

The Corporation of the City of Richmond Hill

By-law 42-25

A By-law to Amend By-law 184-87, 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 Council Meeting of March 26, 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 184-87, as amended, of The Corporation of the Corporation of the City of Richmond Hill (“By-law 184-87”), be and hereby is further amended as follows:
 - a) by rezoning the lands shown on Schedule “A” to this By-law 42-25 (the “Lands”) from “Residential Multiple Family One (RM1) Zone” to “Residential Multiple Family Two (RM2) Zone” and “Environmental Protection Area One (EPA1) Zone” under By-law 184-87;

b) **DEFINITIONS**

For the purposes of this By-law, the following definitions shall apply to the Lands shown on Schedule “A” to this By-law 42-25:

AMENITY SPACE

Means outdoor space on a **LOT** that is communal and available for use by the occupants of a **BUILDING** on the **LOT** for recreational or social activities.

APARTMENT DWELLING

Means a **BUILDING** containing five (5) or more **DWELLING UNITS** all of which have a common external access to the **BUILDING** by means of a common corridor system. An **APARTMENT DWELLING** may take the form of a high rise.

BUILDING

Means a **STRUCTURE** occupying an area greater than 10 square metres (107.64 square feet) consisting of a wall, roof, and floor, or any one or more of them, or a structural system serving the function thereof, including all works, fixtures and service systems appurtenant hereto.

FLOOR SPACE INDEX (FSI)

Means the total **GROSS FLOOR AREA** of all **BUILDINGS** on a **LOT** expressed as a ratio or multiple of the **LOT AREA**.

LANDSCAPING

Means any combination of trees, shrubs, flowers, grass or other horticultural elements, decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property and shall not include any **AMENITY SPACE**, **PARKING SPACES**, **DRIVEWAYS**, or ramps.

PARKING STRUCTURE

Means a **BUILDING** or part thereof used for storage or parking of **MOTOR VEHICLES**.

PODIUM

Means the first four (4) storeys of an **APARTMENT BUILDING**.

STACKED TOWNHOUSE DWELLING

Means a **BUILDING** containing at least three (3) **DWELLING UNITS**, each **DWELLING UNIT** being separated from the other vertically and horizontally and having an independent access.

TOWER

Means all storeys above the storeys that constitute the height of a **PODIUM** in an **APARTMENT BUILDING**.

- c) by adding the following to **Section 11 – EXCEPTIONS:**

“11.47

Notwithstanding any inconsistent or conflicting provisions of By-law 184-87, as amended, the following special provisions shall apply to the Lands zoned “Residential Multiple Family Two (RM2) Zone” and more particularly shown as “RM2” on Schedule “A” to By-law 42-25 and denoted by a bracketed number (11.47) (the “Lands”):

- i) For the purposes of Section 6.1, the following additional use shall be permitted on the Lands:

(a) **STACKED TOWNHOUSE DWELLING**

- ii) The following provisions shall apply to the Lands:

- (a) Minimum **LOT FRONTAGE**: 30.0 metres (98.43 feet)
- (b) Minimum **FRONT YARD**: 3.0 metres (9.84 feet) (1)(2)
- (c) Minimum **REAR YARD**: 3.0 metres (9.84 feet)(1)
- (d) Minimum **SIDE YARD** (1)(3)(4)(5)(6):
 - i. Minimum north **SIDE YARD**: 6.5 metres (21.33 feet)
 - ii. Minimum south **SIDE YARD**: 5.0 metres (16.4 feet)
- (e) Maximum **HEIGHT** (7)(8)(9):
 - i. **PODIUM**: 4 storeys or 13.0 metres (42.65 feet)
 - ii. **BUILDING (APARTMENT DWELLING)**: 10 storeys or 31.0 metres (101.71 feet)
 - iii. **BLOCK TOWNHOUSE DWELLING** and **STACKED TOWNHOUSE DWELLINGS**: 3 storeys or 12 metres (39.37 feet)
- (f) Maximum **FLOOR SPACE INDEX**: 2.1
- (g) Minimum **AMENITY SPACE**: 2.0 square metres (21.52 square feet) per **APARTMENT DWELLING UNIT**
- (h) Minimum Percentage of **DWELLING UNITS** on the entire **LOT** to be 3-bedroom or greater: 25%
- (i) Maximum **LOT COVERAGE** shall not apply

NOTES:

- (1) The minimum required **YARDS** shall not apply to any portion of a **BUILDING** or **PARKING STRUCTURE** below grade.
- (2) Notwithstanding the **FRONT YARD**, any portion of a **TOWER** above 4 storeys shall have a 5.0 metre (16.40 feet) setback to the **FRONT LOT LINE**.
- (3) Notwithstanding the minimum north **SIDE YARD** requirement, any portion of a **TOWER** above 4 storeys shall have a 7.5 metres (24.61 feet) setback to the north **SIDE LOT LINE**.

