

The Corporation of the City of Richmond Hill

By-law 53-25

A By-law to Amend By-law 76-91, 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 76-91, as amended, of The Corporation of the City of Richmond Hill (“By-law 76-91”), be and hereby is further amended as follows:
 - a) by rezoning the Lands from “Multiple Fifth Density Special (RM5-S) Zone” to “Local Centre Village (LC-V) Zone” under 76-91 as shown on Schedule “A” to this By-law 53-25;
 - b) by adding the following to **Section 9 – EXCEPTIONS/ADDITIONAL PROVISIONS**

“9.14

Notwithstanding any inconsistent or conflicting provision of By-law 76-91, as amended, the following special provisions shall apply to the lands zoned “Local Centre Village (LC-V) Zone” and more particularly shown as “LC-V” on Schedule “A” to this By-law 53-25 and denoted by a bracketed number (9.14):

(i) **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 53-25:

Accessory

Means a **use, building or structure** subordinate and naturally, customarily and normally incidental to and exclusively devoted to a main **use** of land or **building** and located on the same **lot**.

Amenity Space

Means outdoor space on a **lot** that is communal and available for use by the occupants of a **building** on the **lot** for recreational or social activities.

Apartment Dwelling

Means a **building** containing five (5) or more **dwelling units** all of which have a common external access to the **building** by means of a common corridor system.

Building

Means a **structure** occupying an area greater than 10 square metres consisting of a wall, roof and floor, or any one or more of them, or a structural system serving the function thereof, including all works, fixtures and service systems appurtenant thereto.

Building Height

Means the metered height and number of storeys measured from the **established grade** to the roof surface, excluding the **mechanical penthouse**.

Floor Space Index (FSI)

Means the **gross floor area** of all **buildings** on a **lot** expressed as a ratio or multiple of the **lot area**.

High Rise

Means **buildings** or **structures** with a **height** of **9 storeys** or greater.

Loading Space

Means an unobstructed area of land which is provided and maintained upon the same **lot** upon which the principal use is located and which:

- a) is provided for the temporary parking of one or more commercial motor vehicles while merchandise or materials are being loaded or unloaded from such vehicles;
- b) is suitable for the temporary parking of one commercial motor vehicle; and
- c) shall not be used for the purpose of sale or display.

Mechanical Penthouse

Means the rooftop floor area above the livable area of a **building** that is used exclusively for the accommodation of stairwells and/or mechanical equipment necessary to physically operate the **building** such as heating, ventilation, air conditioning, electrical, telephone, plumbing, fire protection, and elevator equipment and includes walls and **structures** intended to screen the **mechanical penthouse** and equipment.

Parking Structure

Means a **building** or part thereof used for the storage or parking of motor vehicles.

Podium

Means the base portion of a mid-rise or **high-rise building** identified in metered height and number of **storeys**.

Storey

Means that portion of a **building** between the surface of a floor and the floor, ceiling or roof immediately above, provided that any portion of a **building** partly below **established grade** level shall not be deemed to be a **storey** unless its ceiling is at least 1.8 metres above **established grade**, and that any portion of a **storey** above the first storey exceeding 4.5 metres in **height** shall be deemed an additional **storey**, unless otherwise specified in this By-law.

Structure

Means anything that is erected, built or constructed of parts joined together and attached or fixed permanently to the ground. For the purposes of this

By-law, a fence, retaining wall, light standard and sign shall be deemed not to be **structures**.

Tower

Means all **storeys** above the **storeys** that constitute the height of a **podium** in a **high-rise building**.

(ii) **Permitted Uses**

Permitted uses are limited to the following:

(a) **Apartment Dwelling**

(iii) **Development Standards**

The following development standards shall apply (1)(2)(3)(4)(5)(6)(7):

Minimum Lot Frontage	30.0 metres
Maximum Floor Space Index	3.8 FSI
Maximum Lot Coverage	50%
Minimum Front Yard	6.0 metres
Minimum Front Yard – Tower	26.0 metres
Minimum Side Yard (North)	8.0 metres
Minimum Side Yard – Tower (North)	9.9 metres
Minimum Side Yard (South)	6.0 metres
Minimum Side Yard – Tower (South)	8.0 metres
Minimum Rear Yard	7.5 metres
Minimum Rear Yard – Tower	8.9 metres
Maximum Building Height	15 storeys or 47.0 metres, whichever is less
Maximum Podium Height	4 storeys or 14.0 metres, whichever is less
Maximum First Storey Height	4.6 metres
Minimum Indoor Amenity Space	2.0 square metres/unit
Minimum Outdoor Amenity Space	2.0 square metres/unit

