

The Corporation of the City of Richmond Hill

By-law 124-23

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 December 7, 2022, 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 124-23;
 - 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 124-23:

DAY NURSERY

Means a **DAY NURSERY** facility licensed under the *Child Care and Early Years Act* or its successor.

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 licensed pursuant to Provincial Legislation where a broad range of personal care, support and health services are provided for persons in a supervised setting. The facility includes a common kitchen and dining room, or more than one common kitchen and dining room, plus bedrooms, which may include bathrooms, 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**.

LONG TERM CARE BEDS

Means a bed or beds contained within each individual unit of a **LONG TERM CARE FACILITY**.

LOT

Means the area outlined in heavy black line on Schedule "A" to this By-law 124-23 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 goods such as food snacks and beverages, sundries, stationary, magazines and newspapers, but does not include groceries, meats and produce.

REHABILITATION CENTRE

Means an institution that 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.

SENIOR APARTMENT DWELLING

Means a building which contains **DWELLING UNITS** used for independent living accommodation of senior citizens.

RETIREMENT HOME

Means a building consisting of a residential complex or part of a residential complex which contains **DWELLING UNITS** that:

- a) Is regulated and licensed under the *Retirement Homes Act*;
- b) Is occupied primarily by persons who are 65 years of age or older; and,
- c) Has common facilities for the preparation and consumption of food, and common lounges, recreation rooms and medical care facilities.

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.

HOSPICE

Means a residence 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.

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

“10.97

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 “11” on Schedule “A” to By-law 124-23 and denoted by a bracketed number (10.97) (the “Lands”):

- i) The following uses shall be permitted on the Lands:
 - (a) **SENIOR APARTMENT DWELLING**
 - (b) **LONG TERM CARE FACILITY**
 - (c) **RETIREMENT HOME**
 - (d) **COMMERCIAL SCHOOL**
 - (e) **DAY NURSERY**
 - (f) **CLINIC**
 - (g) **RETAIL STORE (1) (2)**
 - (h) **ALL USES PERMITTED IN THE GENERAL COMMERCIAL ONE (GC1) ZONE (1) (2)**

NOTE:

- (1) For the purpose of this provision, the use shall only apply within an existing building or structure which was lawfully used for such purpose on the day of the passing of this by-law, and so long as it continues to be used for that purpose.

- (2) Any existing building or structure which does not comply with the development standards may be repaired, renovated, and reconstructed, provided that the repair, renovation, or reconstruction does not further reduce the non-compliant development standards. Furthermore, no expansion or enlargement shall be permitted to any existing building or structure as of the day of the passing of this by-law.
- ii) The following accessory uses shall be permitted within the **SENIOR APARTMENT DWELLING, LONG TERM CARE FACILITY** and **RETIREMENT HOME** on the Lands:
- (a) **REHABILITATION CENTRE**
 - (b) **RESEARCH AND INNOVATION**
 - (c) **PHARMACY**
 - (d) **SENIORS COMMUNITY CENTRE**
 - (e) **SENIORS DAY PROGRAM**
 - (f) **PERSONAL SERVICE SHOP**
 - (g) **HOSPICE**
 - (h) **RESTAURANT**
- iii) 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% (1)
 - (d) Minimum **FRONT YARD**: 6.0 metres (19.69 feet)
 - (e) Minimum **REAR YARD**: 6.0 metres (19.69 feet)
 - (f) Minimum **SIDE YARD**: 6.0 metres (19.69 feet) (3)
 - (g) Maximum **HEIGHT (LONG TERM CARE FACILITY)**: 8 storeys, but no greater than 30.0 metres (98.42 feet) (2) (4)
 - (h) Maximum **HEIGHT (SENIOR APARTMENT DWELLING/RETIREMENT HOME)**: 10 storeys, but no greater than 38.0 metres (124.67 feet) (2) (5)
 - (i) Minimum Landscaping Abutting Residential Zone: 1.8 metres (5.9 feet)
 - (j) Maximum **FLOOR SPACE INDEX**: 3.0 (1)

NOTE:

- (1) For the purpose of calculating this zoning provision, 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.

