)
 - h) Minimum **INTERIOR SIDE YARD** (2)(5): 3.0 metres (9.84 feet)
 - i) Minimum **REAR YARD** (2)(6): 6.0 metres (19.68 feet)
 - j) Maximum **DRIVEWAY WIDTH**: 3.1 metres (10.17 feet)
 - k) Maximum **LOT COVERAGE**: 56.00%

NOTES:

- (1) A minimum of 25% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.
 - (2) Steps may encroach into any Minimum **YARD** up to the **LOT LINE**.
 - (3) Notwithstanding this provision, the closest point of the building including the porch for the northerly **DWELLING UNIT** may be 1.7 metres (5.58 feet) to the curved portion of the **FRONT LOT LINE**.
 - (4) The Maximum **ENCROACHMENT OF PORCHES** into the Minimum **FRONT YARD** shall be 1.5 metres (4.92 feet).
 - (5) This provision only applies to the end units of townhouse **DWELLING UNITS**.
 - (6) The Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Minimum **REAR YARD** shall be 1.8 metres (5.91 feet).
- vi) The following provisions shall apply to the lands denoted as Parcel 4 as shown on Schedule "B" to this By-law 85-24:
- a) The private **LANE** that abuts Parcel 4 as shown on Schedule "B" to this By-law shall be considered as a **STREET**.
 - b) Minimum **LOT AREA** (Interior Lot): 130.0 square metres (1,399.35 square feet)
 - c) Minimum **LOT AREA** (Corner Lot): 132.0 square metres (1,420.88 square feet)

d) Minimum LOT FRONTAGE (Interior Lot):	5.7 metres (18.70 feet)
e) Minimum LOT FRONTAGE (Corner Lot):	6.0 metres (19.69 feet)
f) Minimum FRONT YARD (1)(2)(3)(4):	4.5 metres (14.76 feet)
g) Minimum EXTERIOR SIDE YARD (2)(3):	0.2 metres (0.66 feet)
h) Minimum INTERIOR SIDE YARD (2)(5):	0.0 metres (0.0 feet)
i) Minimum REAR YARD (2)(6)(7):	5.5 metres (18.04 feet)
j) Maximum DRIVEWAY WIDTH :	3.1 metres (10.17 feet)
k) Maximum LOT COVERAGE :	58.00%

NOTES:

- (1) A minimum of 25% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.
 - (2) Steps may encroach into any Minimum **YARD** up to the **LOT LINE**.
 - (3) Notwithstanding this provision, the closest point of the building including the porch for the corner **DWELLING UNITS** may be 0.13 metres (0.43 feet) to the curved portion of the **FRONT LOT LINE** or **FLANKAGE LOT LINE**.
 - (4) The Maximum **ENCROACHMENT OF PORCHES** into the Minimum **FRONT YARD** shall be 1.5 metres (4.92 feet).
 - (5) This provision only applies to the end units of townhouse **DWELLING UNITS**.
 - (6) The Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Minimum **REAR YARD** shall be 1.8 metres (5.91 feet).
 - (7) Notwithstanding this provision, the Minimum **REAR YARD** for the northerly and southerly units shall be 4.5 metres (14.76 feet).
- vii) The following provisions shall apply to the lands denoted as Parcel 5 as shown on Schedule "B" to this By-law 85-24:

a) The private LANE that abuts Parcel 5 as shown on Schedule "B" to this By-law shall be considered as a STREET .	
b) Minimum LOT AREA (Interior Lot):	130.0 square metres (1,399.35 square feet)
c) Minimum LOT AREA (Corner Lot):	180.0 square metres (1,937.57 square feet)
d) Minimum LOT FRONTAGE (Interior Lot):	5.7 metres (18.70 feet)
e) Minimum LOT FRONTAGE (Corner Lot):	7.5 metres (24.61 feet)
f) Minimum FRONT YARD (1)(2)(3)(4):	4.0 metres (13.12 feet)
g) Minimum EXTERIOR SIDE YARD (2):	0.0 metres (0.0 feet)
h) Minimum INTERIOR SIDE YARD (2)(5)(6):	5.0 metres (16.40 feet)
i) Minimum REAR YARD (2)(6):	5.9 metres (19.36 feet)
j) Maximum DRIVEWAY WIDTH (7):	3.1 metres (10.17 feet)
k) Maximum LOT COVERAGE :	58.00%

NOTES:

- (1) A minimum of 23% of the area of the **FRONT YARD** shall be used for no other purpose than landscaping.
- (2) Steps may encroach into any Minimum **YARD** up to the **LOT LINE**.
- (3) Notwithstanding this provision, the closest point of the building including the porch for the northerly **DWELLING UNIT** may be 1.0 metres (3.28 feet) to the curved portion of the **FRONT LOT LINE**.
- (4) The Maximum **ENCROACHMENT OF PORCHES** into the Minimum **FRONT YARD** shall be 1.5 metres (4.92 feet).
- (5) This provision only applies to the end units of townhouse **DWELLING UNITS**.
- (6) The Maximum **ENCROACHMENT OF PORCHES, DECKS AND BALCONIES** into the Minimum **REAR YARD** and Minimum **INTERIOR SIDE YARD** shall be 1.8 metres (5.91 feet).
- (7) Notwithstanding this provision, the Maximum **DRIVEWAY WIDTH** for the northerly and southerly **DWELLING UNITS** may be 5.0 metres

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(16.40 feet).”

2. 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.
3. 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.
4. Schedules “A” and “B” attached to By-law 85-24 are declared to form a part of this by-law.

Passed this 19th day of June, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

D02-18015 (LP)

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 85-24

By-law 85-24 affects lands described as Lots 125, 126, 127 and 128, Plan 1960, municipally known as 159, 169, 177, 181 and 189 Carrville Road.

By-law 2523, as amended, zones the subject lands “Third Density Residential – A (R3A) Zone”.

By-law 85-24 will have the effect of rezoning the subject lands to Multiple Family One (RM1) Zone under By-law 2523, as amended, with site specific provisions to permit the construction of a residential development comprised of 32 townhouse dwelling units and 2 semi-detached dwelling units on the subject lands.