NOTES:

- (1) For the purposes of this By-law, Hall Street shall be deemed to be the **front lot line**.
- (2) The Lands shown on Schedule “A” as “LC-V (9.14)” shall be deemed to be a **lot**.
- (3) Notwithstanding the required front yard setback, the four **storey podium** shall be setback 23.0 metres from the **front lot line**.
- (4) A **tower** shall be required to provide a minimum separation distance of 25.0 metres from another **tower** on the **lot**.
- (5) Notwithstanding any other provision in this by-law, the **setback** to below grade **parking structures** and associated **structures** such as exit stairs, exhausts and parking ramps is 0.0 metres.
- (6) Rooftop mechanical equipment shall be stepped back a minimum of 1.0 metre from all edges of a roof.
- (7) Notwithstanding any other provision in this by-law, the **accessory structure** used to access an underground **parking structure** is permitted to be located in the **front yard/side yard** and to a maximum height of 4.6 metres.

(iv) **Projection and Encroachment Provisions**

Notwithstanding any other provisions to the contrary, the following projections and encroachments shall be permitted:

- (a) Parapets, **mechanical penthouses**, window washing equipment, elevator shafts and overruns, and other types of roof construction including screening of mechanical equipment up to a maximum **height** of 5.5 metres shall be deemed not to be a storey and shall be excluded from the calculation of maximum **building height**.

(v) **Bicycle Parking Standards**

No person shall use any land, **building** or **structure** in any zone for any purpose permitted by this By-law, unless bicycle spaces are provided on the same **lot**, in accordance with this section.

The number of required **bicycle parking** spaces shall be calculated in accordance with the standards set out below (1)(2)(3):

Use	Minimum Rate – Bicycle Spaces
Long Term Bicycle Parking	0.60 spaces per residential unit
Short Term Bicycle Parking	0.05 spaces per residential unit

NOTES:

- (1) All visitor **bicycle parking** spaces shall be located at **grade** and a minimum of 50% shall be in a covered area.
- (2) Where bicycles are to be parked on a horizontal surface, a **bicycle parking** space shall have a width of not less than 0.6 metres, a length of not less than 1.8 metres and a height of not less than 1.9 metres.
- (3) Where bicycles are to be parked in a vertical position, a **bicycle parking** space shall have a width of not less than 0.6 metres, a length of not less than 1.9 metres and a height of not less than 1.2 metres.

(vi) **Loading Space Standards**

Notwithstanding Section 5.16 of By-law 76-91, as amended, the number of required **loading spaces** shall be provided in accordance with the standards set out below (1):

Use	Minimum Rate – Loading Spaces
Residential Use	1 loading space with minimum dimensions of 4.0 metre width, 13.0 metre length and 6.5 metre vertical clearance.

NOTES:

- (1) Aisles and driveways leading to a **loading space** shall not be used for the temporary parking or storage of 1 or more motor vehicles.

(vii) **General Provisions**

Notwithstanding any other provisions to the contrary, the following general provisions are required:

- (a) A minimum of 35% of the **lot area** shall be used for **landscaping**.”
2. All other provisions of By-law 76-91 not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “A” attached hereto.
 3. Schedule “A” attached to By-law 53-25 is declared to form part of this by-law.

The Corporation of the City of Richmond Hill
By-law 53-25

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Passed this 25th day of June, 2025.

