## Appendix B SRPBS.25.053

## THE CORPORATION OF THE CITY OF RICHMOND HILL BY-LAW NO. \_\_\_\_\_ - 25

A By-law to Amend By-laws No. 128-04 and 235-97 of the Corporation of the Town of Richmond Hill

Whereas the Council of the Corporation of the City of Richmond Hill has directed that this By-law be brought forward for its consideration:

## NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF RICHMOND HILL ENACTS AS FOLLOWS:

herewith further amended by removing the lands shown on Schedule "1" to By-law (the "Lands") from the boundary of said By-law.  2. That By-law 235-97, as amended, is hereby further amended to expand the boundar to include the lands and to change the zone classification of the lands to Multiple Special Exception (RM1-XX) Zone  3. Notwithstanding any other provisions of By-law No.235-97, as amended, to the collands zoned "RM1-XX" and shown on Schedule '1' to By-law No25 and bracketed number (XX), the following shall apply:  a. Apartment dwelling shall be permitted. b. Yonge Street shall be considered the front lot line. c. Minimum Required Front Yard Setback: 2.5 metres* d. Minimum Required Side Yard Setback: 3 metres* f. Minimum Required Flankage Yard Setback: 9 metres* g. Maximum Lot Coverage: 50% h. Minimum number of parking spaces shall be calculated in accordance wit set out below:  1 Bedroom: 1.0 parking space per dwelling unit 2 Bedroom: 1.2 parking spaces per dwelling unit 3 Bedroom: 1.5 parking spaces per dwelling unit Visitor: 0.15 parking spaces per dwelling unit. Commercial: 4 spaces per 100 square metres i. The minimum landscaping strip as required by Section 5.7 shall be 1.5 m street line. j. Maximum Building Height: 40 metres k. Minimum Outdoor Amenity Space: 2 square metres per unit	ICHIVI	ו שווטו	HILL ENACTS AS I	-OLLOWS:				
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Mayor City Clerk	ASSE	D THI	STH	E DAY OF	_, 2025	i.		
Mayor City Clerk								
	ayor		<del></del>		City C	Clerk		

## THE CORPORATION OF THE CITY OF RICHMOND HILL EXPLANATORY NOTE TO BY-LAW NO. \_\_\_\_\_ - 25

By-law No 25 affects lands legally described as Part of Lots H and J, Registered Plan 1916, municipally known as 11 Harris Avenue in the City of Richmond Hill of the Regional Municipality of York.
By-law No 25 removes the subject lands from By-law 128-04, includes the land within By-law 235-
97, and zones the land to a Multiple Residential One Special Exception (RM1-XX) Zone in accordance with
By-law 235-97, as amended, to permit the development of the property with a 119-unit residential building
with a maximum height of ten storeys plus a mechanical penthouse.

Schedule "1" To By-law No This is Schedule "1" to By-Law No passed by the Council of the Corporation of The City of Richmond Hill, on theday of, 2025	Mayor Clerk	
HARRIS AVENUE		
From "UR" in By-law 128-04 To "RM1-XX" in By-law 235-97	YONGE STREET	
Area Subject to this By-L	aw	