



Hearing Date & Time:	Thursday, May 29, 2025 at 7:00 PM
Location:	Council Chambers, 225 East Beaver Creek Road, 1 st Floor, Richmond Hill.
City File Number:	MV-25-06
Property (Subject Land):	172 Essex Avenue
Owner:	Essex Holdings Ltd.
Related Applications:	MV-24-03

The Proposal:

The following relief to Zoning By-law 66-71, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Minimum Lot Frontage	30.48 m (100 ft.)	17.68 m (58 ft.)	12.8 m (42 ft.)
Interior Side yard Setback (SOUTH)	9.14 m (30 ft.)	1.22m (4.00 ft.)	7.92m (25.98 ft.)
Interior Side yard Setback (NORTH)	9.14m (30 ft.)	1.22m (4.00 ft.)	7.92m (25.98 ft.)
Rear Yard Setback	9.14m (30 ft.)	4.37 m (14.33 ft.)	4.77m (15.65 ft.)
Maximum Driveway Width	6.0m (19.68 ft.)	14.13m (46.35 ft.)	8.13m (26.67 ft.)
Minimum Usable Space as a % of Gross Floor Area	50%	5.7%	44.3%
Maximum Gross Floor Area as a % of lot area	100%	161.5%	61.5%
Minimum Front Yard Landscaping	45%	28.1%	16.9%
Minimum Side yard Setback to Barrier Free Access Ramp	0.9 m (2.95 ft.)	0.61 m (2 ft.)	0.29 m (0.95 ft.)
Maximum Percentage of Basement to be Used for Dwelling Units	50%	90%	40%
Maximum Encroachment into the Minimum Rear Yard Setback for Stairs	1.52 m (5 ft.)	5.94 m (19.48 ft.)	4.42 m (14.50 ft.)
Minimum Landscaping Strip around Periphery of the Parking Area	2.13 m (6.98 ft.)	1.43 m (4.69 ft.)	0.70 m (2.29 ft.)

In addition, the following relief to Zoning By-law 30-25, as amended, is requested:

	By-Law Requirement	Proposed	Deficiency
Minimum Rear Yard Setback	7.5 m (24.60 ft.)	4.37 m (14.33 ft.)	3.13 m (10.27 ft.)
Minimum Side Yard Setback (North)	7.5 m (24.60 ft.)	1.22m (4.00 ft.)	6.28 m (20.6 ft.)
Minimum Side Yard Setback (South)	7.5 m (24.60 ft.)	1.22 m (4.00 ft.)	6.28 m (20.6 ft.)
Barrier Free Access Ramp – Minimum Side Yard	0.9 m (2.95 ft.)	0.61m (2.00 ft.)	0.29 m (0.95 ft.)

NOTE: This Notice of Hearing replaces the Notice of Hearing dated May 13th, 2025, to include the review against By-law 66-71.

Exterior Stairs – Maximum Encroachment into minimum rear yard	0.0 m (0.0 ft.)	4.3 m (14.10 ft.)	4.3 m (14.10 ft.)
Parking Area Permitted Location	Side or Rear Yard	Front Yard	N/A
Minimum EV Ready parking spaces	4 (100%)	0 (0%)	N/A

Location of Subject Land:
The below map highlights the location of subject land.
The circle on the map indicates the radius of properties who received this Notice of Hearing.



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Important Information

Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition. Materials (e.g., photos, presentations) must be provided to Committee staff by 4:30 pm the day before of the meeting. Written comments by any person unable to attend the meeting can be submitted via e-mail to Committee of Adjustment staff at the contact information provided below.

Public Record: Personal information collected as a result of this public meeting is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), the *Planning Act* and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure and will be used to assist the Committee of Adjustment and staff to process this application.

Additional Information: To obtain additional information regarding this application or further assistance please contact Committee of Adjustment staff.

The Staff Report pertaining to this application will be available on: **May 22, 2025**

Notice of Decision: If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing.

