

## The Corporation of the City of Richmond Hill

### By-law 144-24

A By-law to Amend By-laws 2523, 2325-68, 108-85, 232-85, 107-86, 184-87, 190-87, 39-71, 66-71, 181-81, 57-88, 76-91, 255-96, 278-96, 312-96, 235-97 and 111-17, all 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 October 22, 2024, directed that this by-law be brought forward to Council for its consideration;

And Whereas the lands affected by this amending by-law are situated in the City of Richmond Hill and are as shown in Schedules "A1 through A12" to this amending by-law;

Now therefore the Council of The Corporation of the City of Richmond Hill enacts as follows:

1. This by-law 144-24 shall apply to the lands as shown in Schedules "A1" through "A12" of this amending by-law (altogether, the "Lands").
2. With respect to the Lands, notwithstanding any inconsistent or conflicting provisions of Zoning By-laws 2523, 2325-68, 108-85, 232-85, 107-86, 184-87, 190-87, 39-71, 66-71, 181-81, 57-88, 76-91, 255-96, 278-96, 312-96, 235-97 and 111-17, of The Corporation of the City of Richmond Hill, all as amended (the "Zoning By-laws"), the maximum height for buildings shall be:
  - a. up to 4 storeys and 15.0 metres (49 feet); or,
  - b. the maximum height permitted in the Zoning By-laws, if in excess of 4 storeys and 15.0 metres (49 feet).
3. All other provisions of the Zoning By-laws not inconsistent with the provisions set out in this amending by-law 144-24 shall continue to apply to the "Lands." Where a conflict or inconsistency exists, the provisions set out in this By-law 144-24 shall prevail.
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. Schedules "A1" through "A12" attached to this amending By-law 144-24 is declared to form a part of this by-law.

Passed this 11<sup>th</sup> day of December, 2024

---

David West  
Mayor

---

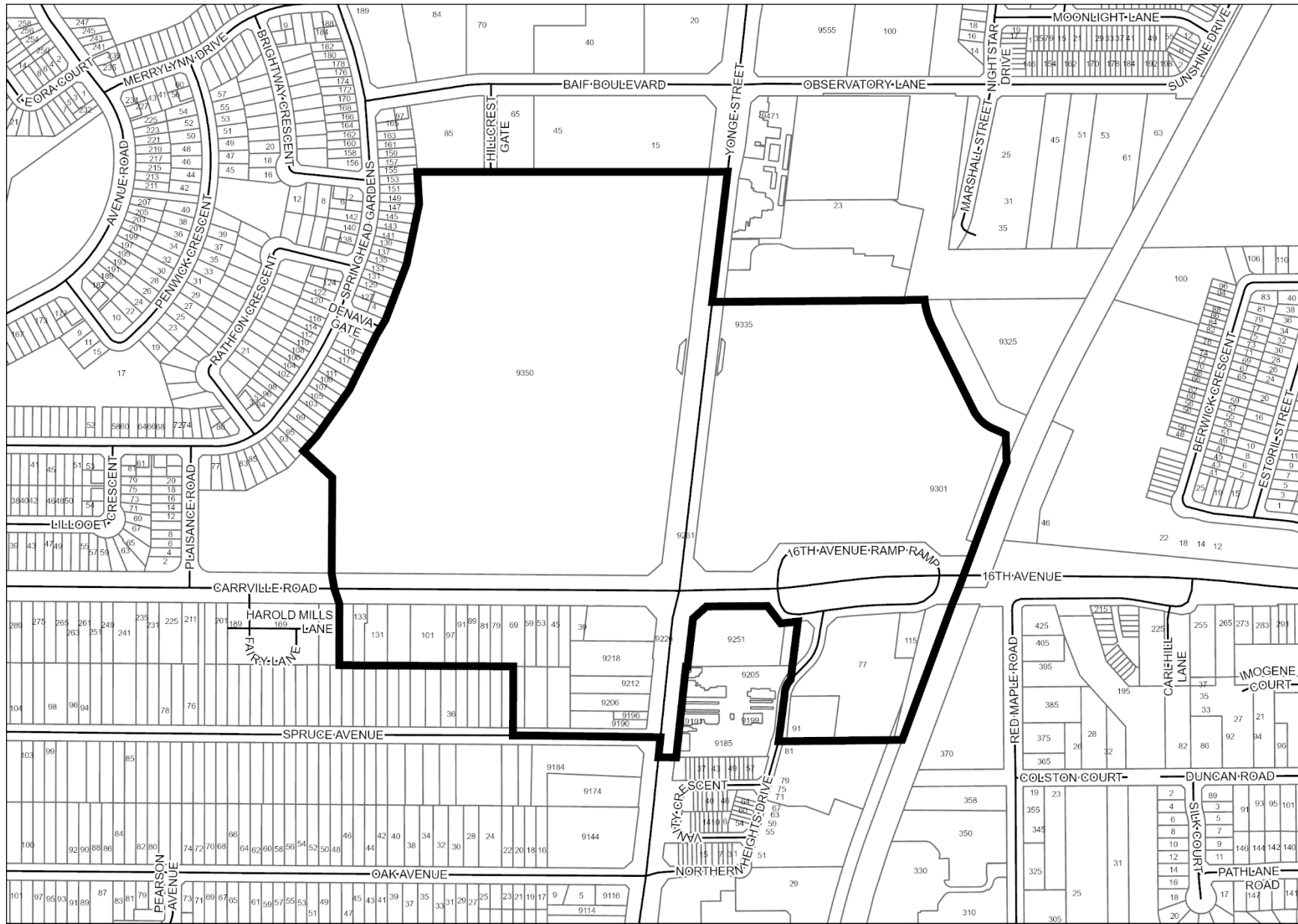
Stephen M.A. Huycke  
City Clerk

## **The Corporation of The City Of Richmond Hill**

### **Explanatory Note to By-Law 144-24**

By-law 144-24 affects the Lands as shown on Schedules "A1" through "A12"

The purpose and effect of this amending Zoning By-law 144-24 is to permit four-storey buildings as-of-right in Major Transit Station Areas with a centres or corridors designation in the City of Richmond Hill's Official Plan. This zoning will enable a modest increase in density and housing in the City's identified intensification areas that are located in proximity to rapid transit. It is intended that this By-law implement the policies contained within Official Plan Amendment Number 59.



