

# The Corporation of the City of Richmond Hill

## By-Law 44-25

A By-law to Amend By-law 313-96, as amended, of The Corporation of the City of Richmond Hill, By-law 1275, as amended, of the former Township of King and By-law 434-88, 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 May 26, 2021, 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 1275, as amended, of the former Township of King ("By-law 1275") and By-law 434-88, as amended, of The Corporation of the City of Richmond Hill ("By-law 434-88") be and hereby are further amended by removing those lands shown on Schedule "A" to this By-law 44-25 (the "Lands") and any provisions of By-law 1275, as amended, and By-law 434-88, 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:
  - 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" under By-law 313-96, as shown on Schedule "A" of this By-law 44-25;

c) **DEFINITIONS**

For the purposes of this By-law, the following definition shall apply to the Lands as shown on Schedule "A" to this By-law 44-25:

**BLOCK RESIDENTIAL DWELLING**

Means a **TOWNHOUSE DWELLING** and **BACK-TO-BACK TOWNHOUSE DWELLING**.

- d) by adding the following to Section 7 – Exceptions

"7.254

Notwithstanding any inconsistent or conflicting provision of By-law 313-96, as amended, the following special provisions shall apply to the lands zoned "Multiple Residential One (RM1) Zone" and more particularly shown as "RM1" on Schedule "A" to this By-law 44-25 and denoted by a bracketed number (7.254):

- i) For the purposes of Section 7.254, the following additional use shall be permitted on the Lands:

(a) **BLOCK RESIDENTIAL DWELLING**

- ii) For the purposes of Section 7.254, the following general provisions shall apply to **BLOCK RESIDENTIAL DWELLINGS** on Lands zoned "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to this By-law 44-25:

- (a) A **LOT** shall include a **PARCEL OF TIED LAND**.
  - (b) Each **LOT** shall have frontage on a **STREET**.
  - (c) A **STREET** shall include a **LANE**.
  - (d) A **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access.
  - (e) The minimum separation between **MAIN BUILDINGS** shall be 1.3 metres (4.27 feet).
  - (f) The minimum **SETBACK** from the Hypotenuse of a Daylight Triangle to the **MAIN BUILDING** shall be 0.16 metres (0.52 feet).
  - (g) Section 5.3.1 (c) shall not apply.
  - (h) A **BALCONY** shall be permitted to encroach into the minimum required **INTERIOR SIDE YARD** or **FLANKAGE SIDE YARD** to a distance of 1.0 metre (3.28 feet).
  - (i) A **PORCH** and **STAIRS** shall be permitted to encroach into the minimum required **FLANKAGE YARD** to a distance of 1.3 metres (4.27 feet).
  - (j) A **DECK** shall be permitted to encroach into the minimum required **INTERIOR SIDE YARD** to a distance of 1.3 metres (4.27 feet).
- iii) For the purposes of Section 7.254, the following provisions shall apply to **BLOCK RESIDENTIAL DWELLINGS** on Lands zoned "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to this By-law 44-25:
- (a) Minimum Required **LOT FRONTAGE**: 30 metres (98.43 feet)
  - (b) Minimum Required **FRONT YARD** (1)(5): 2.0 metres (6.56 feet)
  - (c) Minimum Required **FLANKAGE YARD** (2)(5): 3.0 metres (9.84 feet)
  - (d) Minimum Required **INTERIOR SIDE YARD** (3)(5): 5.0 metres (16.40 feet)
  - (e) Minimum Required **REAR YARD** (4)(5): 2.0 metres (6.56 feet)
  - (f) Maximum Permitted **LOT COVERAGE**: 60%
  - (g) Maximum Number of **STOREYS**: 3
  - (h) Maximum Number of **DWELLING UNIT**: 27
- NOTES:
- (1) The **LOT LINE** which abuts Parker Avenue shall be the **FRONT LOT LINE**.
  - (2) The **LOT LINE** which abuts King Road shall be the **FLANKAGE LOT LINE**.
  - (3) The **LOT LINE** which abuts the residential uses to the North shall be the **INTERIOR LOT LINE**.
  - (4) The **LOT LINE** which abuts Shaver Street shall be the **REAR LOT LINE**.
  - (5) The required minimum setback shall not apply to the underground parking area.
- iv) The following provisions shall apply to **TOWNHOUSE DWELLINGS**:
- (a) A **DWELLING UNIT** that fronts onto a **LANE** shall have a minimum setback of 4.5 metres (14.76 feet) from that **LANE**.
  - (b) A **GARAGE** shall have a minimum setback of 5.7 metres (18.70 feet) from a **LANE**.
  - (c) A minimum of 45% of the area between the front wall of the **DWELLING UNIT** and a **LANE** shall be used for no other purpose than landscaping. Notwithstanding the foregoing, the area of the lot

covered by porches shall be included in the calculation of the minimum landscaped area.

- v) The following provisions shall apply to **BACK-TO-BACK TOWNHOUSE DWELLINGS**:
- (a) The maximum encroachment of the second and third storey of the **BUILDING** shall be 1.0 metre (3.28 feet) into the minimum required **FLANKAGE YARD**.
  - (b) The provisions of Section 5.7 shall not apply to **BACK-TO-BACK TOWNHOUSE DWELLINGS** that are designed so that the front wall of the **DWELLING UNIT** faces a **LANE**.”
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 “A” 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 “A” attached to By-law 44-25 is declared to form part of this by-law.

