

# The Corporation of the City of Richmond Hill

## By-Law 27-25

A By-law to Amend By-law 1703, as amended, of  
the former Township of Whitchurch and  
By-law 313-96, 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 October 23, 2024, 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 1703, as amended, of the former Township of Whitchurch (“By-law 1703”), be and hereby is further amended by removing those lands shown on Schedule “A” to this By-law 27-25 (the “Lands”) and any provisions of By-law 1703, 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 as follows:
  - a) by expanding the area of By-law 313-96 to include the Lands;
  - b) by rezoning the Lands from “Park (P) Zone” and “Open Space (O) Zone” to “Multiple Residential One (RM1) Zone”, from “Institutional One (I1) Zone” to “Park (P) Zone”, and from “Multiple Residential One (RM1) Zone” to “Park (P) Zone” and “Open Space (O) Zone” under By-law 313-96 as shown on Schedule “A” to this By-law 27-25;
  - c) by rezoning the Lands from “Agricultural (A) Zone” under By-law 1703 to “Open Space (O) Zone” under By-law 313-96 as shown on Schedule “A” to this By-law 27-25;

d) **DEFINITIONS**

For the purposes of this By-law, the following definitions shall apply to the Lands as shown on Schedule “A” to this By-law 27-25:

**BLOCK RESIDENTIAL DWELLING**

Means a **DWELLING** that may include a **TOWNHOUSE DWELLING**, **REAR LANE TOWNHOUSE** and **BACK-TO-BACK DWELLING**.

- e) by adding the following to **Section 7 – EXCEPTIONS**

**“7.252**

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 27-25 and denoted by a bracketed number (7.252):

- i) For the purposes of Section 7.252, the following additional use shall be permitted on the Lands:

(a) **BLOCK RESIDENTIAL DWELLING**

- ii) For the purposes of Section 7.252, the following general provisions shall apply to Blocks 1, 2, 3 and 4:
- (a) A **LANE** shall include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access.
  - (b) A **LOT** shall include a **PARCEL OF TIED LAND**.
  - (c) A **STREET** shall include a **LANE**.
  - (d) Minimum Number of **PARKING SPACES**:
    - i) 2 **PARKING SPACES** per **DWELLING UNIT**
    - ii) 0.15 visitor **PARKING SPACES** per **DWELLING UNIT**
  - (e) The provisions of Section 5.1.3 and 5.1.4 shall not apply.
  - (f) The provisions of Section 5.7 shall not apply to **BLOCK RESIDENTIAL DWELLINGS** that are designed so that the front façade of the **DWELLING UNIT** faces a **STREET**.
  - (g) The calculation of **LOT COVERAGE** shall not include a covered **ENTRY ELEMENT**, a roofed **PORCH**, with or without **BASEMENTS**, and stairs with foundations. In addition to the foregoing, the habitable space on the second and third floors directly above an **ENTRY ELEMENT** or roofed **PORCH** shall not be included in the calculation of **LOT COVERAGE**.
  - (h) Bay or box windows, with or without a foundation, shall be permitted to encroach a maximum 1.0 metre (3.28 feet) over a maximum width of 3.0 metres (9.84 feet) into any minimum required **FRONT YARD**, **FLANKAGE YARD** and **REAR YARD**.
  - (i) a **PORCH** shall be permitted to encroach into a required **SIDE YARD** or **FLANKAGE YARD** to within 0.5 metres (1.64 feet) of the **SIDE LOT LINE** or **FLANKAGE LOT LINE**.
  - (j) The minimum **SETBACK** from the hypotenuse of a daylight triangle to the **MAIN BUILDING** shall be 0.6 metres (1.97 feet).
  - (k) The provision under 2.(e)(iii)(g) does not apply where a **DWELLING UNIT** fronts onto a **STREET**, and the setback shall be a minimum of 3.5 metres (11.48 feet).
- iii) For the purposes of Section 7.252, 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 27-25:
- (a) Minimum Required **LOT FRONTAGE** (Interior Lot): **30.0 metres**  
(98.43 feet)
  - (b) Minimum Required **LOT FRONTAGE** (Corner Lot): **30.0 metres**  
(98.43 feet)
  - (c) Maximum Permitted **LOT COVERAGE**: **60%**
  - (d) Minimum Required **FRONT YARD**: **3.5 metres**  
(11.48 feet)
  - (e) Minimum Required **SIDE YARD**: **1.2 metres**  
(3.94 feet)
  - (f) Minimum Required **FLANKAGE YARD**: **3.0 metres**  
(9.84 feet)
  - (g) Minimum Required **REAR YARD**: **6.5 metres**  
(21.33 feet)
  - (h) Maximum **HEIGHT**: **12.5 metres**  
(41.01 feet)
  - (i) Maximum Number of **STOREYS**: **3**
- iv) The following provisions shall apply to **PARCELS OF TIED LAND**:
- (a) The provisions of Section 1.(c) of By-law 84-03 shall not apply.
  - (b) A **GARAGE** shall have a minimum setback of 5.8 metres (19.03 feet) from a **STREET**.