 AREA SUBJECT TO THIS BYLAW

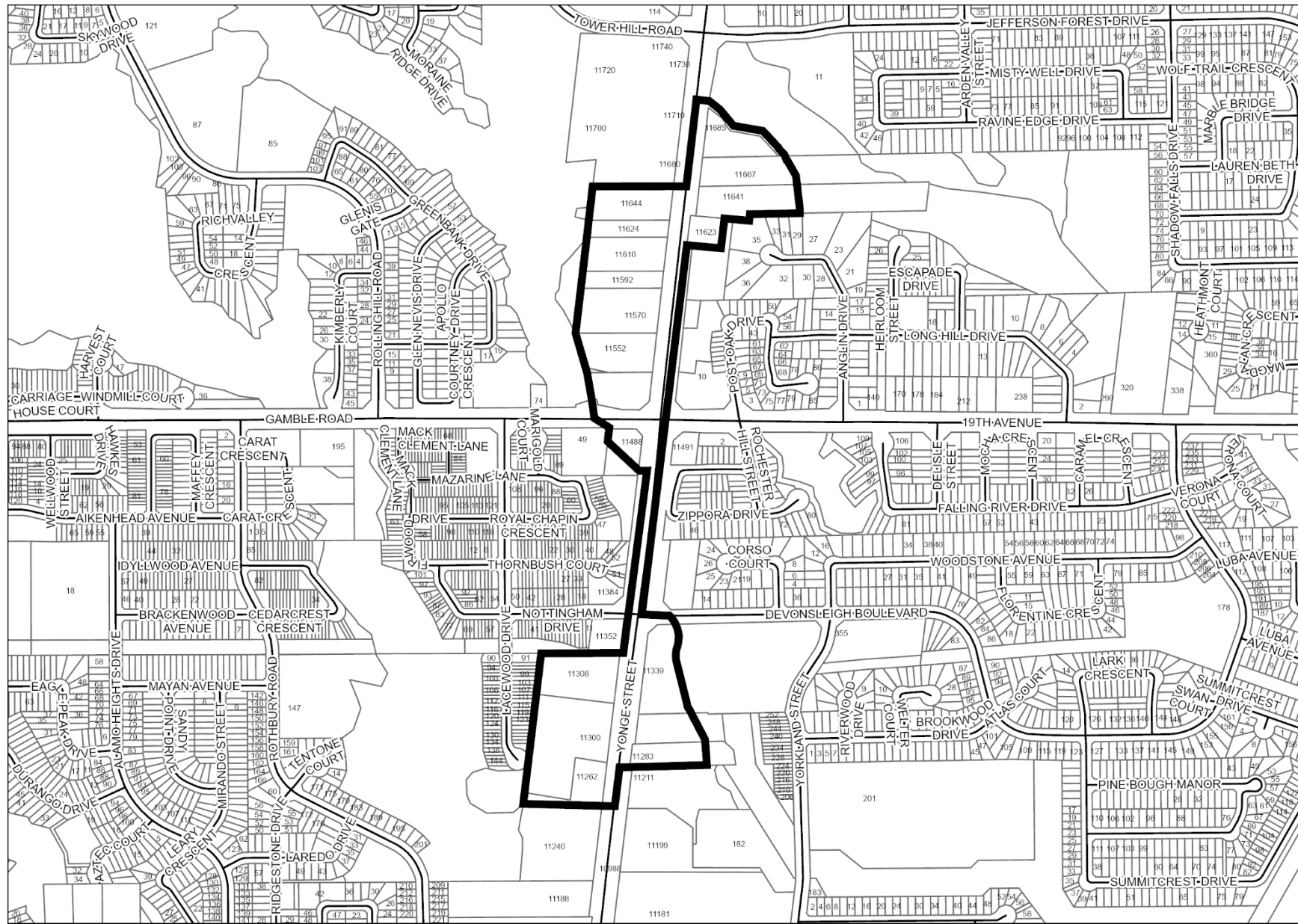


# SCHEDULE "A1" TO BY-LAW NO. 144-24

This is Schedule "A1" to By-Law 144-24 passed by the Council of the Corporation of the City of Richmond Hill on the 11 December, 2024

David West  
Mayor

Stephen M.A. Huycke  
City Clerk



# SCHEDULE "A2" TO BY-LAW NO. 144-24

This is Schedule "A2" to By-Law 144-24 passed by the Council of the Corporation of the City of Richmond Hill on the 11 December, 2024