- (4) Notwithstanding the minimum south **SIDE YARD** requirement, any portion of a **TOWER** above 4 storeys shall have a 6.5 metres (21.33 feet) setback to the south **SIDE LOT LINE**.
 - (5) Notwithstanding the minimum **YARD** requirements of this By-law 42-25, an above grade **PARKING STRUCTURE** shall have a 4.5 metre (14.76 feet) setback to the north **SIDE LOT LINE** and a 0.0 metre setback to the south **SIDE LOT LINE**.
 - (6) Notwithstanding the minimum **SIDE YARD** requirements, covered and uncovered porches, terraces, balconies, patios or staircases and landings are permitted to be within 2.0 metres (6.56 feet) of the south **SIDE LOT LINE** and 4.5 metres (14.76 feet) of the north **SIDE LOT LINE**.
 - (7) Parapets, mechanical penthouses, and other types of roof construction including screening of mechanical equipment up to a maximum **HEIGHT** of 6.0 metres (19.69 feet) shall be deemed not to be a storey and shall be excluded from the calculation of maximum **BUILDING HEIGHT**.
 - (8) Rooftop mechanical equipment shall be stepped back a minimum of 3 metres from all edges of a roof.
 - (9) The maximum **HEIGHT** of a **BLOCK TOWNHOUSE DWELLING** or **STACKED TOWNHOUSE DWELLING** shall exclude guards and enclosed areas for mechanical equipment and open or enclosed stairwells providing access to the rooftop up to 4.0 metres (feet) in height above roof level which they are located.
- iii) Notwithstanding Section 5 – Provisions for all Zones, the following provisions shall apply for the Lands:
- (a) A minimum of 20% of the **LOT AREA** must be **LANDSCAPING** which may be located at grade or on top of a **BUILDING** or **STRUCTURE**.
- iv) The following bicycle parking standards shall apply for the Lands:
- (a) A minimum of 0.6 bicycle parking spaces per **DWELLING UNIT** shall be provided with a minimum 5% of the total supply located at-grade for visitors.
 - (b) Bicycle parking spaces may be provided in vertical or horizontal storage or stacked arrangements.
 - (c) The minimum dimensions of a bicycle space shall be as follows:
 - i. Minimum length of 1.8 metres (5.9 feet); and,
 - ii. Minimum width of 0.6 metres (2.0 feet).
- v) The following **LOADING SPACE** standards shall apply for the Lands:
- (a) One **LOADING SPACE** shall be provided within the **APARTMENT DWELLING**.
 - (b) A **LOADING SPACE** shall be paved, free of any encroachments and have a width of not less than 4.0 metres (13.12 feet) and a length of not less than 13.0 metres (42.7 feet) with a minimum of 6.5 metres (21.33 feet) overhead clearance.
 - (c) A **LOADING SPACE** shall not be located in any **YARD** adjoining a **STREET** unless screened from view from the **STREET** by a fence, screen wall, or landscaped berm with a height of not less than 1.5 metres (4.92 feet).

- (d) Aisles and **DRIVEWAYS** leading to a **LOADING SPACE** shall not be used for the temporary parking or storage of 1 or more motor vehicles.”

d) by adding the following to **Section 11 – EXCEPTIONS:**

“11.48

Notwithstanding any inconsistent or conflicting provisions of By-law 184-87, as amended, the following special provisions shall apply to the Lands zoned “Environmental Protection Area One (EPA1) Zone” and more particularly shown as “EPA1” on Schedule “A” to By-law 42-25 and denoted by a bracketed number (11.48) (the “Lands”):

- i) For the purposes of Section 9.1, the following uses are permitted:
 - (a) Conservation Use - No **BUILDING** or **STRUCTURE** or part thereof shall be erected or used except for Conservation uses, which shall be limited to stream bank protection works, fish, wildlife and conservation management uses, pedestrian paths forming part of an approved interpretation, education or scientific program.”
- vi) All other provisions of By-law 184-87, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.
- vii) 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.
- viii) Schedule “A” attached to By-law 42-25 is declared to form a part of this by-law.

Passed this 26th day of March, 2025.