Ontario Land Tribunal: No one other than the applicant, the municipality, certain public bodies, and the Minister will be allowed to appeal municipal decisions to the Tribunal within 20 days of the making of the decision. **To appeal the decision to the Ontario Land Tribunal, you must submit a completed Appellant Application Form (available from Committee of Adjustment staff) to the Secretary-Treasurer of the Committee of Adjustment, City of Richmond Hill. You must enclose the appeal fee of \$400 (plus \$25 for each connected application), paid by certified cheque, made payable to the Minister of Finance.**

An additional administrative fee of \$175.00 per application appealed is payable to the City of Richmond Hill (All fees are subject to change).

Important Notice to Owner and/or Agent: If you do not attend or are not represented at this hearing, the Committee may proceed in your absence and make a decision or may consider the application to have been abandoned or withdrawn and close the file.

Date of Public Notice: May 19, 2025



Courtney Cullum
Secretary-Treasurer Committee of Adjustment
City of Richmond Hill
225 East Beaver Creek Road, 4th Floor
Richmond Hill, ON L4B 3P4

Committee of Adjustment Staff are available for in person inquiries on Tuesdays and Thursdays

CONTACT INFORMATION:

committeeofadjustment@richmondhill.ca

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BICYCLE PARKING
L DENOTES LONG
TERM AND
S DENOTES SHORT
TERM.
DIMENSIONS (1.8M
LONG x 0.6M WIDE)

SITE STATISTICS:
ADDRESS: 172 ESSEX AVENUE, RICHMOND HILL
PLAN NUMBER: 2383
LOT NUMBER: Part of Lot 214
ZONING: RM14 under By-Law 66-71
USE: APARTMENT BUILDING (6 DWELLING UNITS)
LOT AREA: 8,700.0 FT² (808.256 M² or 0.0802 HA)
LOT FRONTAGE: 58'0" (17.678M)
LOT DEPTH: 150'0" (45.720M)

FRONT YARD LANDSCAPING:
PROVIDED ALLOWED
SEE ATTACHED CALCULATIONS

HEIGHT:
PROVIDED ALLOWED
55'0" (16.76M) 60'0" (18.288M)

AUTOMOBILE PARKING SPACES:
PROVIDED ALLOWED
4 8 (1.25 PER UNIT)

MAX GROSS FLOOR AREA % OF LOT AREA:
PROVIDED ALLOWED
BASEMENT 2,500 FT²
1ST FLOOR: 3,850.0 FT² N/A
2ND FLOOR: 3,850.0 FT² N/A
3RD FLOOR: 3,850.0 FT² N/A
TOTAL G.F.A.: 14,050.00 FT² 8,700.0 FT²
(161.49%) (100.0%)

MAX. BASEMENT % USED AS DWELLING UNIT:
PROVIDED ALLOWED
90% 50%

MINIMUM LOT FRONTAGE:
PROVIDED ALLOWED
58'0" 100'0"
(LEGAL NON CONFORMING)

MINIMUM FLOOR AREA PER DWELLING UNIT:
PROVIDED ALLOWED
1 BEDROOM UNITS N/A 550.0 FT²
2 BEDROOM UNITS N/A 675.0 FT²
3 BEDROOM UNITS N/A 800.0 FT²
4 BEDROOM UNITS N/A 900.0 FT²

MINIMUM USABLE OPEN SPACE % OF GROSS FLOOR AREA:
PROVIDED ALLOWED
809.0 FT² 7,025.0 FT²
(5.7%) (50.0%)

SETBACKS:
PROVIDED ALLOWED
FRONT: 58'6" (17.83M) 25'0" (7.62M)
REAR: 14'6" (4.42M) 30'0" (9.14M)
INTERIOR SIDE (LEFT): 4'0" (1.22M) 30'0" (9.14M)
INTERIOR SIDE (RIGHT): 4'0" (1.22M) 30'0" (9.14M)

CHILDREN'S PLAY AREA PROVIDED: 560 FT² (52.03 M²)

LANDSCAPE SCREENING HEIGHT: 5'0" (MINIMUM)