- (c) A **GARAGE** shall have a minimum setback of 0.6 metres (1.97 feet) from a **STREET** for a **REAR LANE TOWNHOUSE DWELLING**.
- (d) A **DWELLING UNIT** that fronts onto a **STREET** shall have a minimum setback of 3.5 metres (11.48 feet) from that **STREET**.

### 7.253

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 27-25 and denoted by a bracketed number (7.253):

- v) For the purposes of Section 7.253, the following provisions shall apply to Block 5 for **STREET TOWNHOUSE DWELLINGS** on Lands zoned "Multiple Residential One (RM1) Zone" as shown on Schedule "A" to this By-law 27-25 (1):

- (a) Minimum Required **LOT FRONTAGE** (Interior Lot): **6.0 metres**  
(19.69 feet)
- (b) Minimum Required **LOT FRONTAGE** (Corner Lot): **7.2 metres**  
(23.62 feet)
- (c) Minimum Required **LOT AREA** (Interior Lot): **150.0 square metres**  
1,614.59 square feet
- (d) Minimum Required **LOT AREA** (Corner Lot): **170.0 square metres**  
1,829.86 square feet
- (e) Maximum Permitted **LOT COVERAGE**: **60%**
- (f) Minimum Required **FRONT YARD** (2): **3.0 metres**  
(9.84 feet)
- (g) Minimum Required **SIDE YARD** (3): **1.2 metres**  
(3.94 feet)
- (h) Minimum Required **FLANKAGE YARD** (2): **2.4 metres**  
(7.87 feet)
- (i) Minimum Required **REAR YARD**: **7.0 metres**  
(22.97 feet)
- (j) Maximum **HEIGHT**: **12.5 metres**  
(41.01 feet)
- (k) Maximum Number of **STOREYS**: **3**

### **SPECIAL PROVISIONS:**

The following special provisions shall apply:

- (1) The minimum **SETBACK** from the hypotenuse of a daylight triangle to the **MAIN BUILDING** shall be 0.6 metres (1.97 feet).
  - (2) A **GARAGE** shall have a minimum setback of 5.8 metres (19.03 feet) from a **STREET**.
  - (3) This provision only applies to end units."
- 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.

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5. Schedule "A" attached to By-law 27-25 is declared to form part of this by-law.

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

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David West  
Mayor

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Ryan Ban  
Deputy City Clerk

