

Committee of the Whole Meeting Agenda

CW#03-18
Tuesday, February 20, 2018, 4:30 p.m.
Council Chambers
225 East Beaver Creek Road
Richmond Hill, Ontario

Chair, Godwin Chan, Councillor Ward 6

Pages

- 1. Call to Order
- 2. Council Announcements
- 3. Introduction of Emergency/Time Sensitive Matters
- 4. Adoption of Agenda
- 5. Disclosure of Pecuniary Interest and General Nature Thereof
- 6. Identification of Items Requiring Separate Discussion
- 7. Adoption of Remainder of Agenda Items
- 8. Public Hearing
- 9. Presentations
 - 9.1 Presentation by Maria Flores, Manager, Sustainability, regarding Greening the Hill Environment Strategy Update (Agenda Item 11.2)
- 10. Delegations
- 11. Committee and Staff Reports
 - 11.1 Youth Action Committee meetings held January 10, 2018 and January 24, 2018

The Youth Action Committee presents its Reports for its meetings held

on January 10, 2018 and January 24, 2018, and respectfully

	recommends that the minutes be adopted as circulated.	
11.2	SRPRS.18.047 - 2017 Greening the Hill Report - Environment Strategy Update	11
	a) That staff report SRPRS.18.047 regarding the 2017 Greening the Hill Report, Environment Strategy update, be received for information.	
11.3	SRPRS.18.035 – Final Community Improvement Project Area By-law and Final Richmond Hill Community Improvement Plan - File Number D18-17001	29
	a) That Staff Report SRPRS.18.035 regarding the final Community Improvement Project Area By-law and final Richmond Hill Community Improvement Plan be received;	
	b) That the Community Improvement Project Area By-law (attached as Appendix A to staff report SRPRS.18.035) and Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan (attached as Appendix B to staff report SRPRS.18.035) be approved.	
11.4	SRPRS.18.059 – Request for Approval – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Raki Holdings Inc 0 19th Avenue – File Numbers D02-03031 and D03-03007	97
	That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Raki Holdings Inc. for lands known as Part of Lot 30, Concession 2, E.Y.S. (Municipal Address: 0 19 th Avenue), Town Files D02-03031 and D03-03007 be approved, subject to the following:	
	a) That the subject lands be rezoned to the appropriate zoning categories under By-law 55-15 (the North Leslie Area Secondary Plan Zoning By-law), including site-specific development standards based on the draft Plan of Subdivision and the general revisions to By-law 55-15 discussed in Staff Report SRPRS.18.059 and generally illustrated on the maps included in that report;	
	b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and passage upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17;	

c) That the draft Plan of Subdivision on Map 4 be draft approved, subject to the conditions set out in Appendix "B" to Staff Report

SRPRS.18.059 and upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17.

11.5 SRPRS.18.053 - Request for Approval – Private Street Naming Application – Primont Homes (Bayview) Inc. – 0 19th Avenue and 5 Glen Meadow Lane - File Number D15-17038

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That Staff Report SRPRS.18.523 regarding a Private Street Naming Application submitted by Primont Homes (Bayview) Inc. for the lands known as Part of Lot 56, Concession 1 E.Y.S. and Lot 14, Registered Plan 65M-2217, Town File D15-17038, be approved subject to the following:

- a) That the proposed private street names (Credit Lane (P), Heart Lane (P), Ingersoll Lane (P), Shapely Lane (P) and Tiny Lane (P)) be approved in accordance with SRPRS.18.053;
- b) That staff be directed to bring forward a by-law to a regularly scheduled Council meeting to implement the proposed private street names.
- 11.6 SRPRS.18.044–Request for Approval–Zoning By-law Amendment and Draft Plan of Subdivision Applications-Country Wide Homes (Jefferson Inc) and Giuseppina Brunetto–196 and 210 and 226 to 288 and 307 Harris Ave, 211 and 223 to 305 Jefferson Sdrd, 30 Beech Ave

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File Numbers D02-14024 and D03-14008, D02-14025 and D03-14009, and D02-16001 and D03-16002

- a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto for lands known as Lots 1 to 5, Plan 9597, and Lots 15 to 18, 20 to 24, 56 and 57, Plan 1916 (Municipal Addresses: 226 to 288 Harris Avenue, 223 to 305 Jefferson Sideroad, and 30 Beech Avenue), Town Files D02-14024 and D03-14008, be approved subject to the following:
- i. That Council approve the draft Zoning By-law Amendment as set out in Appendix A to staff report SRPRS.18.044 and that it be brought forward to a regular meeting of Council for consideration and enactment;
- ii. That prior to enactment of the Zoning By-law Amendment, the applicant pay the applicable processing fee in accordance with the Town's Tariff of Fees By-law 79-17;

