

The Corporation of The City of Richmond Hill

By-law 62-25

A By-Law to Amend By-Law 313-96, as amended, and By-Law 1275, 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 28, 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 No. 1275, as amended, of The Former Township of King (“By-Law 1275”) be further amended by removing those lands shown on Schedule ‘A’ to this By-law No. 62-25 (the “Lands”) and any provisions of By-law 1275, as amended, that previously applied to the Lands shall no longer apply.
2. That By-law No. 313-96, as amended, of the Corporation of the City of Richmond Hill, as amended, be further amended as follows:
 - 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” and “Open Space (O) Zone” under By-Law 313-96 as shown on Schedule “A” to This By-Law 62-25;
 - c) **DEFINITIONS**

For the purpose of this By-Law, the following definitions shall apply to the Lands as shown on Schedule “A” to this By-Law 62-25:

BLOCK RESIDENTIAL DWELLING

Means a building that may include a **STACKED TOWNHOUSE DWELLING** and **REAR LANE TOWNHOUSE DWELLING** and each **DWELLING UNIT** that has shared amenities and/or vehicular access by means of a common driveway or lane;

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 external access.

REAR LANE TOWNHOUSE DWELLING

Means a townhouse dwelling, street townhouse dwelling or block residential dwelling, that is not a stacked townhouse dwelling and where vehicular access to an attached garage is provided via a driveway crossing the rear lot line that is accessed from either a private or public lane.

DWELLING UNIT

Means a unit that:

- a) consists of one self-contained set of rooms located in a building or structure;
- b) is used or has capability of being used as a domicile by one or more persons as a single housekeeping unit;
- c) contains cooking, eating, living, sleeping and sanitary facilities designated for the exclusive use of its occupants; and
- d) has a means of egress to the outside of the building, which may be a means of egress with other shared dwelling units.

d) By adding the following to **Section 7 – EXCEPTIONS**

“7.256

Notwithstanding any inconsistent or conflicting provisions of By-law 313-96, as amended, the following special provisions shall apply to lands zoned “Multiple Residential One (RM1) Zone” and more particularly shown as “RM1” on Schedule “A” to this By-law 62-25 and denoted by bracketed number (7.256)

- i) For the purpose of Section 7.256, the following additional use shall be permitted on the Lands:

a) **BLOCK RESIDENTIAL DWELLINGS**

- ii) For the purposes of Section 7.256, the following general provision shall apply to the lands:

a) A **STREET** shall include a **LANE**

b) A **LANE** means a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular and pedestrian access

c) A **LOT** shall include a **PARCEL OF TIED LAND**

d) The property line along Bond Crescent shall be deemed to be the **FRONT LOT LINE**

e) The easternly property line shall be deemed to be the **FLANKAGE LOT LINE**

f) The provision of Section 5.1.4 shall not apply.

g) Special Provisions contained within TABLE A2 of By-law 313-96 for the RM1 Zone shall not apply to the lands shown on Schedule “A” to By-law 62-25

h) The lands shown on Schedule A shown as Residential One (RM1) Zone shall be a **LOT**

i) Minimum Number of **PARKING SPACES**

i) 2 **PARKING SPACES** per **DWELLING UNIT**

ii) 0.25 visitor **PARKING SPACES** per **DWELLING UNIT**

- i. For the Purpose of Section 7.256, the following provision shall apply to **BLOCK RESIDENTIAL DWELLINGS** on lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “A” to this By-law 62-25:

i. Minimum **LOT FRONTAGE**: 30 metres (98.43 feet)

ii. Maximum **LOT COVERAGE** (1) (2): 50%

iii. Minimum **FRONT YARD** (3): 2.4 metres (7.87 feet)

iv. Minimum **INTERIOR SIDE YARD**: 1.2 metres (3.94 feet)

v. Minimum **FLANKAGE YARD**: 4.5 metres (14.76 feet)

vi. Minimum **REAR YARD**: 3.75 metres (12.30 feet)

vii. Maximum Number of **STOREYS**: 3

viii. Maximum Building **HEIGHT**: 11 metres (36.09 feet)

NOTES:

- (1) For the purposes of calculating the maximum **LOT COVERAGE**, the lot area shall be deemed to be net site area of 14,213.01 square metres (152,987.60 square feet), regardless of any conveyances for roads and land dedications.

- (2) 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**.

(3) Notwithstanding any provisions to the contrary the front porch can encroach to within 1.5 metres (4.92 feet) of the **FRONT LOT LINE**.

ii. In the case of a lot abutting a **LANE** with a curved corner, the **INTERIOR SIDE LOT LINE**, **EXTERIOR SIDE LOT LINE** and **FLANKAGE LOT LINE** shall be deemed to extend to its hypothetical point of intersection with the extension of the **LOT LINE** abutting the **LANE** for the purposes of calculating minimum yard setbacks, provided no portion of a structure is located within the **LANE**.

e) The following provisions shall apply to a **LOT** that is a **PARCEL OF TIED LAND**:

i. Structural features associated with the unit and/or decorative features shall be permitted to encroach into the minimum required driveway and parking space dimension to reduce the width to a maximum of 2.49 metres (8.17 feet)

ii. The minimum width of a garage door shall be 2.49 metres (8.17 feet)

3. All other provisions of By-law No. 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 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 No. 62-25 is declared to form a part of this By-law.

Passed this 28th day of May, 2025.

David West
Mayor

Stephen M.A. Huycke
City Clerk

The Corporation of The City of Richmond Hill

Explanatory Note to By-Law 62-25

By-law 62-25 affects the lands described as Lots 63, 66 and 67 and Part of Lots 1, 62, 64 and 65, Registered Plan 136 municipally known as 8, 10, 12, 14, 16 and 18 Bostwick Crescent and 2, 6 and 8 Bond Crescent. By-law 313-96, as amended, of The Corporation of the City of Richmond Hill, zones the subject lands “Multiple Residential One (RM1) Zone” and By-law 1275, as amended, zones the lands Commercial (C) Zone”.

By-law 62-25 will have the effect of rezoning the subject lands to “Multiple Residential One (RM1) Zone” and “Open Space (O) Zone under Zoning By-law 313-96, as amended, with site specific development standards to facilitate creation of two open space blocks and one medium density residential development block to be comprised of 72 townhouse dwelling units including 20 stacked townhouse and 52 rear lane townhouse dwelling units.

SCHEDULE "A"
TO BY-LAW NO. 62-25

This is Schedule "A" to By-Law
62-25 passed by the Council
of the Corporation of the
City of Richmond Hill on the
28th day of May, 2025

David West
Mayor

Stephen M.A. Huycke
City Clerk



 AREA SUBJECT TO THIS BYLAW