

THE CORPORATION OF THE CITY OF RICHMOND HILL

BY-LAW NO. XX-25

A By-law to Amend By-law No. 66-71, as amended, of

The Corporation of the City of Richmond Hill

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of 2025 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 No. 66-71, as amended, of The Corporation of the City of Richmond Hill ("By-law 66-71") be and hereby is further amended as follows:
 - a) By rezoning those lands shown on Schedule "A" to this By-law XX-25 (the "Lands") from "Residential Second Density (R2) Zone" to "Residential Multiple First Density (RM1) Zone" under By-law No. 66-71, as amended; and,
 - b) By adding the following to Section 11 – SPECIAL PROVISIONS

"11.XXX

Notwithstanding any other inconsistent or conflicting provision of By-law No. 66-71 of the Corporation, as amended, the following special provisions shall apply to single detached dwellings on the lands zoned "RM1" on Schedule "A" to By-law No. XX-25 and denoted by a bracketed number (11.XXX):

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|-------|--|----------------------|
| i) | Minimum Lot Frontage: | 18.04 metres |
| ii) | Minimum Lot Area: | 547.01 square metres |
| iii) | Maximum Gross Floor Area (per unit): | 200.0 square metres |
| iv) | Minimum Front Yard Setback: | 5.28 metres |
| v) | Minimum Interior Side Yard Setback: | 1.40 metres |
| vi) | Minimum Exterior Side Yard Setback: | 2.20 metres |
| vii) | Minimum Rear Yard Setback: | 2.00 metres |
| viii) | Maximum Building Height: | 7.41 metres |
| ix) | Maximum Number of Storeys: | 2 storeys |
| x) | Maximum Lot Coverage: | 35.74% |
| xi) | Residential vehicle parking will be provided at a minimum rate of 2.0 spaces per unit. | |

- xii) Visitor vehicle parking will be provided at a minimum rate of 0.25 spaces per unit.
- xiii) The maximum permitted encroachment for a deck and balcony shall be 2.21 metres.

Notwithstanding any other inconsistent or conflicting provision of By-law No. 66-71 of the Corporation, as amended, the following special provisions shall apply to semi-detached dwellings on the lands zoned "RM1" on Schedule "A" to By-law No. XX-25 and denoted by a bracketed number (11.XXX):

- i) Minimum Lot Frontage: 7.20 metres
 - ii) Minimum Lot Area: 183.69 square metres
 - iii) Maximum Gross Floor Area (per unit): 84.20 square metres
 - iv) Minimum Front Yard Setback: 4.56 metres
 - v) Minimum Interior Side Yard Setback: 0.00 metres
 - vi) Minimum Exterior Side Yard Setback: 0.95 metres
 - vii) Minimum Rear Yard Setback: 5.52 metres
 - viii) Maximum Building Height: 10.86 metres
 - ix) Maximum Number of Storeys: 3 storeys
 - x) Maximum Lot Coverage: 44.17%
- xi) Residential vehicle parking will be provided at a minimum rate of 2.0 spaces per unit.
 - xii) Visitor vehicle parking will be provided at a minimum rate of 0.25 spaces per unit.
 - xiii) The maximum permitted encroachment for a deck and balcony shall be 1.87 metres.
- c) The following definitions shall apply to the lands zoned "RM1" on Schedule "A" to By-law No. XX-25 and denoted by a bracketed number (11.XXX):
- A LOT shall include a PARCEL OF TIED LAND.
 - A LANE shall include a parcel of land which is a COMMON ELEMENT CONDOMINIUM for means of vehicular and pedestrian access.
 - A STREET shall include a LANE.

2. All other provisions of By-law No. 66-71, 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 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. Schedule "A" attached to By-law No. XX-25 is declared to form a part of this By-law.

PASSED THIS _____ Day of _____ 2025

Dave West
Mayor

Stephen M.A. Huycke
City Clerk

THE CORPORATION OF THE CITY OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. XX-25

By-law No. XX-25 affects lands known as Lot 45 Registrar's Compiled Plan 12003, City of Richmond Hill, municipally known as 114 Centre Street West.

By-law 66-71, as amended, of The Corporation of the City of Richmond Hill, zones the subject lands as "Residential Second Density (R2) Zone". The "R2" Zone permits a single family detached dwelling.

By-law XX-25 will have the effect of rezoning the subject lands to "Residential Multiple First Density (RM1) Zone" with site specific development standards to facilitate the construction of two (2) single detached dwellings (2 units) and two (2) semi-detached dwellings (4 units) on the subject lands.

