

Last Update: July 11, 2025

## THE CORPORATION OF THE CITY OF RICHMOND HILL

### BY-LAW NO. XX- XX

A By-law to Amend By-law No. 66-71, as amended,  
of The Corporation of the City of Richmond Hill

WHEREAS the Council of The Corporation of the City of Richmond Hill at its Meeting of \_\_\_\_\_, 2025 directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation enacts as follows:

1. That By-law No. 66-71, as amended, of The Corporation of the City of Richmond Hill be and ('By-law 66-71"), be and hereby further amended by:
  - (a) rezoning the lands shown on Schedule "A" to this By-law XX-XX (the "Lands") from "Residential Multiple Third Density (RM3) Zone" to "Residential Multiple Second Density (RM2) Zone", with site specific exceptions under By-law 66-71, as amended; and,
  - (b) by adding the following to **SECTION 11- SPECIAL PROVISIONS** of By-law No. 66-71, of The Corporation of the City of Richmond Hill:

“ XX.XX

Notwithstanding any inconsistent or conflicting provisions of By-Law No. 66-71, as amended, of The Corporation of the City of Richmond Hill, the following special provisions shall apply to the lands zoned “Residential Multiple Second Density (RM2) Zone” and more particularly identified on Schedule “A” to By-law XX.XX and denoted by a bracketed number (XX.XX):

#### 2. **DEFINITIONS**

For the purposes of this by-law, the following definitions shall apply:

- (a) **ARTS AND CULTURAL FACILITIES** – Means premises, or structure, or any part of any land, building, or structure, used for the programming, production, presentation, and/or exhibition of art, performing art, including but not limited to music, dance, theatre, painting, sculpture, photography, media art, and museums.
- (b) **BACK-TO-BACK DWELLING (BTB)** — Means a building or part thereof containing three (3) or more dwelling units that are attached to

each other but not attached to any other dwelling unit or structure, but shall exclude an apartment dwelling or a townhouse dwelling.

- (c) **BLOCK RESIDENTIAL DWELLING** — Means a building that may include a townhouse dwelling, stacked townhouse dwelling, rear lane townhouse, back-to-back dwelling, half-back dwelling, multiplex dwelling, duplex dwelling, semi-detached, and single detached dwelling and each dwelling unit that has shared amenities and/or vehicular access by means of a common driveway or lane.
- (d) **BUILDING HEIGHT** — Means the metered height and number of storeys measured from, and including, the first storey of each building. For the purposes of this definition, the minimum and maximum building heights in each zone shall apply only to that portion of such lot which is located within said zone prescribed as shown on Schedules outlined in Section 14.0 to this By-law.
- (e) **CHILDCARE CENTRE** Means a facility licensed under the Child Care and Early Years Act.
- (f) **COMMERCIAL** Means the use of land, buildings or structures for the purpose of buying or selling commodities and supplying of services. Commercial uses may be separately defined for purposes of parking space requirements but otherwise are deemed to be commercial uses. For the purposes of this By-law, Commercial uses shall exclude the following:
- Major Retail;
  - Major Office;
  - Automobile Service Station;
  - Gas Bar Convenience Retail Store;
  - Gas Bar;
  - Motor Vehicle Lubrication Establishment;
  - Motor Vehicle Washing Establishment;
  - Auto Body Repair Shop;
  - Repair shops for internal combustion engines, motorized vehicles or similar uses; and,
  - Public Garage uses.
- (g) **CORNER LOT** — Means a lot abutting two or more streets at their intersection or upon two parts of the same street provided that the interior angle of the intersection of such streets or parts of one street is not more than 135 degrees measured at the centre line of the street.
- (h) **DAYLIGHTING TRIANGLE** — Means a triangular area of land on or abutting a corner lot, formed by measuring from the point of intersection of street lines along each street line and joining such

points with a straight line. The hypotenuse of a daylighting triangle shall be that property line directly opposite the angle formed by the point of intersection of the street lines.

- (i) **DWELLING UNIT MEANS** a unit that:
  - a. consists of one self-contained set of rooms located in a building or a structure;
  - b. is used or has the 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.
  