David West  
Mayor

Stephen M.A. Huycke  
City Clerk

 AREA SUBJECT TO THIS BYLAW





 AREA SUBJECT TO THIS BYLAW

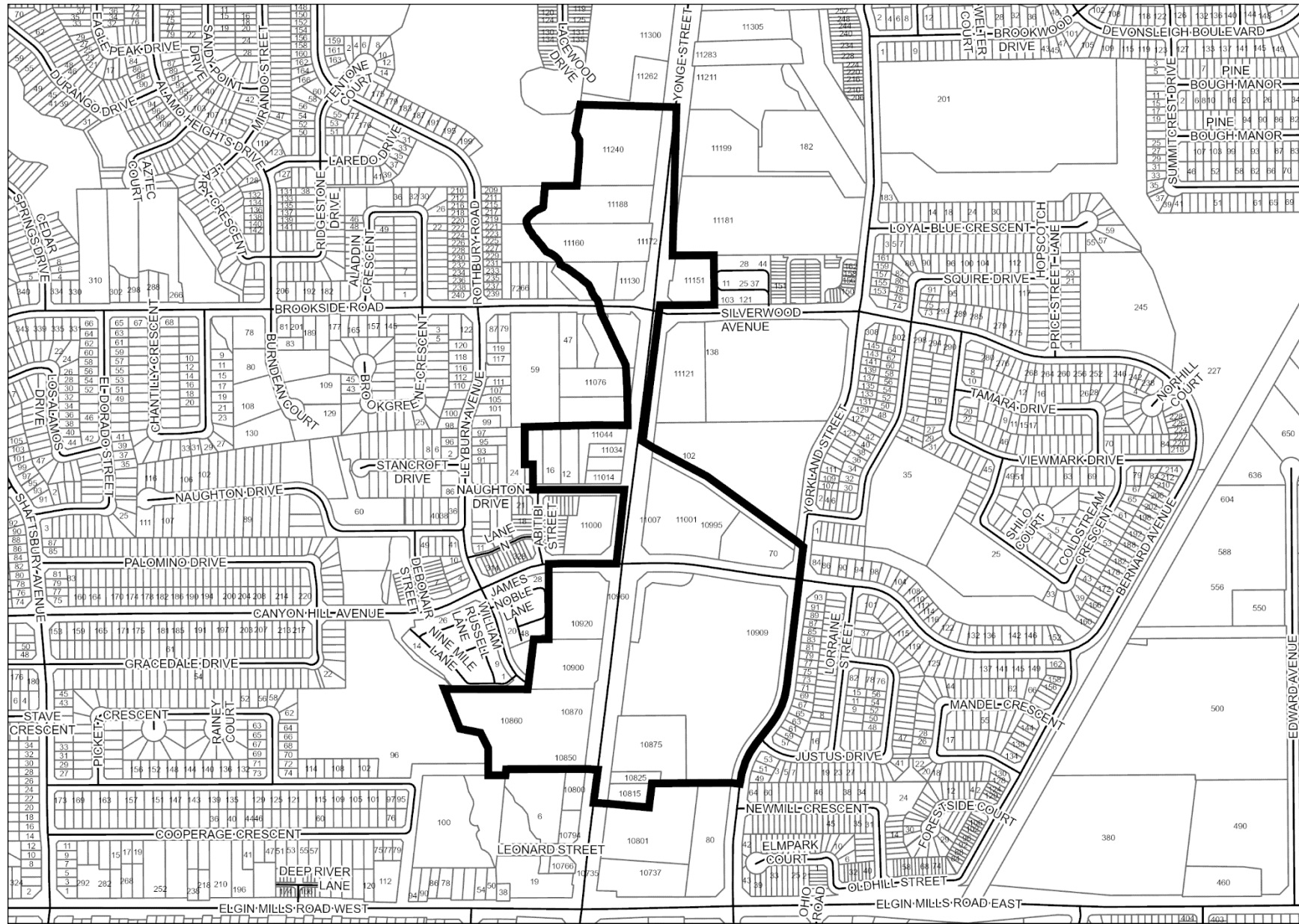


# SCHEDULE "A3" TO BY-LAW NO. 144-24

This is Schedule "A3" to By-Law  
144-24 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
11 December, 2024

David West  
Mayor

Stephen M.A. Huycke  
City Clerk



# SCHEDULE "A4" TO BY-LAW NO. 144-24

This is Schedule "A4" to By-Law  
144-24 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
11 December, 2024

