

# **The Corporation of the City of Richmond Hill**

## **By-law XX-22**

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 \_\_\_\_\_, 20\_\_\_\_, 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 to "Institutional One (I1) Zone" and "Park (P) Zone" as shown on Schedule "A" to this By-law XX-22;
  - b) For the purposes of this by-law, the following Definitions shall apply to the Lands as shown on Schedule "A" to this By-law XX-22:

### **CHILD CARE CENTRE**

Means premises providing daily care for children, and licensed by the appropriate government body.

### **CLASSROOM AND TRAINING FACILITIES**

Means a place that provides an in-situ learning platform that integrates theoretical and practical education and training for health care workers in the gerontological field.

### **CLINIC**

Means a building or part of a building used by physicians, surgeons, dentists, drugless practitioners or any other health care professionals, their staff and their patients for the purpose of consultant, diagnosis or treatment of humans and may include medical laboratories or an ancillary pharmacy.

### **FLOOR SPACE INDEX**

Means the maximum gross floor area of all buildings on a lot expressed as a ratio or multiple of the lot area.

## **LONG TERM CARE HOME**

Means a place that is licensed as a long-term care home under the *Long-Term Care Homes Act, 2007*, and includes a municipal home, joint home or First Nations home approved under Part VIII of the Act.

## **LOT**

Means the area outlined in heavy black line on Schedule “A” to this By-law XX-22 at the time of its approval, regardless of any future severance, partition, or division of the lot, and of any conveyance(s) for parkland, road allowance, road widening or daylighting triangle purposes.

## **PHARMACY**

Means a building or part of a building where prescription drugs, pharmaceuticals, health and beauty aid products, and other similar products administering the individual and personal needs of persons are sold to the public and may include accessory sales of good such as food snacks and beverages, sundries, stationary, magazines and newspapers, but does not include groceries, meats and produce.

## **REHABILITATION CENTRE**

Means a registered institution (other than a hospital) which provides physiotherapy, occupational therapy and other rehabilitative treatment of dysfunction or disability.

## **RESEARCH AND INNOVATION**

Means a building or part of a building containing facilities for scientific research, investigations, product testing and development.

## **RETIREMENT HOME**

Means a residential complex or part of a residential complex that is regulated under the *Retirement Homes Act, 2010*.

## **SENIORS COMMUNITY CENTRE**

Means a multi-purpose facility or part of that facility that offers a variety of programs and community activities of a recreational, cultural, community service, informational, or instructional nature for seniors.

## SENIORS DAY PROGRAM

Means a day program and care services provided for adults living with dementia or other disabilities.

- c) by adding the following to Section 10 – Exceptions

“10.XX

Notwithstanding any inconsistent or conflicting provisions of By-law 190-87, as amended, the following special provisions shall apply to the lands zoned “Institutional One (1I) Zone” and more particularly shown as “1I” on Schedule “A” to By-law XX-22 and denoted by a bracketed number (10.XX) (the “Lands”):

- i) The following uses shall be permitted on the Lands:

- (a) **APARTMENT DWELLING**
- (b) **LONG TERM CARE HOME**
- (c) **CHILD CARE CENTRE**
- (d) **CLASSROOM AND TRAINING FACILITIES**
- (e) **CLINIC**
- (f) **PERSONAL SERVICE SHOP**
- (g) **PHARMACY**
- (h) **REHABILITATION CENTRE**
- (i) **RESEARCH AND INNOVATION**
- (j) **RESTAURANT**
- (k) **SENIORS COMMUNITY CENTRE**
- (l) **SENIORS DAY PROGRAM**

- ii) The following provisions shall apply to the Lands:

- (a) The lands shown on Schedule “A” shall be deemed to be a **LOT**
- (b) Yonge Street shall be deemed to be the **FRONT LOT LINE**
- (c) Maximum **LOT COVERAGE**: 40%
- (d) Minimum **FRONT YARD**: 6.0 metres (19.69 feet)
- (e) Minimum **SIDE YARD** (North): 6.0 metres (19.69 feet)
- (f) Minimum **SIDE YARD** (South): 6.0 metres (19.69 feet)
- (g) Minimum **REAR YARD** (West): 6.0 metres (19.69 feet)
- (h) Maximum **HEIGHT** (Long Term Care Home): 8 storeys, but no greater than 33.0 metres (108.27 feet)
- (i) Maximum **HEIGHT** (Apartment Dwelling): 10 storeys, but no greater than 40.0 metres (131.23 feet)
- (j) Maximum **FLOOR AREA RATIO**: 300% (1)
- (k) Maximum **FLOOR SPACE INDEX**: 3.0 (1)

NOTE:

- (1) For the purpose of calculating **FLOOR AREA RATIO** and **FLOOR SPACE INDEX**, the lot area shall be deemed to be 20,700 square metres (222,812.95 square feet), exclusive of any severances, partitions of lands, divisions for road allowance, conveyance(s) for parkland, road widening or daylighting triangle purposes.
- iii) Notwithstanding Section 5 – Provisions for All Zones, the following shall apply:
  - (a) Minimum Number of Parking Spaces:
    - i. Apartment Dwelling: 1.0 spaces per UNIT
    - ii. Long Term Care Home: 0.33 spaces per
    - iii. Retirement Home: 0.33 spaces per UNIT
    - iv. Visitor: 20% of the total overall parking
  - (b) The minimum number of bicycle parking spaces shall be calculated in accordance with the following standards:
    - i. A minimum of 0.1 bicycle parking spaces shall be provided per Long Term Care Home Unit and Retirement Home Unit
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 XX-22 is declared to form part of this by-law.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2022.

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David West  
Mayor

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Stephen M.A. Huycke  
City Clerk

D02-20033 (SF)

# **The Corporation of the City of Richmond Hill**

## **Explanatory Note to By-law XX-22**

By-law XX-22 affects the lands described as Part of Lot 54, Concession 1, W.Y.S., municipally known as 11300 Yonge Street.

By-law 190-87, as amended, zones the subject lands “General Commercial One (GC1) Zone”, which does not permit the proposed development.

By-law XX-22 will have the effect of rezoning the subject lands to “Institutional One (I1) Zone” and “Park (P) Zone” under By-law 190-87, as amended, with site specific provisions to permit an eight storey long term care facility and two 10 storey retirement home buildings with at-grade commercial uses on the subject lands.