- (2) Notwithstanding the maximum Building Height, mechanical penthouses shall be permitted to encroach to a maximum height of 6.5 metres (21.33 feet).
 - (3) Notwithstanding the minimum required side yard setback, the side yard setback to the lot line indicated as “Side Lot Line subject to note (3)” as shown on Schedule “B” is permitted a side yard setback of 0.3 metres (0.98 feet).
 - (4) Notwithstanding the Maximum Building Height, parcel “B” as shown on Schedule “B” shall contain the **LONG TERM CARE FACILITY**.
 - (5) Notwithstanding the Maximum Building Height, parcel “A” as shown on Schedule “B” shall contain the **SENIOR APARTMENT DWELLING/RETIREMENT HOME**.
- iii) Notwithstanding Section 5 – Provisions for All Zones, the following shall apply:
- (a) Minimum Number of Parking Spaces:
 - i. **SENIOR APARTMENT DWELLING**: 1.0 spaces per dwelling unit
 - ii. **LONG TERM CARE FACILITY**: 0.33 spaces per bed
 - iii. **RETIREMENT HOME**: 0.33 spaces per dwelling unit
 - iv. **DAY NURSERY**: 2.25 spaces per 100.0 square metres (1076.39 square feet) of **GROSS FLOOR AREA**
 - v. **COMMERCIAL SCHOOL**: 3.0 spaces per 100.0 square metres (1076.39 square feet) of **GROSS FLOOR AREA**
 - vi. **CLINIC**: 3.1 space per 100.0 square metres (1076.39 square feet) of **GROSS FLOOR AREA**
 - vii. Visitor Parking: 20% of the total required parking calculated for the uses in this By-law shall be dedicated to visitors. For clarity, this does not necessitate additional parking beyond such uses calculated in this By-law.
 - viii. Accessory Uses: 0 parking spaces
 - (b) The minimum number of bicycle parking spaces shall be calculated in accordance with the following standard:

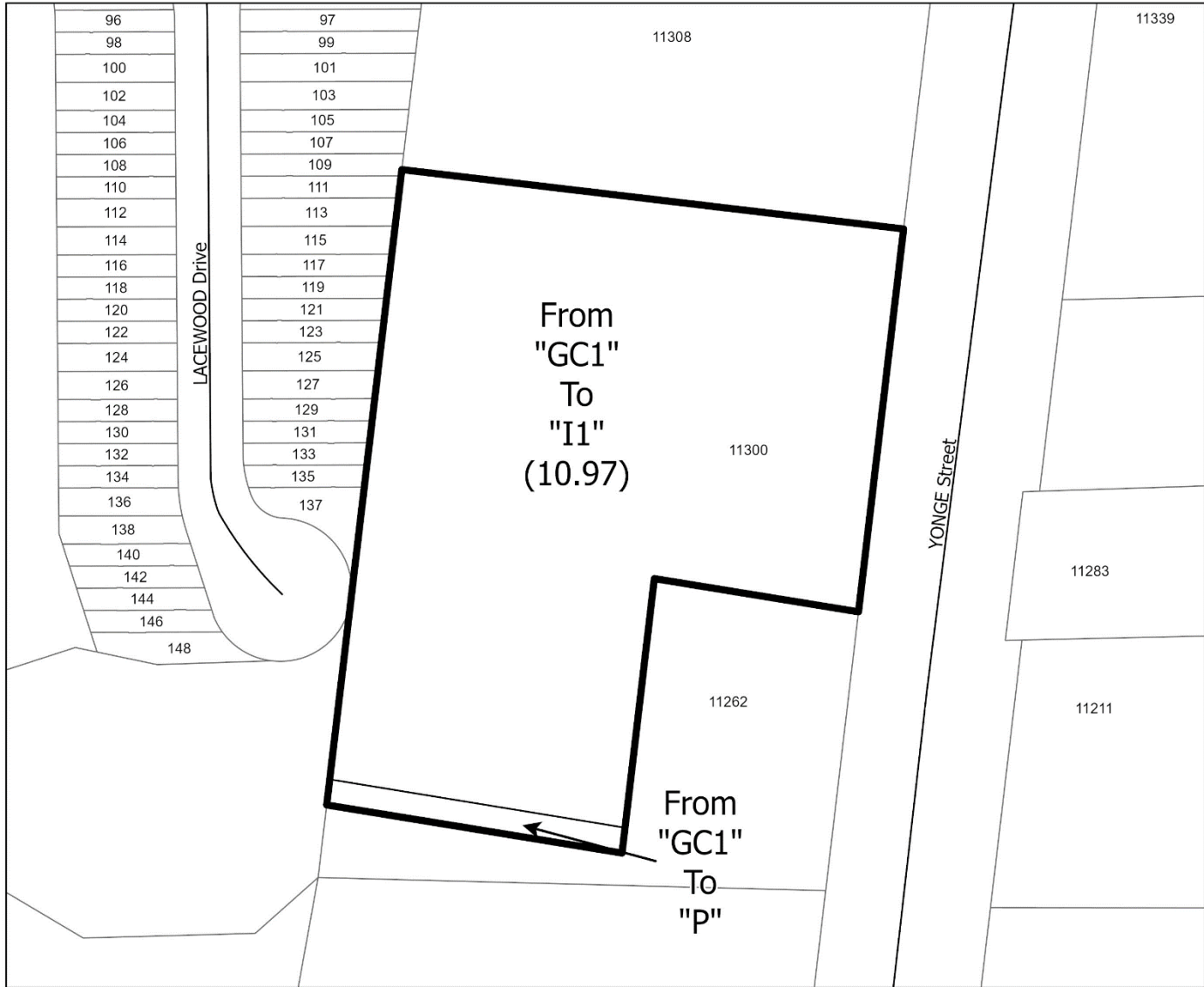
The Corporation of the City of Richmond Hill

Explanatory Note to By-law 124-23

By-law 124-23 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 124-23 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 building and two 10 storey Retirement Home/Senior Apartment buildings with at-grade commercial and community uses on the subject lands.



