

The Corporation of the City of Richmond Hill

By-law XX-23

A By-law to Amend By-law 2325-68

of the Former Corporation of the Township of Markham,

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 __, 202__, 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 2325-68, as amended, hereby is further amended by:
 - a) by rezoning the lands shown on Schedule "A" to this By-law XX-23 (the "Lands") from "High Performance Commercial Industrial Historic (MC-1(HIS)) Zone" to "Institutional (INST) Zone" and "Open Space (OS) Zone"
 - b) for the purposes of this by-law, the following Definitions shall apply to the Lands as shown on Schedule "A" to the By-law XX-23:

CHILD CARE CENTRE

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

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 FACILITY

Means a facility providing residential care for persons who qualify under a government assistance program that is licensed as a long-term care home. The facility includes a common kitchen and dining room, or more than one common kitchen and dining room, plus bedrooms, which may include bathrooms and kitchens, but does not permit laundry or cooking facilities in an individual unit and does not include any dwelling units. A long term care facility will include long term care beds.

OFFICE

Means a room or rooms where business may be transacted, a service performed or consultation given but shall not include the manufacturing of any product.

SOCIAL SERVICES

Means the use of land, building or structure or part thereof by a public or non-profit organization for the provision of government, charitable, educational, benevolent, health or welfare services to the public. Social Services may include an accessory office.

RESEARCH AND INNOVATION

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

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.

NON-PROFIT ORGANIZATION

Means:

- a) a corporation without share capital to which the provisions of Part III of the *Corporations Act*, as amended, apply; or
- b) non-profit organization, a charitable organization or a registered charity, as those terms are defined in the *Income Tax Act*, as amended.

HOSPICE

Means a resident to accommodate persons with life-threatening illness who can no longer remain at home, whether by choice or necessity and where supervisory care of the resident in the hospice is provided. A hospice is not a clinic, treatment facility, or nursing home.

DWELLING UNIT

Means a room or suite of rooms used or designed or intended for use by one or more persons living together in which culinary and sanitary facilities are provided for the exclusive use of such person or persons.

LIFE LEASE UNITS

Means a **DWELLING UNIT** owned and operated by a non-profit organization or charity, contained within a **LONG TERM CARE FACILITY** that offers life lease interest to persons aged 65 or older.

- c) by adding the following to Section 7 – Exceptions:

“RHX

Notwithstanding any inconsistent or conflicting provisions of By-law 2325-68 of the Corporation, as amended by By-law 150-80, as amended by By-law 413-90, the following special provisions shall apply to the lands zoned “Institutional (INST) Zone” more particularly shown as “ISNT” on Schedule “A” to By-law XX-23 and denoted by a bracketed number (RHX) (the “Lands”):

- i) The following uses shall be permitted on the Lands:
 - (a) **LONG TERM CARE FACILITY**
- ii) The following accessory uses shall be permitted on the Lands:
 - (a) **LIFE LEASE UNITS**
 - (b) **ADULT DAY PROGRAM**
 - (c) **COMMERICAL SCHOOL**
 - (d) **CLINIC**
 - (e) **PERSONAL SERVICE SHOP**
 - (f) **PHARMACY**
 - (g) **REHABILITATION CENTRE**

- (h) **RESEARCH AND INNOVATION**
- (i) **RESTAURANT**
- (j) **SENIORS COMMUNITY CENTRE**
- (k) **SENIORS DAY PROGRAM**
- (l) **HOSPICE**
- (m) **CHILD CARE CENTRE**
- (n) **SOCIAL SERVICES**
- (o) **MEDICAL LABORATORY**
- (p) **OFFICE**
- (q) **MEDICAL OFFICE**

- iii) The following provisions shall apply to the lands:
- (a) The lands shown on Schedule "A" shall be deemed to be a **LOT**
 - (b) Leslie Street shall be deemed to be the **FRONT LOT LINE**
 - (c) Minimum **LOT FRONTAGE**: 39.22 metres (128.67 feet)
 - (d) Minimum **LOT AREA (1)**: 2,900 square metres (31,215.34 square feet)
 - (e) Maximum **LOT COVERAGE (1)**: 60%
 - (f) Minimum **FRONT YARD**: 4.17 metres (13.69 feet)
 - (g) Minimum **SIDE YARD (North)**: 6.0 metres (19.68 feet)
 - (h) Minimum **SIDE YARD (South)**: 6.0 metres (19.68 feet)
 - (i) Minimum **REAR YARD**: 2.0 metres (6.56 feet)
 - (j) Maximum **HEIGHT (2)**: 44.85 metres (147.14 feet)
 - (k) Maximum **FLOOR SPACE INDEX (1)**: 4.94

NOTE:

- (1) For the purpose of calculating this zoning provision, the lot area shall be deemed to be 2931.89 square metres (31,558.60 square feet), exclusive of any severances, partitions of lands, divisions for road allowance, conveyance(s) for parkland, road widening or daylighting triangle purposes.
- (2) Architectural/decorative elements and Mechanical penthouses up to 6 metres in height and up to 30% of the roof area shall not be included in the building height calculation.

- iv) The following provisions shall apply:
- (a) A Maximum of 124 **LONG TERM CARE BEDS**
 - (b) A Maximum of 36 **LIFE LEASE UNITS** are permitted on the lands;
 - (c) **OFFICES, MEDICAL OFFICES, LABORATORY, PHARMACY** shall be permitted to have a cumulative maximum **GROSS FLOOR AREA** of 2,200 square metres (23,680.60 square feet);
- v) Notwithstanding Section 3 – General Provisions for All Zones, the following shall apply:
- (a) A Minimum number of one (1) loading space shall be provided;
 - (b) Minimum Number of Parking Spaces:
 - i. **LONG TERM CARE FACILITY**: 0.37 spaces per long term care bed
 - ii. **LIFE LEASE UNITS**: 0.4 spaces per dwelling unit
 - iii. **SENIORS COMMUNITY CENTRE**: 5 spaces per 100 square metres (1076.39 square feet) of the gross floor area
 - iv. **MEDICAL OFFICE AND CLINICS**: 3.2 spaces per 100

square metres (1076.39 square feet) of the gross floor area

- v. **PHARMACY:** 3.2 spaces per 100 square metres (1076.39 square feet) of the gross floor area
- i. **MEDICAL LABORATORY:** 5 spaces per 100 square metres (1076.39 square feet) of the gross floor area

2. All other provisions of By-law 2325-68, 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-23 are declared to form a part of this By-law.

Passed this _ day of __, 20__.

David West
Mayor

Stephen M.A. Huycke
City Clerk

File: D02-20015 (GL)

The Corporation of the City of Richmond Hill

Explanatory Note to By-law XX-23

By-law XX-23 affects the lands described as Part of Lot 20, Concession 3, E.Y.S., municipally known as 9893 Leslie Street.

By-law 413-90, as amended, zones the subject lands “High Performance Commercial Industrial Historic (MC-1(HIS)) Zone”, which does not permit the proposed development.

By-law XX-23 will have the effect of rezoning the subject lands to “Institutional (INST) Zone” and “Open Space (OS) Zone” under By-law 2325-68, as amended, with site specific provisions to permit a ten storey long term care facility and associated community uses on the subject lands.

DRAFT



SCHEDULE "A" - ZONES TO BY-LAW

This is Schedule "A" to By-Law
passed by the Council
of The Corporation of the
City of Richmond Hill on the
XXth Day of Month, 2023.

David West
Mayor

Stephen M.A.Huycke
Clerk

— AREA SUBJECT TO THIS BY-LAW