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

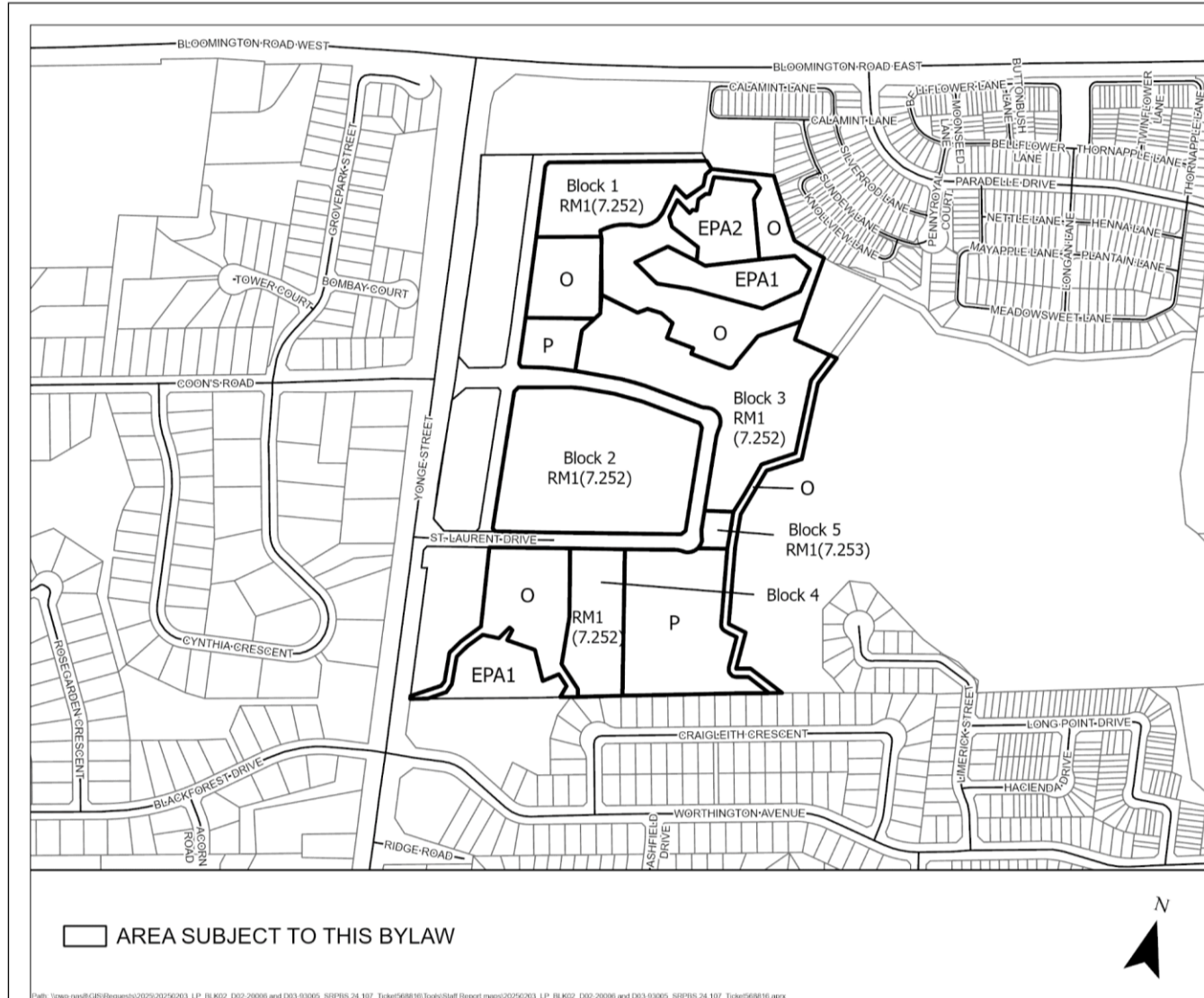
### **Explanatory Note to By-law 27-25**

By-law 27-25 affects the lands described as Part of Lots 69 and 70, Concession 1, E.Y.S., Lots 7 to 15 and 1' Reserve, and Part of Lots 1 to 6 and 16, all of Collingwood Road, Plan 339. in the City of Richmond Hill, Regional Municipality of York, municipally known as 13515 and 13715 Yonge Street and 53 St. Laurent Drive.

By-law 1703, as amended, zones a portion of the lands "Agricultural (A) Zone".

By-law 313-96, as amended, zones a portion of the lands "Multiple Residential One (RM1) Zone", "Institutional One (I1) Zone", "Park (P) Zone", "Open Space (O) Zone", "Environmental Protection Area One (EPA1) Zone" and "Environmental Protection Area Two (EPA2) Zone".

By-law 27-25 will have the effect of rezoning the subject lands to "Multiple Residential One (RM1) Zone", "Park (P) Zone" and "Open Space (O) Zone" under By-law 313-96, as amended, with site specific provisions to permit a residential development to be comprised of 413 townhouse dwelling units of common element condominium tenure and 1 block for Street Townhouse Dwellings on the subject lands shown on Schedule "A".



## SCHEDULE "A" TO BY-LAW NO. 27-25

This is Schedule "A" to By-Law  
27-25 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