

September 2024

Revisions from last submission shown in red

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. ____-24

A By-law to Amend By-law No. 190-87, as amended of
The Corporation of the City of Richmond Hill

WHEREAS the Council of The Corporation of the City of Richmond Hill at its meeting of _____, 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 No. 190-87 of the Corporation of the City of Richmond Hill, as amended, be further amended as follows:

- a) The lands shown on Schedule '1' to By-law No. -24 are hereby zoned "Multiple Residential One (RM1) Zone" according to By-law No. 190-87, as amended;
- c) By adding the following to Section 10 – EXCEPTIONS of By-law No. 190-87, as amended, as follows:

"10. ____

Notwithstanding any other provisions of By-law No. 190-87, as amended, to the contrary, on those lands zoned "RM1" and shown on Schedule '1' to By-law No. -24 and denoted by the bracketed number () (the Lands), the following special provisions shall apply:

- 1. In this by-law,
 - a) LANE means a parcel of land which is a COMMON ELEMENT CONDOMINIUM for means of vehicular and pedestrian access.
 - b) LOT means a LOT as defined under By-law 76-91, as amended, includes a PARCEL OF TIED LAND.
- 2. No person shall hereafter use any land or erect or use a BUILDING or STRUCTURE in a "Residential Multiple Family One (RM1) Zone" except in accordance with the following provisions:
 - a) Uses permitted in a "Multiple Fifth Density Special (RMS) Zone":
 - i) TOWNHOUSE DWELLING
 - b) The following provisions shall apply to the "Lands" zoned "RM1" shown on Schedule "1":
 - i) **For the purpose of this section, the "Lands" zoned "RM1" shall be deemed to be a LOT**
 - ii) Minimum LOT FRONTAGE: 37.0 metres
 - iii) Minimum LOT AREA: 2,700 square metres
 - iv) Maximum LOT COVERAGE: 45%
 - v) Minimum LANDSCAPING area: 18%
 - vi) Maximum number of TOWNHOUSE DWELLING UNITS: 15
 - c) The following provisions shall apply to the further division of the "Lands" shown on Schedule "2" into those parcels denoted on Schedule "2" to By-law _____ as Parcel "A",

Parcel "B" and Parcel "C", each of which shall be deemed to be a LOT:

- i) Minimum LOT FRONTAGE:
 - a) Parcel A: 39 metres
 - b) Parcel B: 33 metres
 - c) Parcel C: 34 metres
 - ii) For the purposes of subsection 2(c)(i), LOT FRONTAGE shall be deemed to be the following:
 - a) Parcel A: the northerly lot line that abuts a LANE as shown on Schedule "2"
 - b) Parcel B: the easterly lot line that abuts a LANE as shown on Schedule "2"
 - c) Parcel C: the westerly lot line that abuts a LANE as shown on Schedule "2"
 - iii) Minimum LOT AREA:
 - a) Parcel A: 600 square metres
 - b) Parcel B: 700 square metres
 - c) Parcel C: 475 square metres
 - iv) Maximum Number of Units
 - a) Parcel A: 6
 - b) Parcel B: 5
 - c) Parcel C: 4
 - v) For the purposes of the further division of Parcels A, B, and C each parcel of tied land shall have frontage on a STREET or a LANE.
 - i) In the case of a lot abutting a LANE of STREET with a curved corner or daylight triangle, the LOT LINES shall be deemed to extend to their hypothetical point of intersection with the extension of the LOT LINE abutting the STREET or LANE for the purposes of calculating minimum yard setbacks, provided no portion of a structure is located within the LANE.
- d) The following provisions shall apply to a LOT that is a PARCEL OF TIED LAND:
- ii) For the purposes of subsection (d), LOT FRONTAGE shall be measured along the LANE.
 - iii) In the case of a PARCEL OF TIED LAND abutting a LANE of STREET with a curved corner or daylight triangle, the LOT LINES shall be deemed to extend to their hypothetical point of intersection with the extension of the LOT LINE abutting the STREET or LANE for the purposes of calculating minimum yard setbacks, provided no portion of a structure is located within the LANE.
 - iv) A SIDE LOT LINE abutting a sidewalk or parking area shall not be considered a FLANKAGE LOT LINE.
 - v) Minimum number of Parking Spaces:
 - 2 parking spaces per dwelling unit
 - 0.25 visitor parking spaces per dwelling unit

v) USE STANDARDS (Parcels A-C)

