

The Corporation of the City of Richmond Hill

By-law XX -24

A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill and By-law No. 128-04 of the Corporation of Richmond Hill.

AND WHEREAS the Council of the Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of _____, 2024, 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 128-04, as amended, be and hereby is further amended by removing those lands shown on Schedule "1" to this By-law XX -24 (the "Lands") and any provision of By-law 128-04, 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 "Multiple Residential One (RM1) Zone" as shown on Schedule "1" of this By-law XX-24; and,
 - c) by adding the following to Section 7 – Exceptions:

"7.XXX

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96 of the Corporation, as amended, the following special provisions shall apply on the lands zoned "Multiple Residential One (RM1) Zone – Block Town House" on Schedule "1" to this By-law XX -24 and denoted by a bracketed number (7.XXX):

i) The following provisions shall apply to the Lands:

- (a) Maximum Unit Count: 108
- (b) Maximum **LOT COVERAGE** (1): 40%
- (c) Minimum Required **FRONT YARD** (2):
3.0 metres (9.84 feet)
- (d) Minimum Required **REAR YARD**: 5.0 metres (16.4 feet)
- (e) Minimum building separation (3): 10.0 metres (32.8 feet)
- (f) Maximum **HEIGHT** (4): 14.5 metres (47.57 feet)
- (g) A minimum of 1 **loading space** shall be required
- (h) Minimum Number of **Parking Spaces**:

a. Resident: 1 Parking Space per Dwelling Unit

b. Visitor: 0.09 Visitor Parking Spaces per Dwelling Unit

- (i) Minimum number of Bicycle Parking Spaces: 0.5 spaces per **Dwelling Unit**
- (j) The minimum landscape strip abutting a street line shall be 1.0 metres (3.28 feet)
- (k) The minimum landscape buffer abutting a low-density residential zone shall be 1.0 metres (3.28 feet)
- (l) An electrical transformer can be located at any location on the property with no setback required.

NOTES:

- (1) For the purposes of calculating the maximum **floor area ratio** and the maximum **lot coverage**, the **lot area** shall be deemed to be 7,441.35 square meters (80,098.02 square feet), regardless of any conveyances for road widening purposes, dedications or severances.
 - (2) A common elevated walkway providing access to the main entrance to a dwelling unit shall be permitted to encroach into a **front yard** to a maximum of 1.9 metres measured from the **main front wall** of a building.
 - (3) Building separation shall be measured from the **main front wall** of a building to the front or side wall of any other building on the same property. Building elements including porches, canopies, overhangs, window bays, balconies, terraces, and staircases leading to the main entrance of a dwelling unit or units are permitted to encroach within the building separation to a maximum of 2.0 meters (6.56 feet).
 - (4) The height of the building shall be calculated from Established Grade as defined in this By-law.
- ii) For the purposes of this By-law, the following definitions shall either be added to, or shall replace the existing definitions set out in Section 6 of By-law 313-96, as amended:
- (a) **Dwelling, Back-to-Back Stacked Townhouse** means a **building** containing at least three (3) **dwelling units**, each **dwelling unit** being separated from the other vertically and horizontally and having independent external access.
 - (b) **Floor Area, Gross** means the aggregate of the **floor areas** of all the **storeys** of a **building** above **established grade**, measured between the exterior faces of the exterior walls of the **building** at each floor level, but excluding loading areas; parking structures, above or below grade; a room or enclosed area, including within the **building** or **structure**, that is used exclusively for the accommodation of mechanical equipment, including heating, cooling, ventilation, electrical equipment, shafts, fire protection equipment, plumbing or elevator equipment and service; any below grade areas; any space with a ceiling height of less than 1.8 metres (5.9 feet); and, unenclosed balconies and terraces.
 - (c) **Grade, Established** means 315.64 Meters Canadian Geodetic Datum (C.G.D.).
 - (d) **Height** means with reference to a **building** or **structure**, the vertical distance measured from the **established grade** to the highest point of the roof surface, but excluding parapets, mechanical penthouses, enclosures for rooftop access, and other decorative roof structures which are 6.0 metres (19.69 feet).
 - (e) **Lot Coverage** means the percentage of the **lot** which is covered by a **block townhouse dwelling** and shall not include any other **structure** or portion of a parking structure above or below **established grade**.
 - (f) **Parking Space, Bicycle** means a space for the parking of bicycles and may be located within a **structure** or outdoors.

