

Appendix D to SRPRS.20.126 – Correspondence from Carefirst
Seniors and Community Services Association (June 29, 2020)



Carefirst One-Stop Multi-Services Centre

300 Silver Star Blvd., Scarborough, Ontario M1V 0G2
Email: info@carefirstontario.ca Website: www.carefirstontario.ca

Tel : (416) 502-2323 Fax : (416) 502-2382

South Toronto Office

479 Dundas Street West, Toronto, Ontario M5T 1H1

Tel : (416) 585-2013 Fax : (416) 585-2892

York Region Community Services Centre

420 Hwy 7 East, Suite 104A, Richmond Hill, Ontario L4B 3K2

Tel : (905) 771-3700 Fax : (905) 763-3718

York Region Richmond Hill One-Stop Access Multi-Services Centre

9893 Leslie Street, Richmond Hill, Ontario L4B 3Y3

Tel : (905) 780-9646 Fax : (905) 780-9045

June 29, 2020

City Clerk

The Corporation of the City of Richmond Hill

225 East Beaver Creek Road

Richmond Hill, Ontario

L4B 3P4

clerks@richmondhill.ca.

Re: **OPA 18.2 - Conversion of Employment Area to permit new and/or expansion of existing institutional, office and small scale retail uses**
City Files: D01-20006

Carefirst Seniors & Community Services Association (CAREFIRST) is the registered owner of the lands at 9893 Leslie Street, Richmond Hill, one of the properties affected by the proposed Official Plan Amendment. We are submitting this letter to the Clerk to convey to Council our support for this City-Initiated Official Plan Amendment.

CAREFIRST is a community-based, non-profit, registered charitable organization. CAREFIRST has a long history since 1976 of serving seniors across the GTA and surrounding areas with a wide spectrum of community care and primary health care services, such as assisted living services, adult day programs, home care programs, family practices and chronic disease management programs, serving over 20,000 patients/client per year.

CAREFIRST PROPOSAL

Carefirst is proposing to demolish the existing two-storey building on the site and develop a multi-storey mixed-use employment and institutional building, with below-grade parking. More specifically, the proposal includes a 120 long term care bed facility, situated above one (possibly two) levels of office and commercial space, providing a range of office and medical office space, as well as community care uses.

PRE-CONSULTATION WITH THE CITY

We have had extensive Pre-Consultation discussion with the City, over the last 6 months. The City Planning & Regulatory Services Department has issued a Pre-Submission Meeting Response letter on April 2, 2020. That letter identified a number of submission

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requirements. Some of those listed items are now being addressed with this City-Initiated Official Plan Amendment.

SUBMISSION OF REZONING APPLICATION

Our consultant team has been working on preparing a comprehensive Rezoning Application, to be reviewed concurrently with this proposed City-Initiated Official Plan Amendment. This application for Zoning By-law Amendment is being submitted to the City imminently.

COMMENTS ON DRAFT OPA

We have reviewed the structure of the Draft OPA document with our team. We are supportive of the initiative, and generally in agreement with the proposed changes.

We do have one issue that we feel should be raised with staff, which is the following Policy:

4.12.2 DESIGN

The lands within the Leslie Street Institutional Area designation encompass 4 of the 10 remaining buildings associated with the historic settlement of Headford. This small community was once a thriving spot due to the development of several Rouge tributary mills, tradesmen's shops, a general store, a Methodist Church and a post office. Section 3.4.2 of this Plan promotes the retention, rehabilitation and adaptive reuse of cultural heritage resources identified on the City's Register as an integral part of the development in order to maintain and enhance the identity and character of the City.

As part of our comprehensive submission for a Zoning By-law Amendment, we have commissioned a Cultural Heritage Impact Assessment. One of the conclusions of this report is as follows:

"The property at 9893 Leslie Street is deemed to have minimal Cultural Heritage Value and therefore demolition of the building will have minimal impact to the Cultural Heritage of the existing building, site, or adjacent heritage properties."

We acknowledge that City staff have not had a chance to review this report at this time, however we are concerned that the wording of the proposed Amendment listed above might pre-determine that the existing dwelling is to be maintained, which is not our intention.

We would suggest that the wording be revised, perhaps such as to read that "...Section 3.4.2 of this Plan promotes the retention, rehabilitation and adaptive reuse, *where deemed appropriate*, of cultural heritage resources identified on the City's Register as an integral part of the development...".

COMMITMENT TO WORK WITH THE CITY

We look forward to continue working with City staff and Council on this important initiative, and the successful completion of our project.

We reiterate our support for this proposed Official Plan Amendment. Please keep us notified of all future meetings and decisions.

Yours truly,



Helen Leung, CEO
Carefirst Seniors and Community Services Association
300 Silver Star Boulevard
Scarborough, Ontario
M1V 0G2