- (j) **ESTABLISHED GRADE** — Means, with reference to a building or structure, the average elevation of the finished structure off the ground where it meets the exterior of the front of such building and, when used with reference to a structure other than a building, shall mean the average elevation of the finished established grade of the ground immediately surrounding such structure—exclusive in both cases of any artificial embankment or entrenchment. When used with reference to a street or road, it means the elevation of the street or road established by the Corporation or other designated authority.
  
- (k) **FLANKAGE YARD** — Means the side yard of a corner lot which side yard extends from the front yard to the rear yard between the flankage lot line and the closest point of the main wall of any building or structure.
  
- (l) **FLOOR AREA** — Means the total horizontal area of all floors in a building.
  
- (m) **FLOOR SPACE INDEX** — Means the gross floor area of all buildings on a lot expressed as a ratio or multiple of the lot area. The term is also referred to in this By-law as the acronym FSI.
  
- (n) **FRONT YARD** — Means a yard extending across the full width of the lot between the front lot line and the closest point of the main wall of any building or structure on the lot.
  
- (o) **FRONT LOT LINE** — Means the line which divides the lot from the street. In the case of a corner lot or a through lot, the shortest of the lines which divide the lot from the streets shall be deemed to be the front lot line. On a corner lot or a through lot where such lot lines are of equal length, the front lot line shall be deemed to be that line which abuts a regional or provincial road or highway.

- (p) **GROSS FLOOR AREA** — Means the aggregate of the floor areas of a building above established grade, measured between the exterior faces of the exterior walls of the building at each floor level but excluding basement, mechanical penthouses, loading spaces, any portion of a parking structure, elevator shaft, stairwell, mechanical or electrical rooms, and any space with a floor-to-ceiling height of less than 1.8 metres.
- (q) **INTERIOR LOT** — Means a lot situated between adjacent lots and having access to one street.
- (r) **LIVE-WORK UNIT** – Means a single unit (e.g., studio, loft, or apartment) consisting of a dwelling unit and may include a commercial use. A live-work unit may be used as both a dwelling unit and a business operated by one or more people who reside in the dwelling unit.
- (s) **LONG-TERM CARE HOMES** – Means a facility that is licensed under the Fixing Long-Term Care Act.
- (t) **LOADING SPACE** — Means an unobstructed area of land which is provided and maintained upon the same lot or lots 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.
- (u) **LOT** – Means a parcel or tract of land.
- (v) **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.
- (w) **LOT COVERAGE** — Means the percentage of the lot covered by all buildings. Lot coverage in each zone shall be deemed to apply only to that portion of such lot which is located within said zone. The calculation of lot coverage shall not include that portion of such lot which is occupied by a building or portion thereof completely below

established grade, a covered entry element, a porch, with or without a basement and stairs with foundations, and barrier-free access ramps. Within a residential zone, lot coverage for a principal building and lot coverage for detached accessory structures shall be separately calculated, and the habitable space on the second floor directly above an entry element or porch, detached garages, and barrier-free access ramps shall be excluded from the calculation of lot coverage.

- (x) **LOT FRONTAGE** — Means the horizontal distance between the side lot lines measured at right angles; where the front lot lines are not parallel, the lot frontage shall be measured by a line six (6) metres back from and parallel to the chord of the front lot line.
- (y) **PARKING SPACE** — Means a space for the parking of a motor vehicle that is free and clear of any encroachments.
- (z) **PRIMARY SCHOOL** – Means a school established by the Ministry of Education providing education for children up to the level of grade 8.
- (aa) **PRIVATE SCHOOL** – Means a school meeting the standards set out for schools by the Ministry of Education which secures the major part of its funding from sources other than government agencies.
- (bb) **PRIVATE UTILITY** – Means any telephone or communications utility company operating within the City that may, for the purposes of the public service, use any land or erect or use any building or structure in the permitted zones, subject to compliance with zone provisions.
- (cc) **POST SECONDARY SCHOOL** – Means a premises used for educational purposes by a degree-granting college or university under Province of Ontario legislation.
- (dd) **PUBLIC AUTHORITY** – Means any Federal or Provincial government authority, agency, body or department, the Region, or the Corporation of the City of Richmond Hill, or any agency, body, or department of either of these municipalities.
- (ee) **QUADRUPLEXES (QUADRUPLEX DWELLING)** – Means a building divided vertically and/or horizontally into four (4) dwelling units, each one of which has two (2) walls or parts thereof in common with adjoining units and an independent entrance to either the ground or common corridor.
- (ff) **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. ‘

