

# The Corporation of the City of Richmond Hill

## By-law 118-25

A By-law to Amend By-law 93-25, 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 November 26<sup>th</sup>, 2025, directed that this by-law be brought forward to Council for its consideration;

### Now Therefore The Council Of The Corporation Of The City Of Richmond Hill Enacts As Follows:

1. That By-law 93-25, as amended, of the City of Richmond Hill ("By-law 93-25") be and hereby is further amended as follows:
  - a) by adding the following to Section 13 - Exceptions:

"13.34

Notwithstanding any inconsistent or conflicting provisions of By-law 93-25, as amended, the following shall apply to the lands located at 181 and 187 Elgin Mills Road West and **zoned** "Neighbourhood Mixed Use (NMU)" as denoted on Schedule "A":

    - (1) Notwithstanding Section 3.15 (e), a guard up to the height of 1.1 metres above the floor level is permitted;
    - (2) Notwithstanding Section 3.15 (f), stairs used to access a **deck**, a **porch** or an **entry element**:
      - a. shall be setback at least 1.5 metres from a **lane**;
      - b. may encroach up to 3 metres into the minimum required setback at the rear of the **building**;
    - (3) Notwithstanding Table 3.4A, a window bay is permitted to encroach into a minimum required setback at the front and rear of the **building** to a distance of 1 metre over a maximum width of 4.1 metres;
    - (4) Notwithstanding Table 5.2A, the maximum **building height** of a **block residential dwelling** shall be 12 metres;
    - (5) Table 5.2B Special Provision (12) shall not apply;
    - (6) Notwithstanding Table 5.2B Special Provision 18 (b), where a **building** fronts onto a **lane**, the following setbacks shall be provided to the **lane**:
      - a) 2.6 metres for a building that abuts the backs onto the west **side lot line**;
      - b) 2.25 metres for a building that abuts the backs onto the east **side lot line**;
      - c) 2.85 metres for a building that abuts the backs onto the **rear lot line**;
    - (7) Notwithstanding Table 5.2B Special Provision 18 (f), where a **building** permitted under a **block residential dwelling** fronts onto a **street** or a **lane**, a minimum of 5 metres shall be provided at the rear of the **building**;
    - (8) Notwithstanding Table 10.3C, the minimum required number of visitor automobile **parking space** for **block residential dwelling** shall be 0.18 spaces per dwelling unit; and,
    - (9) Table 10.4C Note (2) shall not apply."
2. All other provisions of By-law 93-25, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.

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3. Schedule "A" attached to By-law 118-25 is declared to form a part of this by-law.

Passed this 26<sup>th</sup> day of November 2025.

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David West  
Mayor

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Ryan Ban  
Deputy City Clerk

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

### **Explanatory Note to By-Law 118-25**

By-law 118-25 affects the lands described as Part of Lots 14 and 15, Registered Plan 1931, municipally known as 181 and 187 Elgin Mills Road West.

By-law 93-25, as amended, zones the subject lands “Neighbourhood Mixed Use (NMU) Zone”.

By-law 118-25 will have the effect to apply site specific development standards to the “Neighbourhood Mixed Use (NMU) Zone” under By-law 93-25, as amended, to permit a residential development comprised of 16 townhouse dwelling units on the subject lands.



## SCHEDULE "A" TO BY-LAW NO. 118-25

This is Schedule "A" to By-Law  
118-25 passed by the Council  
of the Corporation of the  
City of Richmond Hill on the  
26th day of November, 2025

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David West  
Mayor

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Ryan Ban  
Deputy City Clerk