Passed this 26<sup>th</sup> day of March, 2025.

---

David West  
Mayor

---

Ryan Ban  
Deputy City Clerk

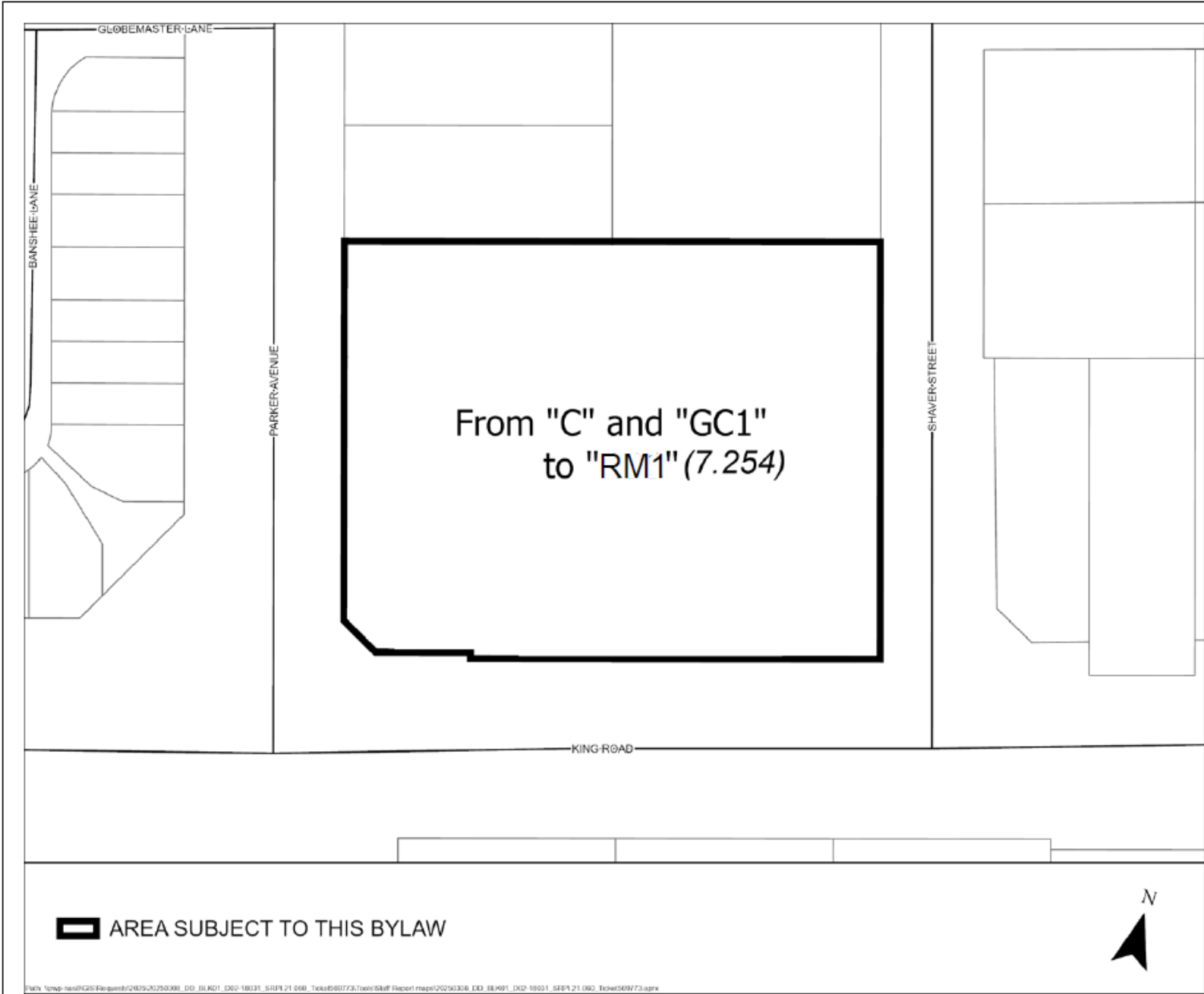
## **The Corporation of the City of Richmond Hill**

### **Explanatory Note to By-law 44-25**

By-law 44-25 affects the lands described as Part of Lots 29 and 30, Plan 202, municipally known as 1 Parker Avenue, 2 Shaver Street and 234-252 King Road.

By-law 1275, as amended, and By-law 434-88, as amended, zone the subject lands “Commercial (C) Zone” and “General Commercial One (GC1) Zone” respectively.

By-law 44-25 will have the effect of removing the lands from the provisions of By-law 1275, as amended, and By-law 434-88, as amended, and rezoning the subject lands to “Multiple Residential One (RM1) Zone” under By-law 313-96, as amended, with site-specific development standards to permit a residential development comprised of 16 back-to-back townhouse dwellings and 11 townhouse dwellings on the subject lands.



# SCHEDULE "A" TO BY-LAW NO. 44-25

This is Schedule "A" to By-Law  
44-25 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
March 26, 2025

David West  
Mayor

Ryan Ban  
Deputy City Clerk