David West
Mayor

Stephen M.A. Huycke
City Clerk

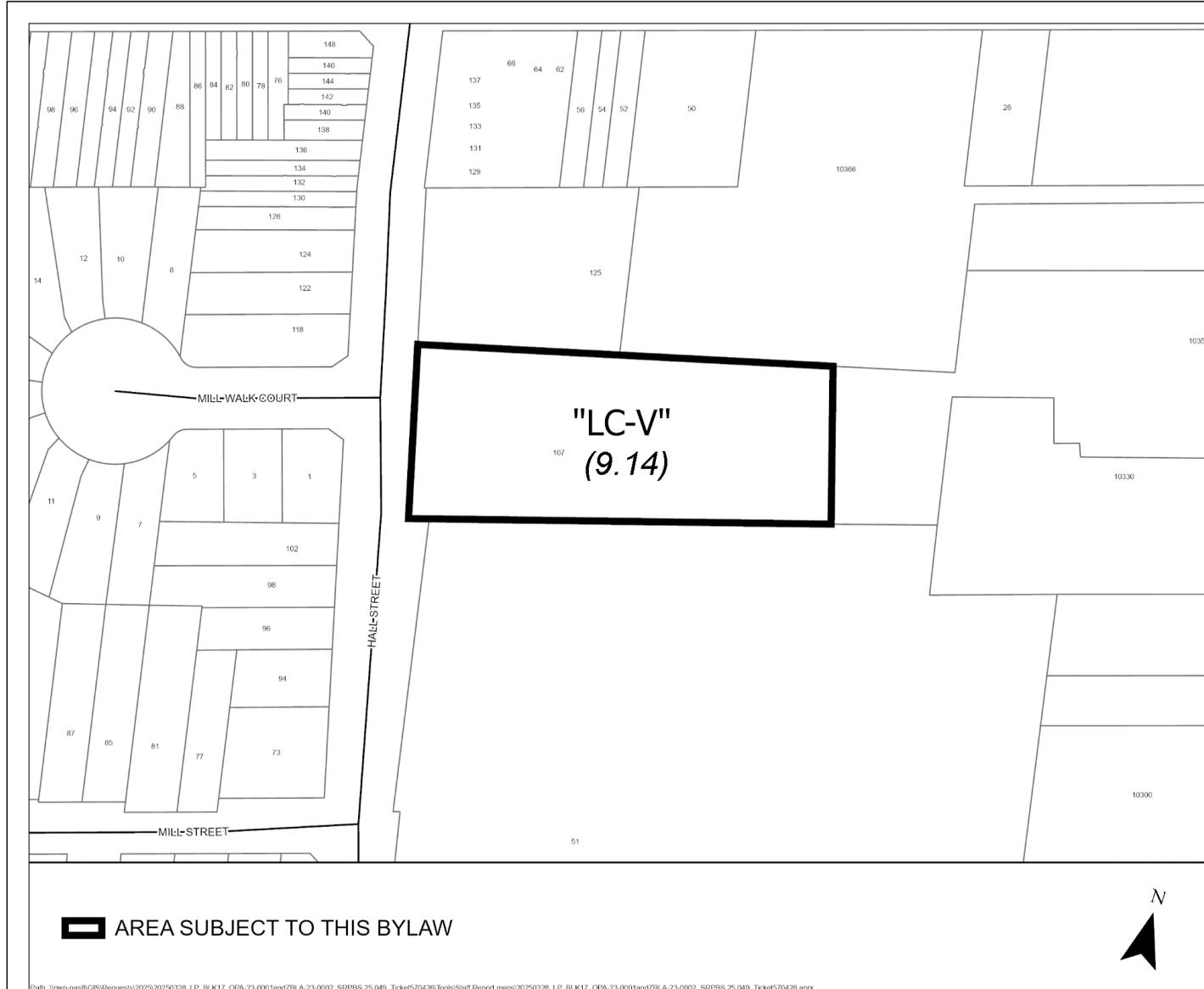
The Corporation of The City of Richmond Hill

Explanatory Note to By-law 53-25

By-law 53-25 affects the lands described as Block 1, Plan 65M-4652 in the City of Richmond Hill, Regional Municipality of York, municipally known as 107 Hall Street.

By-law 76-91 zones the lands “Multiple Fifth Density Special (RM5-S) Zone”.

By-law 53-25 will have the effect of rezoning the subject lands to “Local Centre Village (LC-V) Zone” under By-law 76-91, with site specific provisions to permit a high density, high-rise residential development to be comprised of two (2) towers of 10 and 15 storeys, connected by a four (4) storey base building on the subject lands shown on Schedule “A”. In addition, the westerly portion of the subject lands will include the existing heritage dwelling as part of the redevelopment of the lands. As the lands are located within a Major Transit Station Area, minimum parking requirements are not applicable in accordance with the *Planning Act*.



SCHEDULE "A" TO BY-LAW NO. 53-25

This is Schedule "A" to By-Law
53-25 passed by the Council
of the Corporation of the
City of Richmond Hill on the
25th of June, 2025

David West
Mayor

Stephen M.A. Huycke
City Clerk