David West  
Mayor

Stephen M.A. Huycke  
City Clerk

 AREA SUBJECT TO THIS BYLAW





# SCHEDULE "A5" TO BY-LAW NO. 144-24

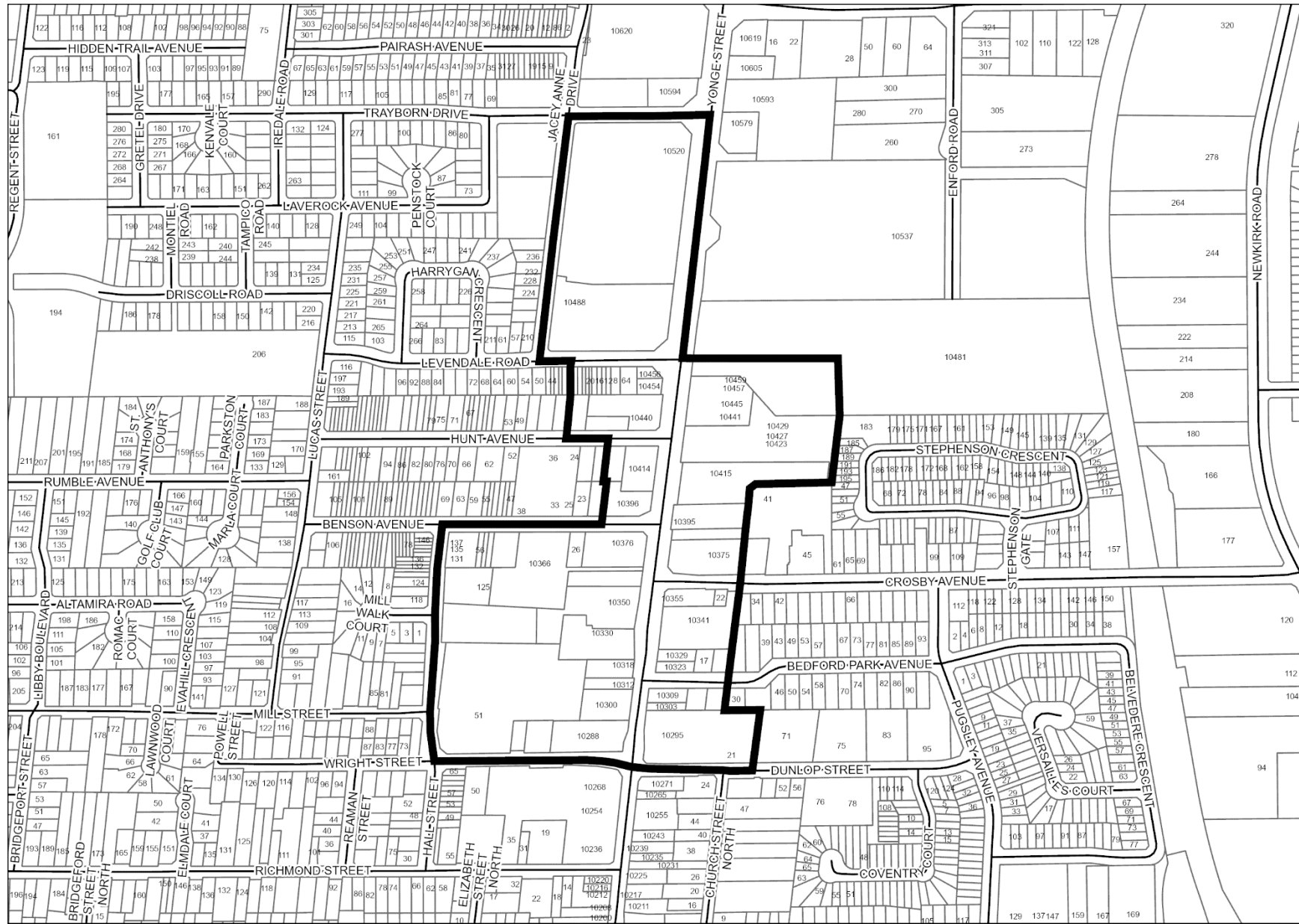
This is Schedule "A5" to By-Law  
144-24 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
11 December, 2024

\_\_\_\_\_  
David West  
Mayor

\_\_\_\_\_  
Stephen M.A. Huycke  
City Clerk

 AREA SUBJECT TO THIS BYLAW





# SCHEDULE "A6" TO BY-LAW NO. 144-24

This is Schedule "A6" to By-Law 144-24 passed by the Council of the Corporation of the City of Richmond Hill on the 11 December, 2024