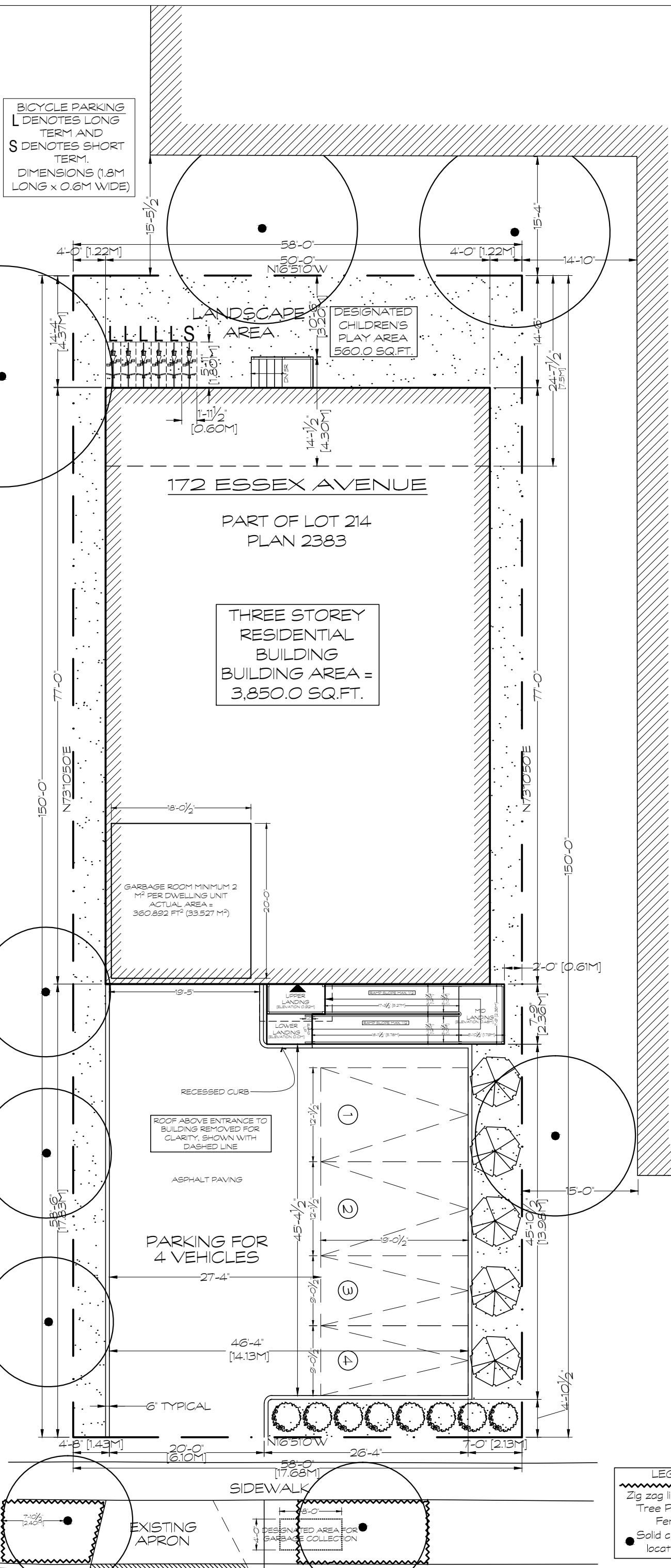
RICHMOND HILL OFFICIAL PLAN 2010 AMENDMENT 18.7
PERMITTED DENSITY: 0.75 FSI (MINIMUM)
1.75 FSI (MAXIMUM)
ACTUAL: 1.33 FSI

YORK REGION OFFICIAL PLAN 2022
MAJOR TRANSIT STATION AREA (MTSA): PARKING SPACES
ARE NOT REQUIRED FOR THIS PROPERTY.

160 ESSEX AVENUE

INFORMATION REGARDING 160
ESSEX AVENUE, INCLUDING
SETBACKS, OBTAINED FROM PLAN
OF SURVEY BY PEARSON AND
PEARSON SURVEYING LTD. DATED
JANUARY 23, 2024

LEGEND
Zig zag line denotes
Tree Protection
Fencing.
Solid circle denotes
location of tree.



ESSEX AVENUE

172 ESSEX AVENUE
SITE PLAN
MAY 12, 2025