- (gg) **REAR YARD** — Means the open space extending across the full width of the lot between the rear lot line and the closest point of the main wall of any building or structure on the lot.
- (hh) **SECONDARY SCHOOL** – Means a school established by the Ministry of Education providing education for persons between grade 9 and grade 12.
- (ii) **SHORT TERM ACCOMMODATION** – Means all or part of a dwelling unit that is used to provide sleeping accommodation for any rental period that is less than 28 consecutive days and is the principal residence of the short-term rental operator.
- (jj) **SHORT TERM BICYCLE PARKING SPACE** — Means a bicycle parking space that is equipped with a rack, corral, or stand designed to lock the wheel and frame of a bicycle, that is available for use by visitors to the building.
- (kk) **SIDE YARD** — Means a yard other than a flankage yard which extends from the front yard to the rear yard between the side lot line and the closest point of the main wall of the building or structure on the lot.
- (ll) **SOCIAL SERVICES** – Means a non-government, not-for-profit, non-commercial organization which carries on social, cultural, welfare, athletic, or recreational programs for the benefit of the community.
- (mm) **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.
- (nn) **STREET TOWNHOUSE DWELLING (STH)** – Means a townhouse dwelling composed of dwelling units each of which has lot frontage on a street.
- (oo) **STOREY** — Means that portion of a building between the surface of a floor and the floor or roof immediately above, provided that any portion of a building partly below established grade level shall not be deemed a storey unless its ceiling is at least 1.8 metres above established grade, and provided 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.

3. **PERMITTED USES**

The following uses shall be permitted:

- (a) **APARTMENT DWELLING (LRB)**
- (b) **BACK-TO-BACK DWELLING**
- (c) **BLOCK RESIDENTIAL DWELLING**
- (d) **COMMERCIAL**
- (e) **CHILD CARE CENTRE**
- (f) **HOSPITALS AND HEALTHCARE CENTRES AND ANCILLARY COMMERCIAL USES**
- (g) **LONG-TERM CARE HOMES**
- (h) **STACKED TOWNHOUSE DWELLING**
- (i) **STREET TOWNHOUSE DWELLING**
- (j) **REAR LANE TOWNHOUSE DWELLING**
- (k) **QUANDRUPLEXES**
- (l) **LIVE-WORK UNIT**
- (m) **HOME OCCUPATION**
- (n) **SHORT TERM ACCOMMODATION**
- (o) **ARTS AND CULTURAL FACILITIES**
- (p) **PUBLIC AUTHORITY**
- (q) **PLACE OF WORSHIP**
- (r) **PRIVATE UTILITY**
- (s) **POST SECONDARY SCHOOL**
- (t) **SECONDARY SCHOOL**
- (u) **PRIMARY SCHOOL**
- (v) **PRIVATE SCHOOL**
- (w) **SOCIAL SERVICES**

4. **DEVELOPMENT STANDARDS**

The following development standards shall apply:

- (a) The lands shown on Schedule "A" shall be deemed to be a **LOT**.
- (b) Major Mackenzie Drive shall be deemed to be the **FRONT LOT LINE**.
- (c) Average **ESTABLISHED GRADE** shall be: 222.29
- (d) Maximum **LOT COVERAGE**: 70%
- (e) Maximum **GROSS FLOOR AREA**: 2100 m<sup>2</sup>
- (f) Maximum **FLOOR SPACE INDEX (1)**: 1.5

