

## The Corporation of the City of Richmond Hill

### By-Law XX-25

A By-law to Amend By-law 30-25 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 September XX, 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 30-25 of The Corporation of the City of Richmond Hill be and hereby is amended as follows:
  - a) By adding Schedule “A1” of this By-law XX-25 as Schedule “A1” of By-law 30-25;
  - b) By adding Schedule “B1” of this By-law XX-25 as Schedule “B1” of By-law 30-25;
  - c) By adding Schedule “C1” of this By-law XX-25 as Schedule “C1” of By-law 30-25;
  - d) By amending Section 1.2 (Application) to add “ “A1”, ” after the word “Schedules” and before “A2”.
  - e) By rezoning the lands identified in Schedule “A1” of this By-law XX-25 (the “Lands”) to “Richmond Hill Centre (RHC) Zone” under By-law 30-25;
  - f) That Section 2.1(1) be amended by deleting “*(intentionally left blank)*” under the Zone Label for the Richmond Hill Centre and replacing it with “RHC”, as follows:

**“Zone Name**

**Zone Label**

Richmond Hill Centre

RHC”

- g) That Section 3.1.1 (Holding Provision) be amended by renumbering Subsection e) to Subsection f) and by adding a new Subsection e), as follows:
    - e) “For those lands identified within Schedule “A1” as RHC(H) which are located on Eleanor Circle, the following shall be permitted:

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- i. **Detached dwellings** in accordance with the ground-related residential standard for **detached dwellings (S)** in Table 4.1E;
  - ii. **Home occupations** in accordance with Section 3.9;
  - iii. **Additional residential units** in accordance with Section 3.17; and,
  - iv. **Buildings** and **structures accessory** to a **detached dwelling** in accordance with the general provisions of Section 3.0.”
- h) That Section 3.1.1 f) be amended by deleting “and (d)” and replacing it with “, (d) and (e)” so that the portion of Subsection f) before Subsubheading i. reads as follows:
  - f) “No **buildings or structures**, save and except for (a), (b), (c), (d) and (e) in this section, may be permitted on a **lot** until the Holding (H) provision has been removed from that **lot**, in whole or in part, pursuant to an application to amend this By-law and may be subject to the following requirements:”
- i) That Section 3.1.1 f) be further amended by the addition of new Subsection vii, as follows:
  - “vii. Those lands identified within Schedule “A1” as RHC(H) which are located on Eleanor Circle shall be subject to the submission of a consolidated development application(s) to the satisfaction of the City and applying to the entirety of the lands.”
- j) That **Table 4.1A Centres and Corridors Zone Permitted Uses** be amended by deleting the words “RHC *intentionally blank*” from the second column;

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- k) That the second column of **Table 4.1A Centres and Corridors Zone Permitted Uses** be amended to add the information contained in the second column below:

Residential Uses (17)	RHC
Apartment Dwelling (HRB)	X (24)(25)
Apartment Dwelling (MRB)	X (24)(25)
Long Term Care Homes	X
Apartment Dwelling (LRB)	X (24)(26)
Detached Dwelling (20)(21)	X (27)
Semi-Detached Dwelling (20)(21)	
Block Residential Dwelling (20)(21)	X (26)
Street Townhouse Dwelling (20)(21)	X (26)
Rear Lane Townhouse Dwelling (20)(21)	X (26)
Stacked Townhouse Dwelling (21)	X (26)
Back-to-Back Dwelling (20)(21)	X (26)
Quadruplexes (20)(21)	X (26)
Live-Work Unit (16)	X
Home Occupation (15)	X (26)
Short Term Accommodation (14)	X

Non-Residential Uses (13)(18)	RHC
Arts and Cultural Facilities	X
Commercial	X
Major Office	X
Major Retail (23)	X (11)
Childcare Centre	X
Automotive Service Station (12)	
Hospitals and healthcare centres and ancillary commercial uses	X
Public Authority	X
Place of Worship (9)	X
Private Utility	X
Post Secondary School	X
Secondary School (10)	X
Primary School	X
Private School	X
Social Services	X

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- l) That **Table 4.1B Centres and Corridors Permitted Uses Special Provisions** be amended by adding the Richmond Hill Centre (RHC) special provision references as new Special Provisions Numbers 24, 25, 26 and 27 after Special Provision Number 23, as follows:

Special Provision Number	Description of Special Provisions for Centre and Corridor <b>Zones – Residential Uses</b> and <b>Non-Residential Uses</b>
24	<p>For a <b>low-rise, mid-rise or high-rise building</b>, the following requirements apply to the RHC <b>Zone</b>:</p> <ul style="list-style-type: none"><li>a) For lands located within the area bounded by Bantry Avenue to the north, the CNR right-of-way to the east, Beresford Drive to the south, and Yonge Street to the west, a minimum of 60% of the length of the <b>main wall</b> of the <b>first storey</b> abutting any public <b>street</b>, park, and open space shall contain <b>commercial, major office, major retail or community uses</b> and have direct access onto a <b>street</b>;</li><li>b) Notwithstanding a), for lands having frontage on Yonge Street, a minimum of 70% of the length of the <b>main wall</b> of the <b>first storey</b> abutting any public <b>street</b>, park, and open space shall contain <b>commercial, major office, major retail or community uses</b> and have direct access onto a <b>street</b>;</li><li>c) For lands located within the area bounded by Bantry Avenue to the north, Red Maple Road to the east, High Tech Road to the south, and the CNR right-of-way to the west, a minimum of 25% of the length of the <b>main wall</b> of the <b>first storey</b> abutting any public <b>street</b>, park, and open space shall contain <b>commercial, major office, major retail or community uses</b> and have direct access onto a <b>street</b>; and,</li><li>d) For lands located within the area bounded by High Tech Road to the north, Red Cedar Avenue to the east, Red Maple Road to the west, and the utility corridor to the south, a minimum of 25% of the length of the <b>main wall</b> of the <b>first storey</b> abutting any public <b>street</b>, park, and open space shall contain <b>commercial, major office, major retail or community uses</b> and have direct access onto a <b>street</b>.</li></ul>
25	<p>For lands within the RHC <b>zone</b> located within the area bounded by High Tech Road to the north, Red Cedar Avenue to the east, Red Maple Road to the west, and the limit of the RHC <b>zone</b> to the south, a minimum of 15% of the total gross floor area of all buildings shall contain <b>commercial, major office, major retail or community uses</b>.</p>
26	<p>Use shall be permitted only on lands within the RHC <b>zone</b> that abut a <b>Residential Zone</b> west of Yonge Street, but do not have frontage on Yonge Street.</p>

- m) That **Table 4.1C Centres and Corridors Zone Standards** be amended by adding “(18)” immediately following the text “**HRB** (1)(7)(17)” in the second column of the second row of the table;
- n) That **Table 4.1D Centres and Corridors Zone Standards Special Provisions** be amended by adding a new Special Provision Number 1(f) after Subsection 1(e) and a new Special Provision Number 18 after Special Provision Number 17, as follows:

**Table 4.1D Centres and Corridors Zone Standards Special Provisions**

Special Provision Number	Description of Special Provision
1	f) for lands located within the RHC <b>Zone</b> : <ul style="list-style-type: none"> <li>i) that abut a <b>Residential Zone</b>, maximum building height shall not exceed the projection of a 45 degree angular plane measured from 10 metres above the <b>established grade</b> at the <b>Residential Zone lot line</b>.</li> <li>ii) That are west of Yonge Street, where an existing or planned street is adjacent to a <b>Residential Zone</b>, maximum building height shall not exceed the projection of a 45 degree angular plane measured from the <b>established grade</b> at the adjacent <b>Residential Zone lot line</b>.</li> </ul>
18	For lands located within the RHC <b>Zone</b> , the maximum tower floor plate size for a <b>HRB</b> shall be 750 m <sup>2</sup> . For this special provision, tower floor plate shall mean the area of any storey of a high-rise located above the podium.

- o) That **Table 4.1E Centres and Corridors Zone Ground-Related Residential Standards** be amended by adding “**RHC**” to the third row of the first column, above “**KDA-YB**”;
  - p) That Section 10.7.1(6) be amended by: (i) deleting “(6)” and replacing it with “(5)”; (ii) adding “RHC,” before “KDA-YB”; and (iii) deleting “and” before “subject to the requirements of Section 10.7.3”, to read as follows:
 

“Notwithstanding (5), **parking structure** may be permitted above **established grade** within the RHC, KDA-YB, KDA-YC and the LC-N1 and LC-N2 **Zones** and where located within a high water table area as shown on Overlay “G1” High Aquifer Vulnerability, Highly Vulnerable Aquifers and Wellhead Protection Area, subject to the requirements of Section 10.7.3.”;
  - q) That Section 12.1 of By-law 30-25 be amended by deleting the words “*intentionally left blank*”;
  - r) That Section 13.1 of By-law 30-25 be amended by deleting the words “*intentionally left blank*”; and,
  - s) That Section 14.1 of By-law 30-25 be amended by deleting the words “*intentionally left blank*”.
2. All other provisions of By-law 30-25, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A1” to By-law No. XX-25 attached hereto.
  3. Schedules “A1”, “B1” and “C1” attached to By-law No. XX-25 are declared to form a part of this By-law.

Passed this XXth day of September, 2025.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

File: MZBLA-25-0001 (CC)

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

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

By-law XX-25 applies to the lands located within the area covered by Official Plan Amendment No. 41, the Richmond Hill Centre Secondary Plan, as shown on Schedule “A1” to this By-law.

The lands subject to this By-law were zoned in accordance with By-laws 2523 and 278-96, as amended. The existing zoning for these lands is generally commercial, residential, high density residential, mixed use high density commercial residential, and institutional.

By-law XX-25 would have the effect of rezoning the subject lands to “Richmond Hill Centre (RHC)” under the City’s consolidated Zoning By-law 30-25, as amended, to implement the policies contained within Official Plan Amendment Number 41, the Richmond Hill Centre Secondary Plan, and accommodate the highest level of intensification in the City. As a result, the area affected by this by-law would provide the greatest range of uses in a mixed-use format, including employment and residential uses, that are transit-oriented and concentrated around an integrated transit hub.

(Schedules to be placed here)