

The Corporation of the City of Richmond Hill

By-law 13-26

A By-law to Amend By-law 128-04, as amended, and By-law 55-15, 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”) as its Meeting of February 25, 2026, 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 128-04, as amended, of The Corporation of the City of Richmond Hill (“By-law 128-04”), be and hereby is further amended by removing those lands shown on Schedule “A” to this By-law 13-26 (the “Lands”) and any provisions of By-law 128-024, as amended, that previously applied to the Lands shall no longer apply to the Lands.
2. That By-law 55-15, as amended, of The Corporation of the City of Richmond Hill (“By-law 55-15”), be and hereby is further amended as follows:
 - a) by expanding the area of By-law 55-15, as amended, to include the Lands;
 - b) by rezoning the Lands from “Oak Ridges Moraine Countryside (ORMCO Zone)” to “Multiple Residential Four (RM4) Zone” under By-law 55-15, as amended, as shown on Schedule “A” to this By-law 138-24; and,
 - c) by adding the following to Section 7 – EXCEPTIONS

“7.74

Notwithstanding any inconsistent or conflicting provisions of By-law 55-15, as amended, the following special provisions shall apply to the lands zoned “Multiple Residential Four (RM4) Zone” and more particularly shown as “RM4” on Schedule “A” to this By-law 13-26 and denoted by a bracketed number (7.74):

i) DEFINITIONS

For the purposes of this Bylaw, the following definition shall apply to the Lands zoned “RM4” as shown on Schedule “A” to this By-law 13-26:

BLOCK RESIDENTIAL DWELLING

- a) 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** has shared amenities and/or vehicular access by means of a common driveway or lane.

- ii) For the purposes of Section 7.74, the following additional use shall be permitted on the Lands:

BLOCK RESIDENTIAL DWELLING

- iii) For the purposes of 7.74, the following general provisions shall apply to the Lands as shown in Schedule A:
 - a) The provisions of Section 5.7 (Landscaping) and Section 5.8 (Landscape Buffer) shall not apply.
 - b) A **STREET** shall include a **LANE**.

- c) Maximum Number of Parking Spaces:
 - i) 2.0 **PARKING SPACES** per **DWELLING UNIT**
 - ii) 0.25 visitor **PARKING SPACES** per **DWELLING UNIT**

- iv) For the purposes of Section 7.74, the following provisions shall apply to **BLOCK RESIDENTIAL DWELLINGS** on Lands zoned Multiple Residential Four (RM4) Zone” as shown on Schedule “A” to this By-law 13-26:
 - a) For the purposes of applying the provisions below, the lands shown on Schedule “A” attached hereto shall be deemed to be one **LOT**.
 - i) Minimum **LOT FRONTAGE** (Leslie Street): 75.0 metres (249.34 feet)
 - ii) Minimum **LOT AREA**: 0.3 hectares
 - iii) Minimum **FRONT YARD (1)**: 3.5 metres (11.48 feet)
 - iv) Minimum **SIDE YARD** (North): 1.2 metres (3.94 feet)
 - v) Minimum **SIDE YARD** (South): 3.0 metres (9.84 feet)
 - vi) Minimum **REAR YARD**: 3.0 metres (9.84 metres)
 - vii) Maximum **HEIGHT**: 3.5 Storeys
 - viii) Maximum Number of **DWELLING UNITS**: 19

NOTES:

- (1) The **LOT LINE** which abuts Leslie Street shall be the **FRONT LOT LINE**.

- v) The following provisions shall apply to **PARCELS OF TIED LAND**:
 - a) The **MAIN WALL** of a **DWELLING UNIT** shall have a minimum setback of 3.0 metres (9.84 feet) from a **LANE**.
 - b) Notwithstanding 7.74.v)a), where there is a **LANE** with a curve corner, the **MAIN WALL** of a **DWELLING UNIT** shall have a minimum setback of 2.5 metres (8.20 feet) from the curved corner of a **LANE**.

- 3. All other provisions of By-law 55-15, as amended, not consistent with the foregoing, shall continue to apply to the Lands shown on Schedule “A” attached hereto.

- 4. 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.

- 5. Schedules “A” attached to By-law 13-26 are declared to form a part of this By-law.

Passed this 25th day of February, 2026.

David West
Mayor

Ryan Ban
Deputy City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 13-26

By-law 13-26 affects the lands described as Part of Lot 31, Concession 2, E.Y.S.

By-law 128-04, as amended, zones the subject lands “Oak Ridges Moraine Countryside (ORMCO) Zone”.

By-law 13-26 will have the effect of rezoning the subject lands to “Multiple Residential Four (RM4) Zone” under By-law 55-15, as amended, with site specific provisions to permit the construction of a residential development comprised of 19 rear lane block townhouse dwelling units of common element condominium tenure on the subject lands.



SCHEDULE " A "

TO BY-LAW NO. 13-26

This is Schedule "A" to By-Law 13-26 passed by the Council of the Corporation of the City of Richmond Hill on the 25th day of February, 2026

David West
Mayor

Ryan Ban
Deputy City Clerk

 AREA SUBJECT TO THIS BYLAW