I. Within Parcel A shown on Schedule “2” to By-law No. - 24, no building or structure or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	5.8 metres
MINIMUM LOT AREA PER UNIT	80 square metres
MAXIMUM LOT COVERAGE	75%
MINIMUM FRONT YARD	1.0 metre
MINIMUM INTERIOR SIDE YARD	0 metres
MINIMUM EXTERIOR SIDE YARD	1.0 metre
MINIMUM REAR YARD	3.0 metres
MAXIMUM BUILDING HEIGHT	12.5 metres

II. Within Parcel B shown on Schedule “2” to By-law No. - 24, no building or structure or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	6.0 metres
MINIMUM LOT AREA PER UNIT	110 square metres
MAXIMUM LOT COVERAGE	60%
MINIMUM FRONT YARD	4.0 metres
MINIMUM INTERIOR SIDE YARD	0 metres
MINIMUM EXTERIOR SIDE YARD	1.0 metre
MINIMUM REAR YARD	5.0 metres
MAXIMUM BUILDING HEIGHT	12.5 metres

III. Within Parcel C shown on Schedule “2” to By-law No. - 24, no building or structure or part thereof shall be erected or used except in accordance with the following:

MINIMUM LOT FRONTAGE	7.8 metres
MINIMUM LOT AREA PER UNIT	100 square metres
MAXIMUM LOT COVERAGE	75%
MINIMUM FRONT YARD	1.0 metre
MINIMUM INTERIOR SIDE YARD	0 metres
MINIMUM EXTERIOR SIDE YARD	1.5 metres
MINIMUM REAR YARD	2.5 metres
MAXIMUM BUILDING HEIGHT	12.5 metres

e) Regulations for detached ACCESSORY BUILDINGS and STRUCTURES:

A detached accessory building or structure is **only** permitted in the rear yard of Parcel "B"

f) LANDSCAPING

5.13 (a) of By-law 190-87 shall not apply.

g) LANDSCAPING

Provision 1(e) of By-Law 84-03 shall not apply.

h) ENCROACHMENTS

Notwithstanding Table 5.12.1 of By-Law 190-87, decks, porches, landings and steps will be permitted into fully project into the minimum required yards.

3. All other provisions of By-law No. 190-87 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 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 "1" and "2" attached to By-law No. -24 are declared to form a part of this By-law.

PASSED THIS _____ DAY OF _____, 2024.

Mayor

City Clerk

THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. _____-24

By-law No. _____-24 affects lands described as Part of Lots Lot 1 Registered Plan 2404 (Municipal Address: 112 Elgin Mills Road West).

By-law No. _____-24 rezones the subject lands to “Multiple Residential One (RM1) Zone” in accordance with By-law No. 190-87, as amended, to permit condominium townhouse dwellings within the site. By-law No. _____-24 establishes site specific development standards for this use.



SCHEDULE '1'

TO BY-LAW 2024-_____

This is Schedule '1' to By-Law No. _____
passed by the Council of the Corporation of
The City of Richmond Hill,
on the day of, _____ 2024.

Mayor

Clerk

112 ELGIN MILLS ROAD W
PART OF LOT 51, CONCESSION 1 WEST OF YONGE
PART OF LOT 1, REGISTERED PLAN 2404
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY YORK



SCALE 1:750
FEBRUARY 2024



SCHEDULE '2'

TO BY-LAW 2024-_____

This is Schedule '2' to By-Law No. _____
passed by the Council of the Corporation of
The City of Richmond Hill,
on the day of, _____ 2024.

Mayor

Clerk

112 ELGIN MILLS ROAD W
PART OF LOT 51, CONCESSION 1 WEST OF YONGE
PART OF LOT 1, REGISTERED PLAN 2404
CITY OF RICHMOND HILL
REGIONAL MUNICIPALITY YORK



SCALE 1:750
MARCH 2024