

The Corporation of the City of Richmond Hill

By-law 43-24

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 November 22, 2023, 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 43-24 (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 43-24:

DAY NURSERY

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

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.

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.

- i) in case of a structure with no roof, the highest point of the said structure;

HEIGHT

Means with reference to a building or structure, the vertical distance measured from the established grade of such building or structure to:

- ii) the highest point of the roof surface or the parapet, whichever is the greater of a flat roof;
- iii) the decline of a mansard roof;
- iv) the mean level between eaves and ridge of a gabled hip or gambrel roof or other type of pitched roof;

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.

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.

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 UNIT

Means a unit contained a **LONG TERM CARE FACILITY**.

MEDICAL LABORATORY

Means premises used for scientific or technical research, analysis, experimentation or development.

OFFICE

Means a building or part of a building used for the practice of a profession, the carrying on of a business, the conduct of public administration, or, where not conducted on the same site, the administration of an industry. Offices shall not include retail sales, industrial uses, financial institutions, places of amusement or places of assembly.

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.

PREMISES

means the whole or part of lands, buildings or structures, or any combination of these.

REHABILITATION CENTRE

Means premises containing an institution that provides physiotherapy, occupational therapy, and other rehabilitative treatment of dysfunction or disability.

RESEARCH AND INNOVATION

Means premises 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.

SENIORS DAY PROGRAM

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

SOCIAL SERVICES

Means premises 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.

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

“7.6

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 43-24 and denoted by a bracketed number (7.6) (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) **MEDICAL OFFICE**
 - (c) **CLINIC**
 - (d) **SENIORS COMMUNITY CENTRE**
 - (e) **OFFICE**
 - (f) **PHARMACY**
 - (g) **MEDICAL LABORATORY**
 - (h) **DAY NURSERY**
 - (i) **REHABILITATION CENTRE**
 - (j) **RESEARCH AND INNOVATION**
 - (k) **RESTAURANT**
 - (l) **SENIORS DAY PROGRAM**
 - (m) **HOSPICE**
 - (n) **SOCIAL SERVICES**
- iii) The following provisions shall apply to the lands:
 - (a) The lands identified on Schedule “A” as “INST” shall be deemed to be a **LOT**
 - (b) Minimum **LOT FRONTAGE**: 39.27 metres (128.84 feet)
 - (c) Minimum **LOT AREA**: 2,900.0 square metres (31,215.34 square feet) (1)
 - (d) Maximum **LOT COVERAGE**: 60% (1)
 - (e) Minimum **FRONT YARD**: 4.0 metres (13.12 feet)
 - (f) Minimum **SIDE YARD** (north): 5.8 metres (19.03 feet)
 - (g) Minimum **SIDE YARD** (south): 5.8 metres (19.03 feet)
 - (h) Minimum **REAR YARD**: 2.0 metres (6.56 feet)

- (i) Maximum **HEIGHT**: 40.0 metres (131.23 feet) (2)
- (j) Maximum **FLOOR SPACE INDEX**: 5.5 (1)

NOTE:

- (1) For the purpose of calculating this zoning provision, the lot area shall be deemed to be 2,931.50 square metres (31,554.40 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, architectural/decorative elements and mechanical penthouses shall be permitted to encroach to a maximum height of 6.2 metres (20.34 feet) and shall not be included in the building height calculation.
- iv) The following provisions shall apply:
 - (a) A maximum of 124 **LONG TERM CARE UNITS** are permitted on the lands
 - (b) A maximum of 36 **LIFE LEASE UNITS** are permitted on the lands
 - 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 on the lands;
 - (b) Minimum Number of Parking Spaces:
 - i. **LONG TERM CARE FACILITY**: 0.37 spaces per unit
 - ii. **LIFE LEASE UNITS**: 0.4 spaces per unit
 - iii. **MEDICAL OFFICE and CLINIC**: 3.2 spaces per 100 square metres (1,076.39 square feet) of **GROSS FLOOR AREA**
 - iv. **OFFICE**: 3.2 spaces per 100 square metres (1,076.39 square feet) of **GROSS FLOOR AREA**
 - v. **PHARMACY**: 3.2 spaces per 100 square metres (1,076.39 square feet) of **GROSS FLOOR AREA**
 - vi. **MEDICAL LABORATORY**: 2.5 spaces per 100 square metres (1,076.39 square feet) of **GROSS FLOOR AREA**
 - vii. **SENIORS COMMUNITY CENTRE, SENIORS DAY PROGRAM, HOSPICE, DAY NURSEY, SOCIAL SERVICES, REHABILITATION CENTRE, RESTAURANT, RESEARCH AND INNOVATION**: 0 spaces
 - (c) The minimum number of bicycle parking spaces shall be calculated in accordance with the following standards:
 - i. **LIFE LEASE UNITS**: 0.36 spaces per unit
 - ii. **LONG TERM CARE UNITS**: 0.1 spaces per unit

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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 43-24 is declared to form a part of this By-law.

Passed this 22nd day of May, 2024.

David West
Mayor

Ryan Ban
Deputy City Clerk

The Corporation of the City of Richmond Hill

Explanatory Note to By-law 43-24

By-law 43-24 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 43-24 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 Long Term Care Facility and associated community uses on the subject lands.



SCHEDULE " A "

TO BY-LAW NO. 43-24

This is Schedule "A" to By-Law 43-24 passed by the Council of the Corporation of the City of Richmond Hill on the 22nd day of May, 2024

David West
Mayor

Ryan Ban
Deputy City Clerk

 AREA SUBJECT TO THIS BYLAW