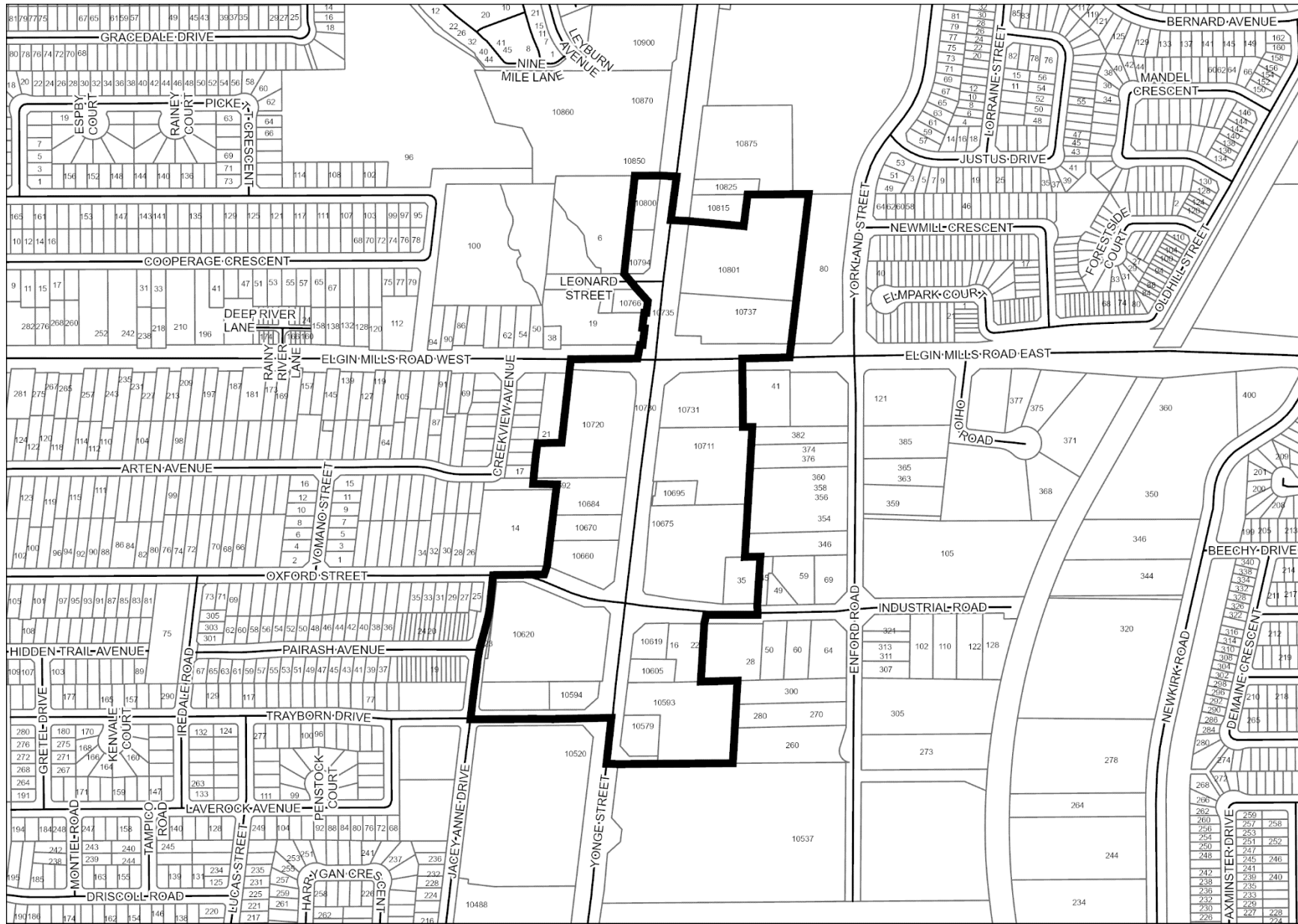
David West  
Mayor

Stephen M.A. Huycke  
City Clerk

 AREA SUBJECT TO THIS BYLAW







# SCHEDULE "A7" TO BY-LAW NO. 144-24

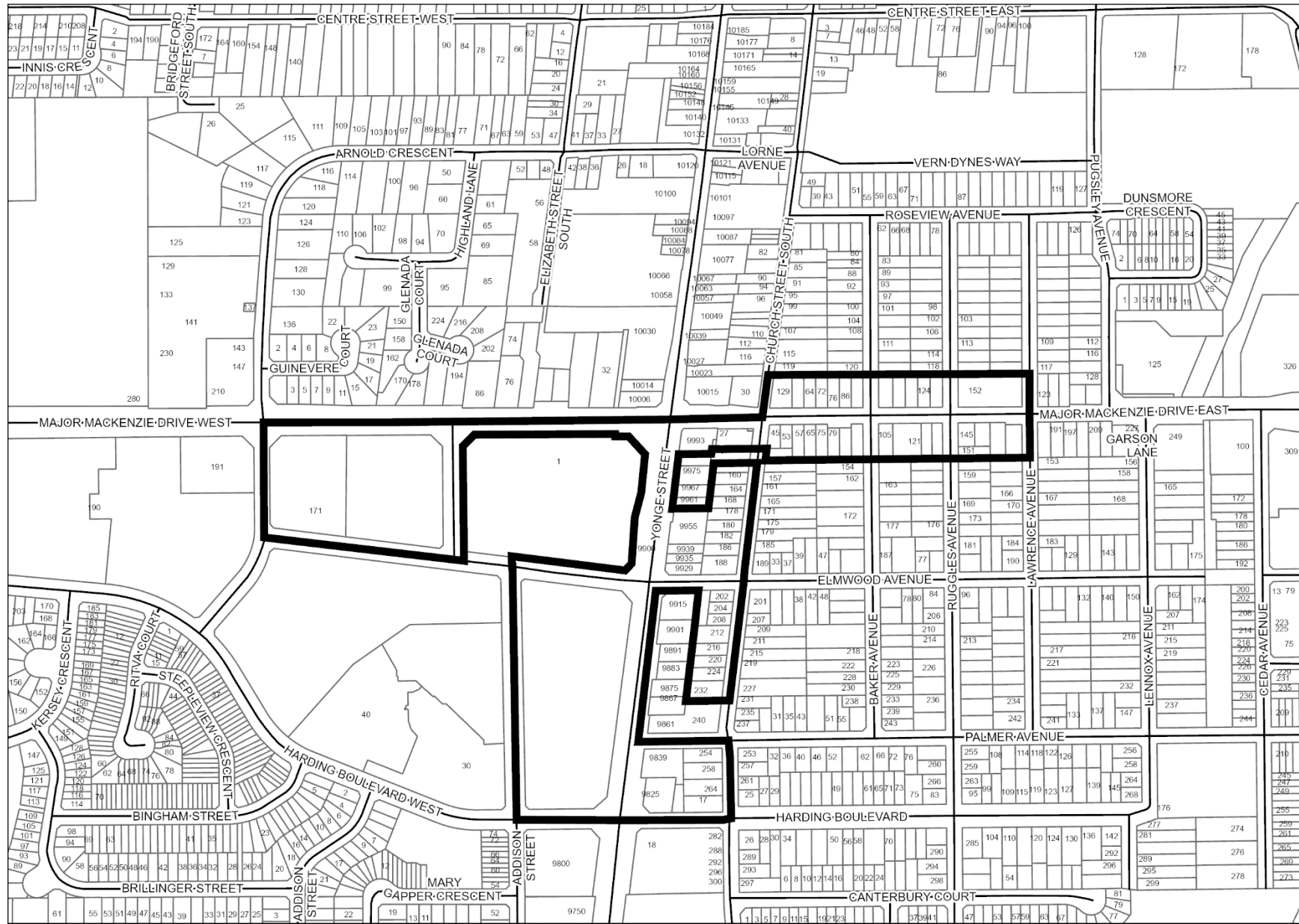
This is Schedule "A7" to By-Law  
144-24 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
11 December, 2024