SCHEDULE " A "

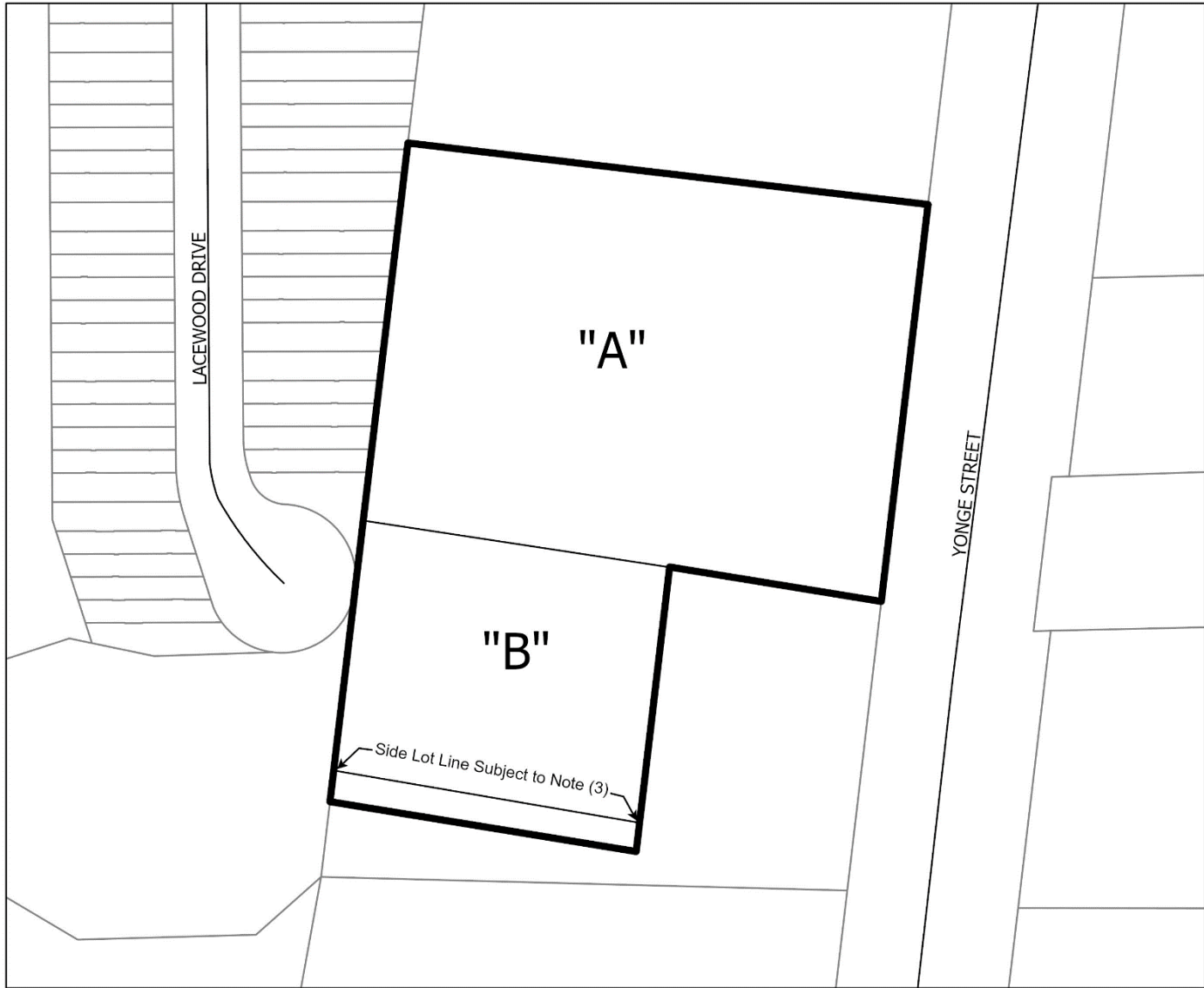
TO BY-LAW NO. 124-23

This Schedule "A" to By-Law 124-23 passed by the Council of the Corporation of the City of Richmond Hill on the 13th day of December, 2023.

 David West Mayor
 Stephen M.A. Huycke City Clerk

 AREA SUBJECT TO THIS BYLAW





SCHEDULE " B "

TO BY-LAW NO. 124-23

This Schedule "B" to By-Law 124-23 passed by the Council of the Corporation of the City of Richmond Hill on the 13th day of December, 2023.

David West
Mayor

Stephen M.A. Huycke
City Clerk

 AREA SUBJECT TO THIS BYLAW

