

The Corporation of the City of Richmond Hill

By-law 18-26

A By-law to Amend By-law 190-87, 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 February 11, 2026, 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 190-87, as amended, of The Corporation of the City of Richmond Hill ("By-law 190-87") be and hereby is further amended as follows
 - a) By rezoning the Lands Shown on Schedule "A" to this By-law 18-26 (the "Lands") to "Residential Multiple Family One (RM1) Zone" under By-law 190-87, as amended, and,
 - b) Adding the following to Section 10 - Exceptions

"10.98

Notwithstanding any inconsistent or conflicting provisions of By-law 190-87, as amended, the following special provisions shall apply to the lands zoned "Residential Multiple Family One (RM1) Zone" and more particularly shown on Schedule "A" to By-law 18-26 and denoted by a bracketed number (10.98):

- i) Minimum Front Yard Setback: 2.50 metres (8.20 feet)
 - ii) Minimum Interior Side Yard: 1.50 metres (4.92 feet)
 - iii) Minimum Rear Yard: 1.50 metres (4.92 feet)
 - iv) Minimum Flankage Yard: 2.50 metres (8.20 feet)
 - v) Notwithstanding minimum front yard and minimum flankage yard requirements, the minimum front yard setback to a daylighting triangle shall be 0.60 metres (1.96 feet)
 - vi) Maximum Building Height: 12.25 metres (40.19 feet)
 - vii) Minimum Number of Parking Spaces:
 - a) 2.0 parking spaces per dwelling unit;
 - b) 0.20 visitor parking spaces per dwelling unit.
 - viii) Exterior steps and landings shall be permitted to encroach:
 - a) into the required flankage yard and no setback shall be required to a flankage lot line.
 - b) into the required front yard and is no closer than 1.65 metres (5.41 feet) to a front lot line.
 - ix) A strip of land not less than 3.25 metres (10.66 feet) in depth abutting Elgin Mills Road West shall be used only for landscaping, except that walkway, driveways, steps and landings accessing the street line shall be permitted to cross such a landscaping area.
 - x) A strip of land not less than 0.66 metres (2.16 feet) in depth abutting a daylight triangle shall be used only for landscaping, except that walkway or driveways perpendicular to the street line shall be permitted to cross such a landscaping area.
 - xi) A strip of land not less than 2.5 metres (8.20 feet) in depth abutting Dickson Street shall be used only for landscaping, except that walkway, driveways, steps and landings accessing the street line shall be permitted to cross such a landscaping area.
 - xii) A strip of land not less than 0.91 metres (2.98 feet) immediately abutting the west property line shall be used for landscaping.
2. All other provisions of By-law 190-87, 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 18-26 is declared to form a part of this by-law.

Passed this 11th day of February 2026.

David West
Mayor

Stephen M.A. Huycke
City Clerk

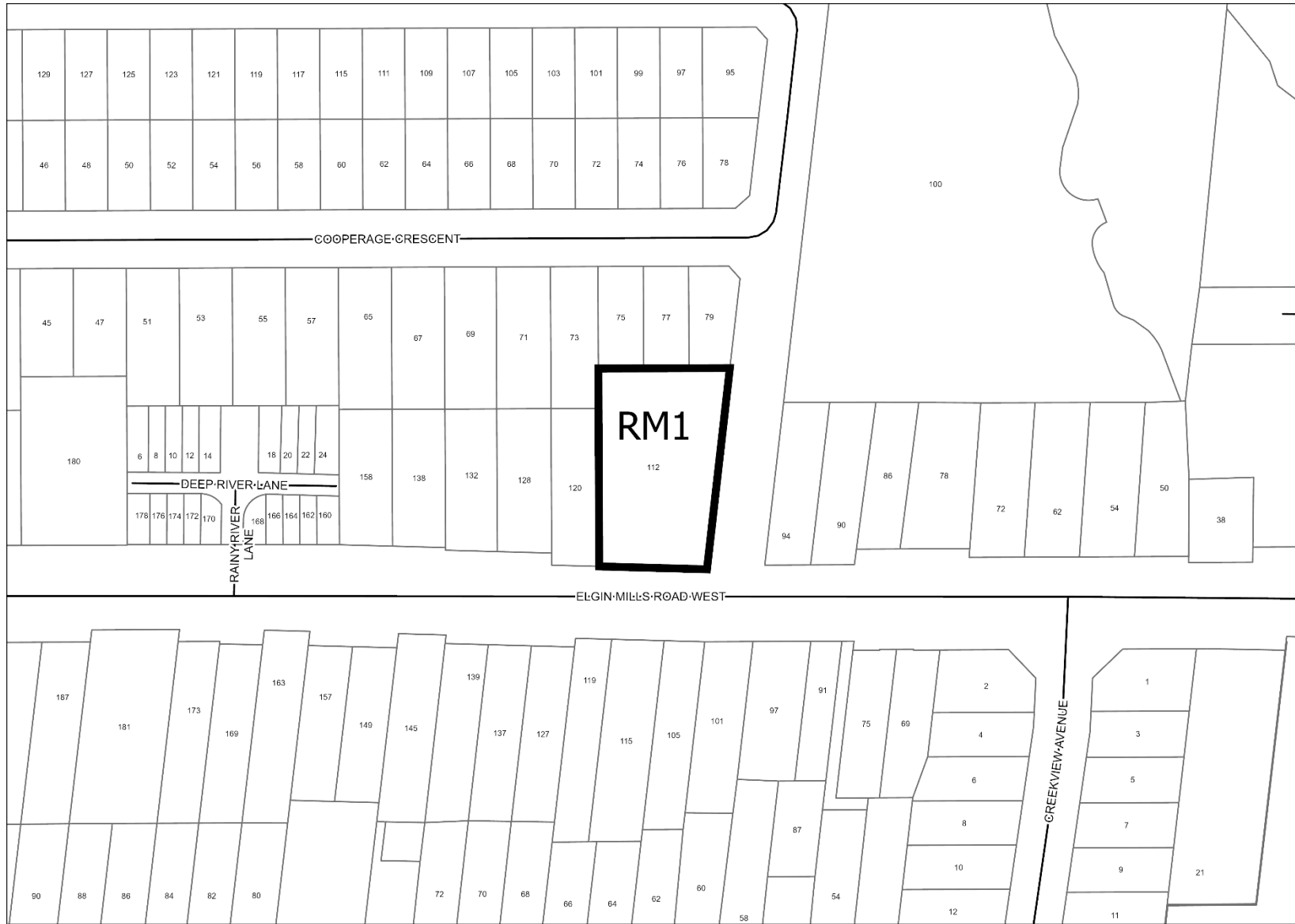
The Corporation of The City of Richmond Hill

Explanatory Note to By-Law 18-26

By-law 18-26 affects lands located on the north side of Elgin Mills Road West, east of Shaftsbury Avenue and west of Yonge Street, legally described as Part of Lot 1, Registered Plan 2404, municipally known as 112 Elgin Mills Road West.

By-law 190-87, as amended of The Corporation of the City of Richmond Hill, zones the subject lands Residential Single Family Eight (R8) Zone.

By-law 18-26 will have the effect of rezoning the subject lands to Residential Multiple Family One (RM1) Zone under By-law 190-87, as amended. This application will facilitate the creation of 15 townhouse dwelling units on a private common element condominium road.



SCHEDULE "A"

TO BY-LAW NO. 18-26

This is Schedule "A" to By-Law 18-26 passed by the Council of the Corporation of the City of Richmond Hill on the 11th day of February, 2026

 AREA SUBJECT TO THIS BYLAW



David West
Mayor

Stephen M.A. Huycke
City Clerk

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