David West  
Mayor

Stephen M.A. Huycke  
City Clerk

 AREA SUBJECT TO THIS BYLAW





**▭** AREA SUBJECT TO THIS BYLAW

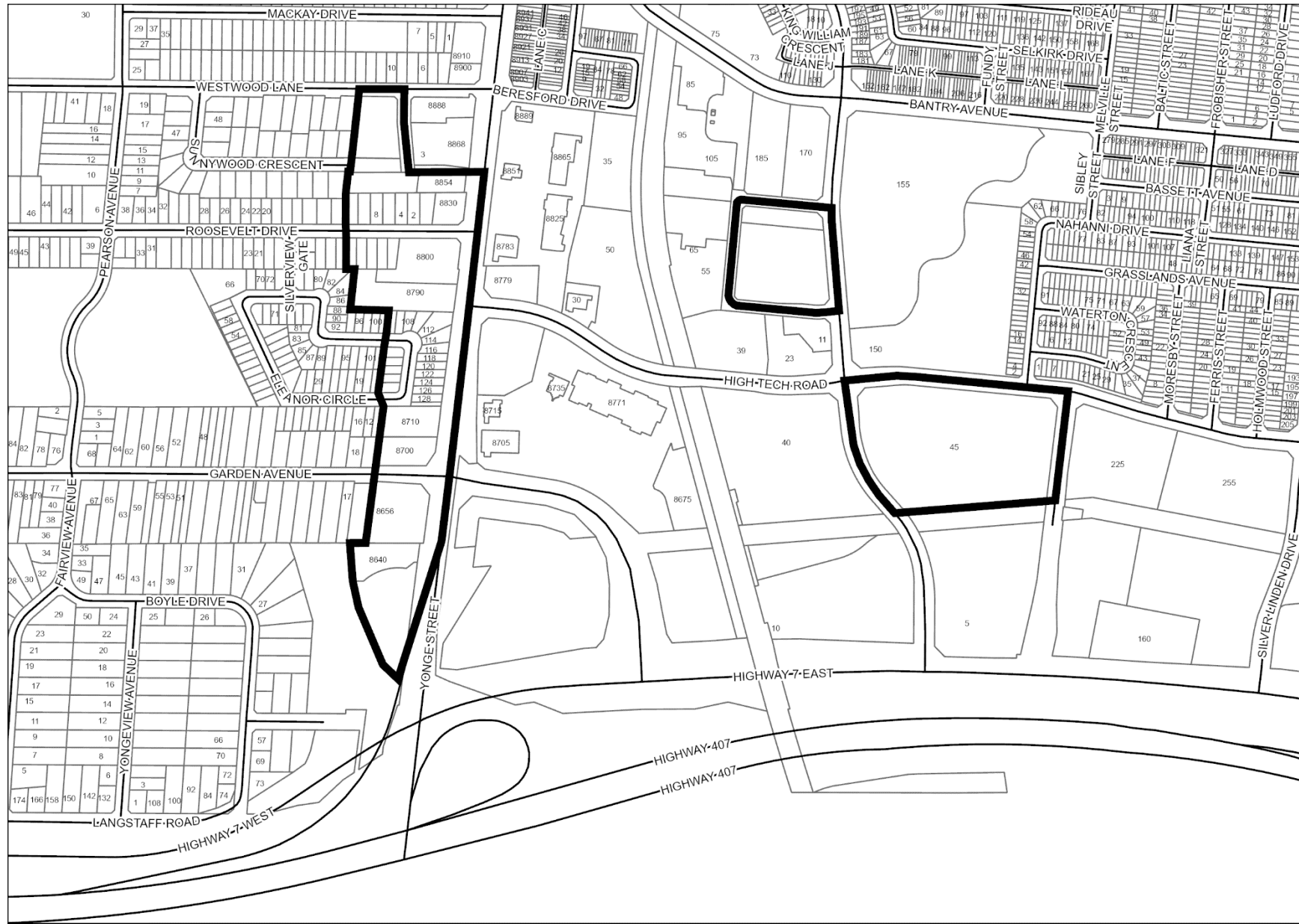


# SCHEDULE "A8" TO BY-LAW NO. 144-24

This is Schedule "A8" to By-Law 144-24 passed by the Council of the Corporation of the City of Richmond Hill on the 11 December, 2024

