

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:**

- 1. That By-law No.128-04 of the Corporation of the City of Richmond Hill (the “City”), as amended be herewith further amended by removing the lands shown on Schedule “1” to By-law NO. _____-25 (the “Lands”) from the boundary of said By-law.
- 2. That By-law 235-97, as amended, is hereby further amended to expand the boundary of said By-law to include the lands and to change the zone classification of the lands to Multiple Residential One Special Exception (RM1-XX) Zone
- 3. Notwithstanding any other provisions of By-law No.235-97, as amended, to the contrary, on those lands zoned “RM1-XX” and shown on Schedule ‘1’ to By-law No. _____-25 and denoted by the 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: 6 metres*
 - e. Minimum Required Flankage Yard Setback: 3 metres*
 - f. Minimum Required Rear Yard Setback: 9 metres*
 - g. Maximum Lot Coverage: 50%
 - h. Minimum number of parking spaces shall be calculated in accordance with the standards 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 metres abutting a street line.
 - j. Maximum Building Height: 40 metres
 - k. Minimum Outdoor Amenity Space: 2 square metres per unit

*Note: A balcony may project into the required yard setback by up to 2 metres.

- 4. All other provisions of By-law No. 235-97 as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “1” attached hereto.
- 5. Schedule “1” attached to By-law No. _____ - 25 is declared to form part of this By-law.

PASSED THIS _____ THE DAY OF _____, 2025.

Mayor

City 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. _____

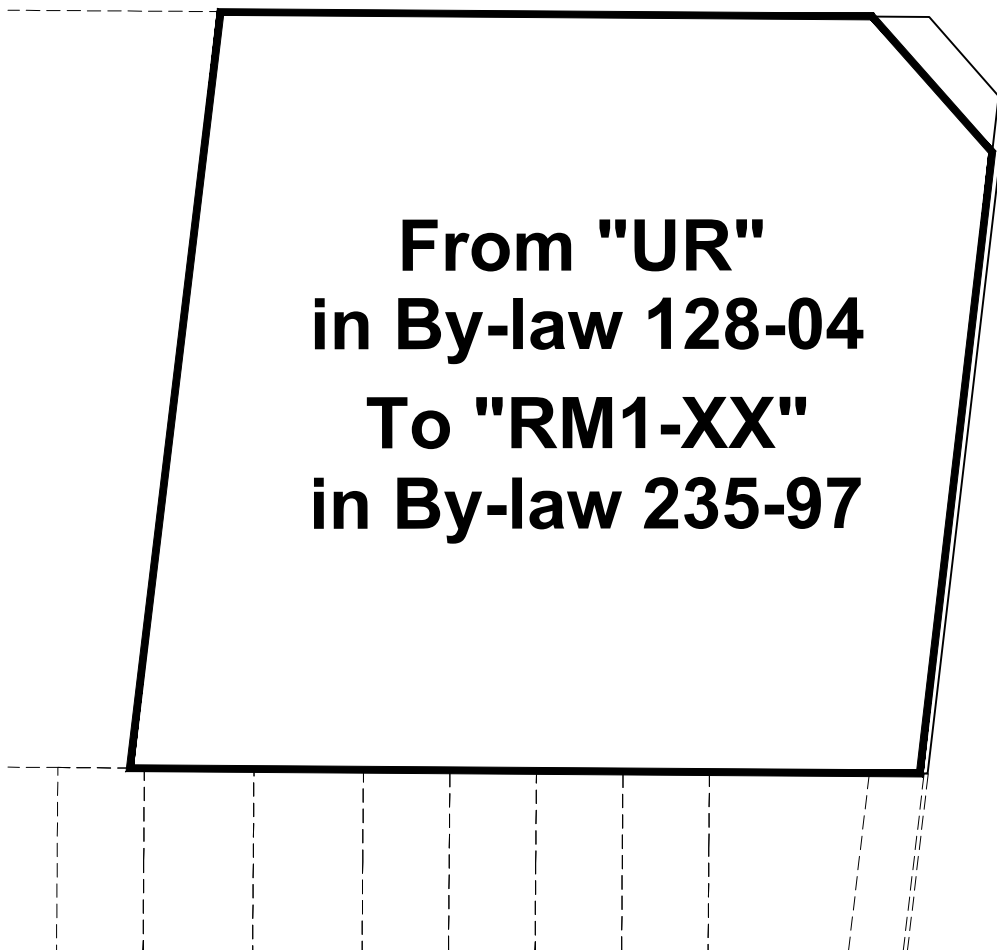
This is Schedule "1" to By-Law No. _____
passed by the Council of the Corporation of
The City of Richmond Hill, on the
_____ day of _____, 2025

Mayor

Clerk



HARRIS AVENUE



YONGE STREET

————— Area Subject to this By-Law