

The Corporation of the City of Richmond Hill

By-Law 75-25

A By-law to Amend By-law 2523, as amended, of The Corporation of the former Township of Vaughan.

Whereas the Council of The Corporation of the City of Richmond Hill (the "Corporation") at its Meeting of November 26, 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 2523, as amended, of The Corporation of the former Township of Vaughan ("By-law 2523") be and hereby is further amended by:
 - a) rezoning the Lands from "Third Density Residential (R3) Zone" to "Multiple Residential One (RM1) Zone" under By-law 2523, as amended, as shown on Schedule "A" to this By-law 75-25;
 - b) DEFINITIONS

For the purposes of this By-law, the following definition shall apply to the Lands zoned "RM1" as shown on Schedule "A" to this By-law 75-25:

BLOCK RESIDENTIAL DWELLING

Means a **DWELLING** that may include a **TOWNHOUSE DWELLING**, and each dwelling unit that has shared amenities and/or vehicular access by means of a common driveway or **LANE**.

BUILDING HEIGHT

With reference to a **BUILDING** or **STRUCTURE**, the vertical distance measured from the **ESTABLISHED GRADE** of such **BUILDING** or **STRUCTURE** to:

- a) the highest point of the roof surface or the parapet, whichever is the greater, of a flat roof (having a slope of less than 1:6 ratio);
- b) the decline of a mansard roof;
- c) the mean level between eaves and ridge of a gabled, hip or gambrel roof or other type of;
- d) pitched roof (having a slope equal to or greater than 1:6 ratio). Where a gabled, hip or gambrel roof or other type of pitched roof (having a slope equal to or greater than 1:6 ratio), not containing habitable space, terminates in a flat roof such roof shall be deemed a sloped roof; or,
- e) in case of a **STRUCTURE** with no roof, the highest point of the said **STRUCTURE**.

ESTABLISHED GRADE

Means with reference to a **BUILDING** or **STRUCTURE**, detached accessory **STRUCTURE**, detached accessory residential **BUILDING** 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 and when used with reference to a **STREET** or road means the elevation of the **STREET** or road established by the Corporation or other designated authority.

LANE

Means a public or private means of vehicular access to a lot or an abutting property. This may also include a parcel of land which is a **COMMON ELEMENT CONDOMINIUM** for means of vehicular access.

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.

SOFT LANDSCAPING

Means an area on a lot that is suitable for the growth and maintenance of vegetation and permits the infiltration of water into the ground but shall not include hard surfaced areas such as driveways, parking spaces, patios, walkways and hard landscaping. For greater clarity, interlocking stone and permeable pavement are not soft landscape.

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 1.80 metres (5.91 feet) above **ESTABLISHED GRADE**, and provided that any portion of a **STOREY** above the first **STOREY** exceeding 4.50 metres (14.76 feet) in **HEIGHT** shall be deemed an additional **STOREY**.

TOWNHOUSE DWELLING

Means a **BUILDING** divided vertically into 3 or more **DWELLING UNITS**, each sharing a wall above the **ESTABLISHED GRADE** and each of which has independent entrances at grade to a **FRONT YARD** and **REAR YARD** immediately abutting the front wall and rear wall.

- c) adding the following to Section 25 - EXCEPTIONS:

“RH 212

Notwithstanding any inconsistent or conflicting provisions of By-law 2523, as amended, the following special provisions shall apply to the lands zoned “Multiple Residential One (RM1) Zone” shown on Schedule “A” to this By-law, and denoted by a bracketed number (RH 212):

- i) For the purposes of Section RH 212, the following use shall be permitted on the Lands zoned “RM1” as shown on Schedule “A” to this By-law 75-25:

BLOCK RESIDENTIAL DWELLING

- ii) For the purposes of Section RH 212, the following provisions shall apply to **BLOCK RESIDENTIAL DWELLINGS** on Lands zoned “Multiple Residential One (RM1) Zone” as shown on Schedule “A” to this By-law 75-25:

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|--|-----------------------------|
| (a) Minimum LOT FRONTAGE : | 20.0 metres
(65.62 feet) |
| (b) Minimum FRONT YARD (1)(2)(4): | 3.0 metres
(9.84 feet) |
| (c) Minimum INTERIOR SIDE YARD (4): | 1.20 metres
(3.94 feet) |
| (d) Minimum REAR YARD (3)(4)(5): | 6.0 metres
(19.69 feet) |
| (e) Maximum LOT COVERAGE : | 60% |

- | | |
|--|-----------------------------|
| (f) Maximum Number of STOREYS : | 3 |
| (g) Maximum BUILDING HEIGHT : | 12.0 metres
(39.37 feet) |
| (h) Maximum Number of DWELLING UNIT : | 16 |

NOTE:

- (1) The **LOT LINE** which abuts Elgin Mills Road West shall be the **FRONT LOT LINE**.
 - (2) A **PORCH** or an entry element may encroach a maximum of 2.0 metres (6.56 feet) into the minimum required **FRONT YARD**.
 - (3) A **DECK** which is 0.60 metres (1.97 feet) in height or greater above **ESTABLISHED GRADE** and/or access stairs to an entry element are permitted to encroach a maximum of 2.50 metres (8.20 feet) into the minimum required **REAR YARD**.
 - (4) Notwithstanding Notes (2) and (3), stairs used to access a **DECK** or a **PORCH**, or an entry element shall be setback at least 0.30 metres (0.98 feet) from any **LOT LINE**.
 - (5) A window bay is permitted to encroach into the minimum required **REAR YARD** to a distance of 1.0 metre (3.28 feet) over a maximum width of 4.10 metres (13.45 feet).
- iii) For the purposes of Section RH 212, the following provisions related to **BLOCK RESIDENTIAL DWELLINGS** fronts onto a **LANE** shall apply:
- (a) Where a **BUILDING** fronts onto a lane, the following setbacks shall be provided to the **LANE**:
 - a. 2.60 metres (8.53 feet) for a building that abuts the west **SIDE LOT LINE**;
 - b. 2.25 metres (7.38 feet) for a building that abuts the east **SIDE LOT LINE**;
 - c. 2.85 metres (9.35 feet) for a building that abuts the **REAR LOT LINE**;
 - (b) Section iii) (b) only applies to the end units of a **BLOCK RESIDENTIAL DWELLING** which flank onto a **LANE**. The required setback to the **LANE** shall be 1.50 metres (4.92 feet); and
 - (c) Where a **BUILDING** permitted under a **BLOCK RESIDENTIAL DWELLING** fronts onto a **LANE**, a minimum of 5.0 metres (16.40 feet) shall be provided at the rear of the **BUILDING**.
- iv) For the purposes of Section RH 212, the following provisions related to **DECKS, PORCHES** and window bays for a **BUILDING** permitted under a **BLOCK RESIDENTIAL DWELLING** fronts onto a **LANE** shall apply:
- (a) A **PORCH** may encroach into the minimum required setback at the front of the **BUILDING** to a distance of 2.0 metres (6.56 feet);
 - (b) A **DECK** which is 0.60 metres (1.97 feet) in height or greater above **ESTABLISHED GRADE** is permitted to encroach into the minimum required setback at the rear of the **BUILDING** to a distance of 2.0 metres (6.56 feet);
 - (c) Notwithstanding the foregoing, stairs used to access a **PORCH** or an entry element are permitted to encroach 1.50 metre (4.92 feet) into the minimum required setback at the front of the **BUILDING**, and 3.0 metres (9.84 feet) into the minimum required setback at the rear of the **BUILDING**;
 - (d) No **DECK** or **PORCH** shall be enclosed to more than 50% of the vertical plane from the floor to ceiling of the storey that it serves, but this shall not prohibit a guard up to the height of 1.10 metres (3.61 feet) above the floor level; and
 - (e) A window bay is permitted to encroach into a minimum required setback at the front and rear of the **BUILDING** to a distance of 1.0 metre (3.28 feet) over a maximum width of 4.10 metres (13.45 feet).

- v) For the purposes of Section RH 212, the following provisions related to mechanical equipment, penthouses and roof constructions shall apply:
 - a) Parapets, **MECHANICAL PENTHOUSES**, roof constructions such as flagpoles, chimneys and/or solar panels, and other decorative roof **STRUCTURES** including screening of mechanical equipment up to a maximum height of 6.0 metres (19.69 feet) shall be deemed not to be a **STOREY** and shall be excluded from the calculation of maximum **BUILDING HEIGHT**. Mechanical equipment, **MECHANICAL PENTHOUSES** and roof constructions shall not be used as habitable space; and
 - b) Rooftop mechanical equipment shall be fully enclosed within a **MECHANICAL PENTHOUSE** or fully screened by an architectural feature of equivalent height.

- vi) For the purposes of Section RH 212, the following general provisions shall apply:
 - (a) Minimum Number of **PARKING SPACES**:
 - i. 2 **PARKING SPACES** per **DWELLING UNIT**
 - ii. 0.18 visitor **PARKING SPACES** per **DWELLING UNIT**
 - (b) Tandem **PARKING SPACE** shall be permitted and shall contribute to the **PARKING SPACE** requirements;
 - (c) The width of an aisle permitting two directions of motor vehicle traffic shall be a minimum of 6.0 metres (19.69 feet);
 - (d) A **DRIVEWAY** shall be setback a minimum of 0.30 metres (0.98 feet) from the **SIDE LOT LINE**. Notwithstanding the foregoing, a **DRIVEWAY** may have a **SETBACK** of 0 metres (0 feet) from the **SIDE LOT LINE** if the **DRIVEWAY** is to be shared with a driveway on an abutting lot or if the driveway is located along the **SIDE LOT LINE** of an end unit of a **BLOCK RESIDENTIAL DWELLING**; and
 - (e) For a **BLOCK RESIDENTIAL DWELLING**, a minimum 45% of the area of a **FRONT YARD** shall be used for no other purpose other than **SOFT LANDSCAPING**.”