David West  
Mayor

Stephen M.A. Huycke  
City Clerk



# SCHEDULE "A9" TO BY-LAW NO. 144-24

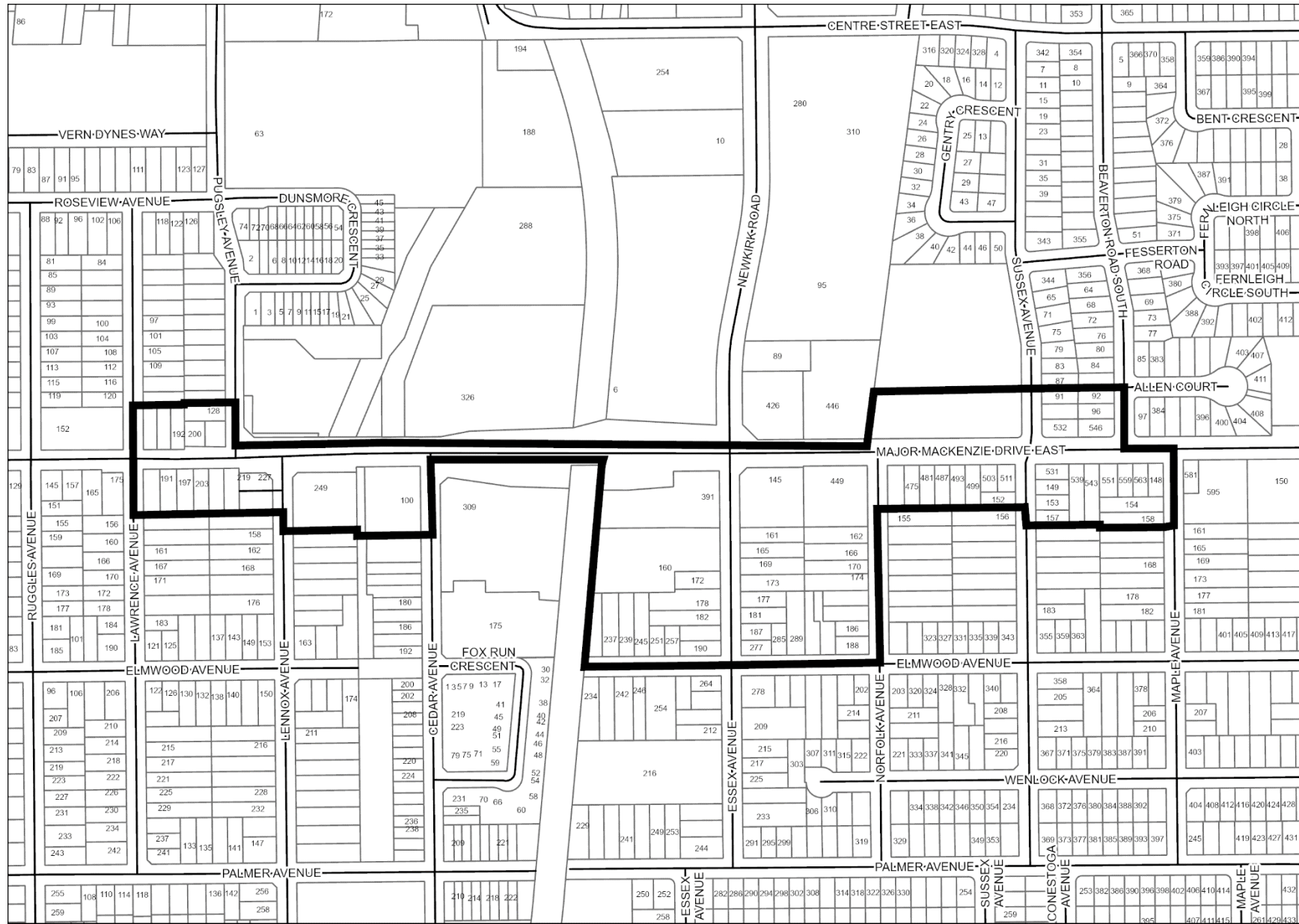
This is Schedule "A9" to By-Law  
144-24 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
11 December, 2024

David West  
Mayor

Stephen M.A. Huycke  
City Clerk

 AREA SUBJECT TO THIS BYLAW





# SCHEDULE "A10"

## TO BY-LAW NO. 144-24

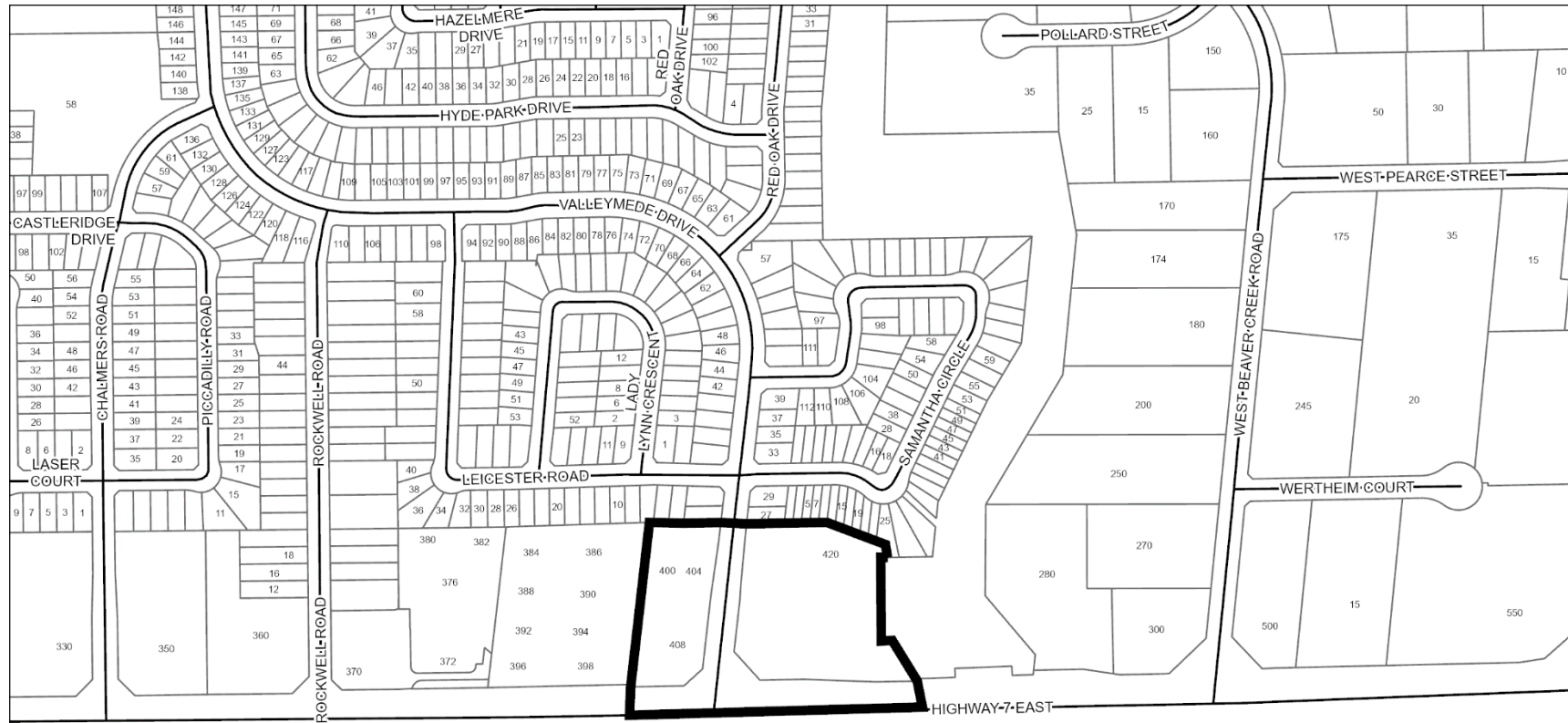
This is Schedule "A10" to By-Law 144-24 passed by the Council of the Corporation of the City of Richmond Hill on the 11 December, 2024