David West
Mayor

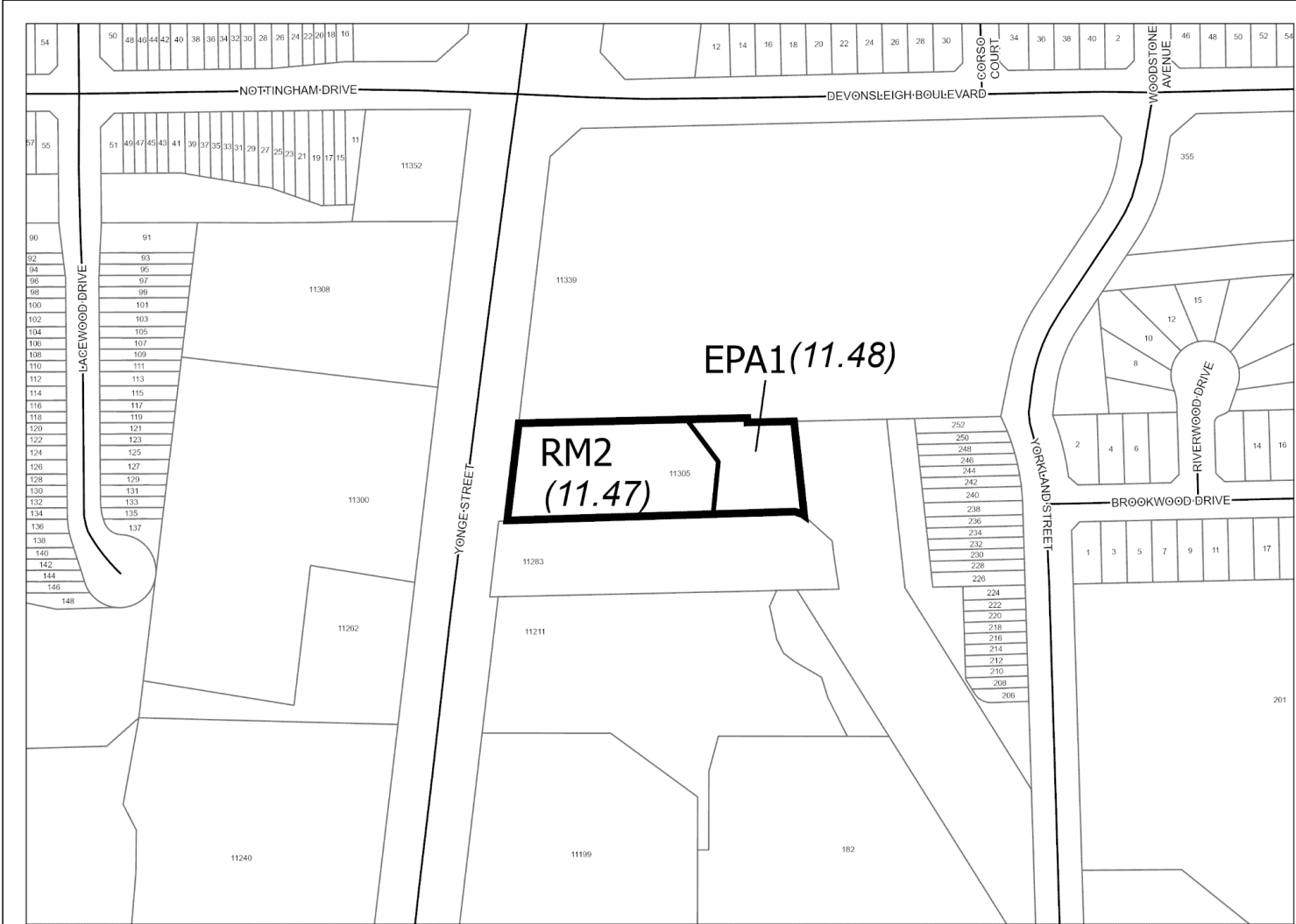
Ryan Ban
Deputy City Clerk

The Corporation of the of City Richmond Hill

Explanatory Note to By-law 42-25

By-law 42-25 affects the lands described as Blocks 123, 126 and 136, Registered Plan 65M-2816, municipally known as 11305 Yonge Street. By-law 184-87, as amended of The Corporation of the City of Richmond Hill zones the subject lands “Residential Multiple Family One (RM1) Zone”.

By-law 42-25 will have the effect of rezoning the subject lands to “Residential Multiple Family Two (RM2) Zone” and “Environmental Protection Area One (EPA1) Zone” under By-law 184-87, as amended, with site specific development standards to facilitate the development of a high density residential development which includes a 10 storey residential apartment building with 82 apartment dwelling units, along with 37 townhouse dwelling units, 28 of which are stacked townhouse dwelling units. As the lands are located within a Major Transit Station Area, minimum parking requirements are not applicable in accordance with the *Planning Act*.



SCHEDULE "A" TO BY-LAW NO. 42-25

This is Schedule "A" to By-Law
42-25 passed by the Council
of the Corporation of the
City of Richmond Hill on the
26th day of March, 2025

David West
Mayor

Ryan Ban
Deputy City Clerk

 AREA SUBJECT TO THIS BYLAW



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