(g) Minimum <b>FRONT YARD:</b> (Major Mackenzie Drive)	1.0 metres
(h) Minimum <b>FLANKAGE YARD:</b> (Lawrence Avenue)	2.0 metres
(i) Minimum <b>INTERIOR SIDE YARD SETBACK</b> (East):	2.0 metres
(j) Minimum <b>REAR YARD SETBACK</b> (North):	6.5 metres
(k) Maximum Number of <b>STOREYS:</b>	4
(l) Maximum Number of <b>BLOCK RESIDENTIAL DWELLING:</b>	40
(m) Minimum Aisle Width (Perpendicular Parking)	6.0 m

NOTES:

- (1) For the purposes of calculating the maximum **FLOOR SPACE INDEX** and the maximum **LOT COVERAGE**, the **LOT AREA** shall be deemed to be 1,502.95 square metres, regardless of any conveyances for road widening purposes, **DAYLIGHT TRIANGLES**, dedications or severances.
  - (2) Notwithstanding any other provision in this by-law, the setback to the **DAYLIGHT TRIANGLE** is 0 metres.
  - (3) Notwithstanding the maximum **BUILDING HEIGHT** and minimum building **SETBACKS**, the following projections and encroachments shall be permitted:
    - a. **MECHANICAL PENTHOUSES** and screening to a maximum height of 3.4 metres.
    - b. Meters shall be setback minimum 0.00 metres from any yard.
    - c. Exterior steps including any associated landings shall be setback minimum 0.00 metres from any yard.
    - d. Stairs used to access a deck or a porch or an entry element shall be setback at least 0.00 metres from any lot line.
  - (4) The side of a parking space is obstructed if any part of a fixed object such as a wall, column, bollard, fence or pipe is situated within 0.3 metres of the side of the parking space, measured at right angles, and more than 1.0 metre from the front or rear of the parking space. Light standards that are located at the centre corners of four (4) adjoining parking spaces are not considered an obstruction.
5. Notwithstanding Section 5 - General Provisions, the following shall apply:
- (a) There shall be no minimum parking space requirements for both residential and non-residential uses.

- (b) Minimum number of **BICYCLE SPACES**
  - i) 0.72 **LONG TERM BICYCLE PARKING SPACES** per **DWELLING UNIT**
  - ii) 0.045 **SHORT TERM BICYCLE PARKING SPACES** per **DWELLING UNIT**
- (c) Minimum perpendicular **PARKING SPACE** dimensions shall be 5.80 metres in length and 2.7 metres in width and 2.0 metres in height clearance.
- (d) Minimum **BICYCLE PARKING SPACE** dimensions shall be:
  - i) Horizontal: 1.8 metres in length, 0.6 metres in width and 1.9m in height.
  - ii) Vertical: 1.9 metres in length, 0.6 metres in width and 1.2m in height.
  - iii) Stacked: 1.8 metres in length, 0.6 metres in width and 1.2m in height.
  - iv) Vertical Stacked: 1.2 metres in length, 0.6 metres in width and 1.2m in height.
- (e) Minimum of six (6) public **BICYCLE PARKING SPACE** are required in addition to the **SHORT-TERM BICYCLE PARKING SPACES**.
- (f) Minimum number of **LOADING SPACES**: 1
- (g) Each **LOADING SPACE** shall have a minimum width of 4 metres, minimum length of 13 metres and minimum overhead clearance of at least 6.5 metres.

2. The provisions of Sections 5.21.5, 6.1.11, 6.1.12 and 6.5.2.1 do not apply.

All other provisions of By-law No. 66-71, as amended, of The Corporation of the City of Richmond Hill, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedules "A" attached hereto.

- 3. The imperial measurements found in this by-law in brackets are provided for information purposes 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.
- 4. Schedules "A" and "B" attached to By-law No. xx-2X are declared to form a part of this bylaw.

Last Update: July 11, 2025

PASSED THIS \_\_ DAY OF \_\_\_\_\_, 202X.

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David West Mayor

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City Clerk



**Schedule "A" to By-law No. "XX-XX"**

This is Schedule "A" to By-law No. "XX-XX" passed by Council of The Corporation of the City of Richmond Hill on the \_\_\_\_ Day of \_\_\_\_, 202X

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**"RM2" (XX - XX)**  
AREA SUBJECT TO THIS BYLAW