- 2. All other provisions of By-law 2523, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule “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. Schedule “A” attached to By-law 75-25 is declared to form part of this by-law.

Passed this 26th day of November, 2025.

David West
Mayor

Ryan Ban
Deputy City Clerk

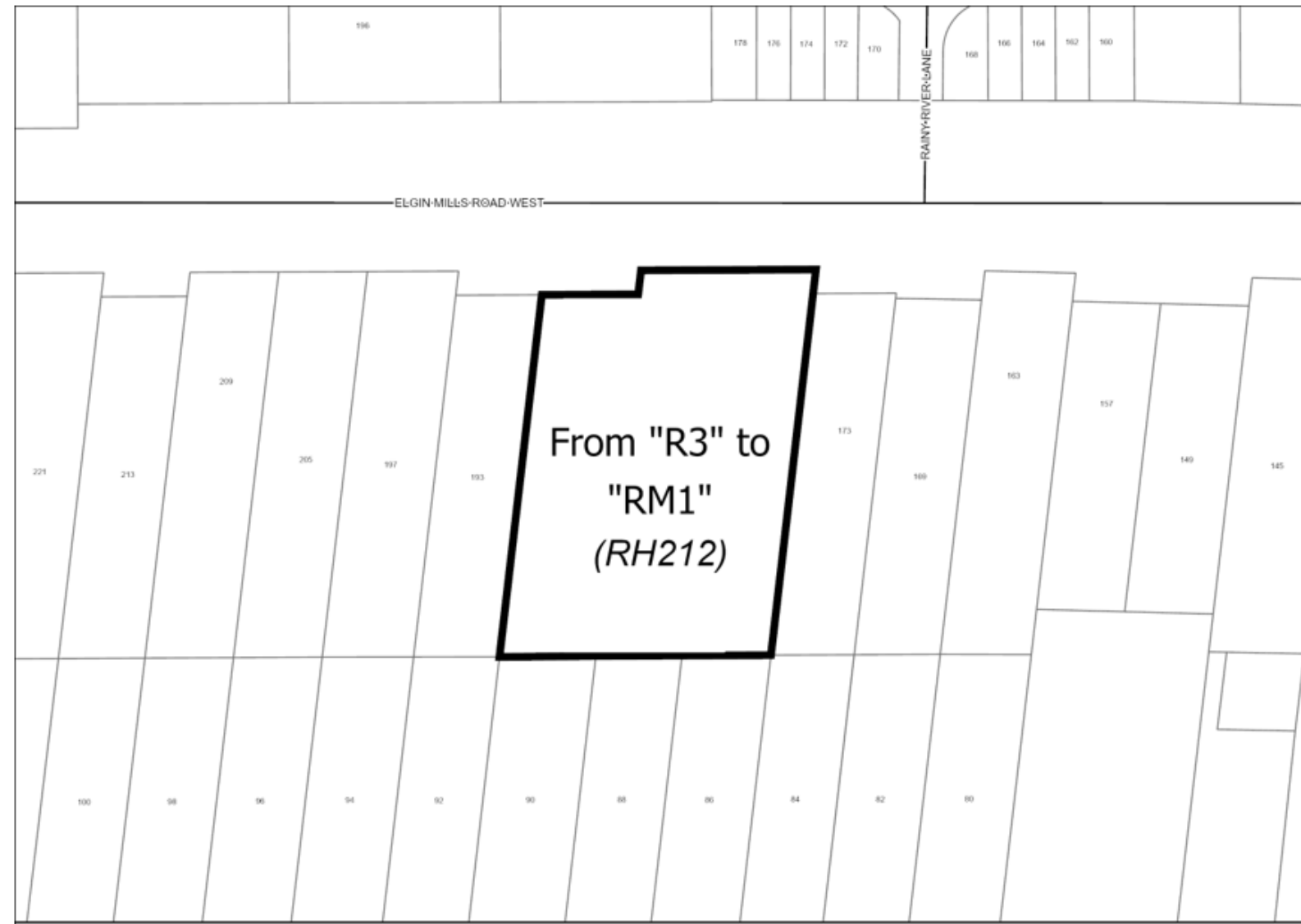
The Corporation of the City of Richmond Hill

Explanatory Note to By-law 75-25

By-law 75-25 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 2523, as amended, zones the subject lands “Third Density Residential (R3) Zone”.

By-law 75-25 will have the effect of rezoning the subject lands to “Multiple Residential One (RM1) Zone”, under By-law 2523, as amended, with site-specific development standards to permit a residential development comprised of 16 townhouse dwelling units on the subject lands.



SCHEDULE "A" TO BY-LAW NO. 75-25

This is Schedule "A" to By-Law 75-25 passed by the Council of the Corporation of the City of Richmond Hill on the 26th day of November, 2025

David West
Mayor

Ryan Ban
Deputy City Clerk

 AREA SUBJECT TO THIS BYLAW