David West  
Mayor

Stephen M.A. Huycke  
City Clerk

 AREA SUBJECT TO THIS BYLAW





# SCHEDULE "A11" TO BY-LAW NO. 144-24

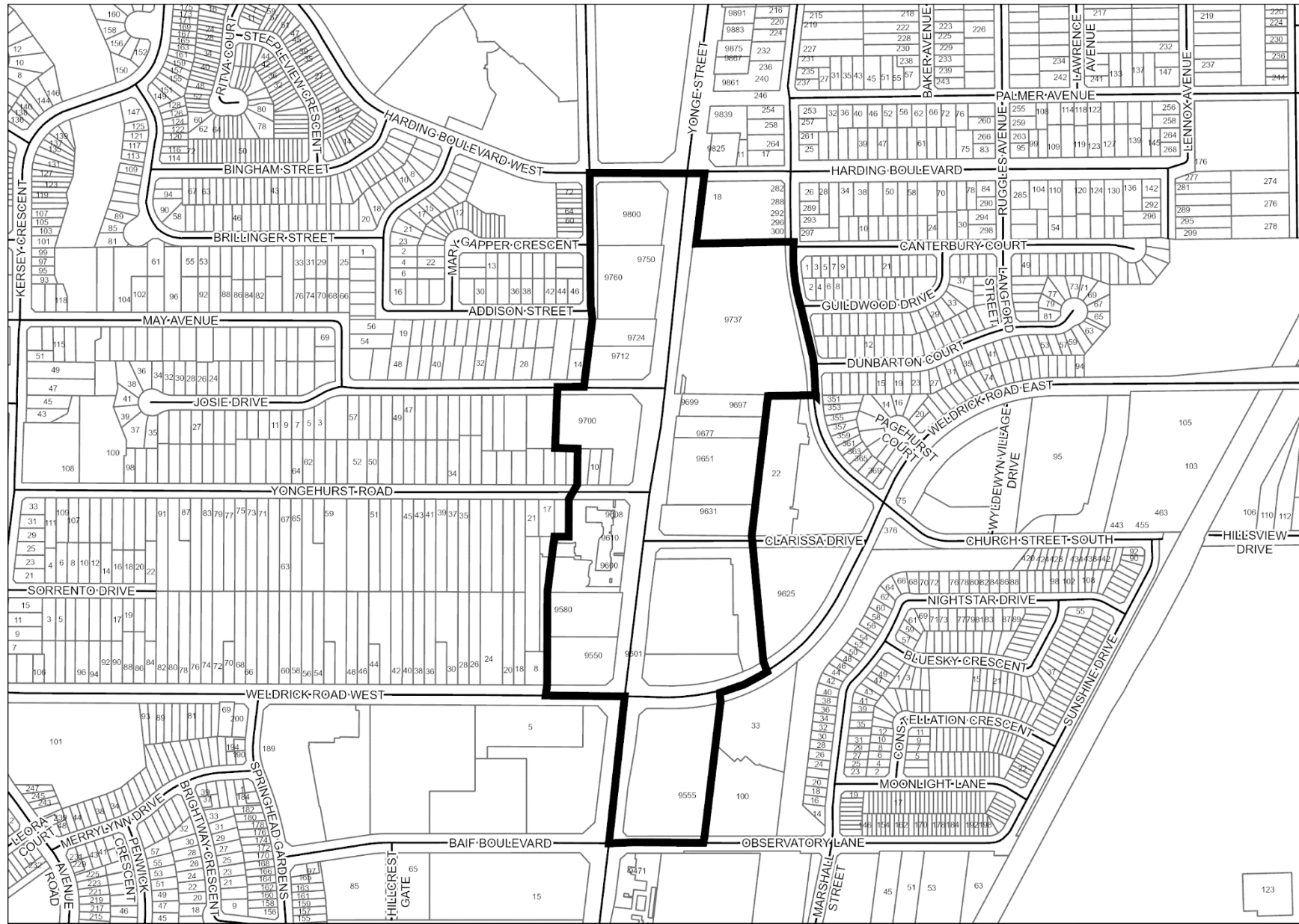
This is Schedule "A11" to By-Law  
144-24 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
11 December, 2024

\_\_\_\_\_  
David West  
Mayor

\_\_\_\_\_  
Stephen M.A. Huycke  
City Clerk

 AREA SUBJECT TO THIS BYLAW





**▭** AREA SUBJECT TO THIS BYLAW



# SCHEDULE "A12" TO BY-LAW NO. 144-24

This is Schedule "A12" to By-Law  
144-24 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
11 December, 2024

David West  
Mayor

Stephen M.A. Huycke  
City Clerk