- (g) **Storey** means that portion of a **building** between the surface of a floor and the floor, ceiling or roof immediately above, provided that any portion of a **building** partly below **established grade** level shall not be deemed a **storey** unless its ceiling is at least 1.8 metres (5.91 feet) above **established grade**. For the purposes of By-law XX-24, an enclosed area that is intended to provide access from a **dwelling unit** to a roof shall not be deemed a **storey**.
 - (h) **Structure** means anything that is erected, built or constructed of parts joined together and **attached** or fixed permanently to the ground or any other **structure**. For the purposes of this By-law, a fence not exceeding 1.8 metres (5.91 feet) in **height**, a retaining wall, a railing, a hedge, a light standard and a sign shall be deemed not to be **structures**.”
 - (i) **Main Front Wall** means the wall of a building or structure containing the primary pedestrian entrance to a dwelling unit.
3. All other provisions of By-law 313-96, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “1” 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. Schedule “1” attached to By-law XX-24 is declared to form a part of this by-law.

Passed this XXth day of XXXX, 2024.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 96-22

By-law 96-22 affects the lands described as Lots 1,2,3, and 4, Registered Plan 349, municipally known as 40, 50, 60 and 74 Stouffville Road.

By-law 128-04, as amended, zones the subject lands “Urban Zone (UR)”.

By-law XX-24 will have the effect of rezoning the subject lands to “Multiple Residential One (RM1) Zone” under By-law 313-96, as amended, and will establish site specific development standards to facilitate the construction of 108 back-to-back stacked townhouse dwelling units on the property, with a height of 4-storeys (not including mechanical penthouse or rooftop access).

Schedule "1"

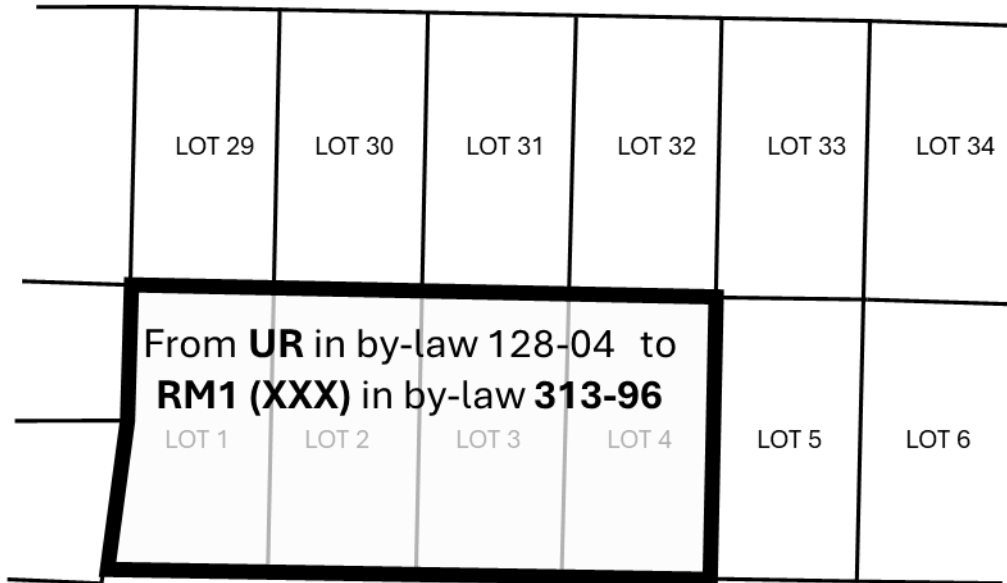
To By-law No. ____
This is Schedule "1" to By-law No. ____
passed by the Council of the Corporation of
The Town of Richmond Hill, on the
__ day of __, 2024

Mayor

Clerk



MUIRHEAD CRESCENT



STOUFFVILLE ROAD

————— Area Subject to this By-Law