- iii. That the draft Plan of Subdivision application be draft approved, subject to the conditions as set out in Appendix B to staff report SRPRS.18.044;
- iv. That prior to draft approval for the draft Plan of Subdivision being granted, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law 79-17;
- v. That servicing capacity for a maximum of 117 units or 371 persons equivalent be allocated to the subject lands.
- b) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. for lands known as Lot 3, Plan 65M-2071 (Municipal Address: 307 Harris Avenue), Town Files D02-14025 and D03-14009, be approved subject to the following:
- i. That Council approve the draft Zoning By-law Amendment as set out in Appendix C to staff report SRPRS.18.044 and that it be brought forward to a regular meeting of Council for consideration and enactment;
- ii. That prior to enactment of the Zoning By-law Amendment, the applicant pay the applicable processing fee in accordance with the Town's Tariff of Fees By-law 79-17:
- iii. That the draft Plan of Subdivision be draft approved, subject to the conditions as set out in Appendix D to staff report SRPRS.18.044;
- iv. That prior to draft approval of the draft Plan of Subdivision being granted, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law 79-17; and,
- v. That servicing capacity for a maximum of 5 units or 18 persons equivalent be allocated to the subject lands.
- c) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. for lands known as Lots 11, 27 and 28, Plan 1916 (Municipal Addresses: 196 and 210 Harris Avenue, and 211 Jefferson Sideroad), Town Files D02-16001 and D03-16002, be approved subject to the following:
- i. That Council approve the draft Zoning By-law Amendment as set out in Appendix A to staff report SRPRS.18.044 and that it be brought forward to a regular meeting of Council for consideration and

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- ii. That the draft Plan of Subdivision be draft approved, subject to the conditions as set out in Appendix E to staff report SRPRS.18.044;
- iii. That prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law 79-17;
- iv. That servicing capacity for a maximum of 19 units or 73 persons equivalent be allocated to the subject lands.
- 11.7 Correspondence received regarding Applications submitted by Country Wide Homes (Jefferson Inc) and Giuseppina Brunetto (refer to Agenda Item 11.6)

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That the following correspondence regarding the Request for Approval for the Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by Country Wide Homes (Jefferson Inc.) and Giuseppina Brunetto for 196 and 210 and 226 to 288 and 307 Harris Avenue, 211 and 223 to 305 Jefferson Sideroad, and 30 Beech Avenue be received:

- a) Michael S. Manett, MPlan Inc., dated June 8, 2016
- b) Okhotov Family, 27 Brass Drive, dated February 11, 2018
- 11.8 SRPRS.18.041 Request for Comments Site Plan Application The Gates of Bayview Glen Phase XI Corporation 65 Oneida Crescent File Number D06-17085

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- a) That the Site Plan application submitted by The Gates of Bayview Glen Phase XI Corporation for lands known as Part of Lot 38, Concession 1, E.Y.S., Part of Blocks 16, 17, 18, 21, 26 and 38 and All of Blocks 19 and 20 and Part of Lot 1, Registered Plan 65M-2838 (Municipal Address: 65 Oneida Crescent), Town File No. D06-17085, be received and that all comments be referred back to staff.
- 11.9 SRCAO.18.02 Ontario Municipal Commuter Cycling Program Funding Agreement

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- a) That the Chief Administrative Officer and the Director of Finance and Treasurer be authorized to sign and execute the Ontario Municipal Commuter Cycling Transfer Payment Agreement;
- b) That the Chief Administrative Officer and Director of Finance and

Treasurer have the delegation of authority to execute any and all required documentation as required for the Ontario Municipal Commuter Cycling program;

- c) That Richmond Hill commits to providing funding equivalent to twenty percent of the funding provided to Richmond Hill under the Ontario Municipal Commuter Cycling program;
- d) That Richmond Hill commits to implementing projects and spending Ontario Municipal Commuter Cycling program funding in accordance with all provisions specified in the Agreement;
- e) That Richmond Hill commits to spending Ontario Municipal Commuter Cycling program funding only on the following approved projects: Phase 2 and Phase 3 of the Lake to Lake Cycling Route;
- f) That Richmond Hill commits that it will obtain all required approvals for each project prior to use of Ontario Municipal Commuter Cycling program funding.
- 11.10 SRCAO.18.03 Development Charges Rebate Program Application
 - a) That the Director of Financial Services and Treasurer be authorized to sign and submit an application to the Ontario Development Charges Rebate Program.
- 12. Other Business
- 13. Emergency/Time Sensitive Matters
- 14. Closed Session
- 15. Adjournment

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Youth Action Committee Meeting Minutes

January 10th 2018 4:30 p.m. to 6:00 p.m. M.L. McConaghy Seniors' Centre

Members in attendance:

S. Bansal, C. Chen, N. Jessica Chen, N. Chung-Hun, J. Cui, K. Dhillion, M. Distefano, A. Lee, V. Leung, J. Lu, C. Mark, R. Farhadpour, V. Fernandes, H. Kulasingham, E. Pang, T. Rafi, A. Rashidi, E. Shen, J. Tsai, C. Ding, . Xia, A. Xing, C. Yen, K. Yip, I. Wang, K. Wang.

Staff in attendance: E. Wilson, L. Gervasi

Regrets: M. Astroff, M. Chopra, A. Countinho, S. Dia-Sircou

Call to Order:

E. Wilson called the meeting to order at 4:40 p.m.

Agenda Topic 1: Yac Apparel

E. Pang reviewed with the committee when YAC apparel will be ordered.

Agenda Topic 2: Hill After Dark

- The committee members split off into sub-committees to brainstorm different parts of the event.
- Decorations and color ideas were presented to the committee.

The meeting was adjourned by E. Wilson at 6:00pm, with the next meeting to be held on Wednesday, January 24th, 2018 at 4:30pm at M.L. McConaghy Seniors' Centre.







Youth Action Committee Meeting Minutes

January 24, 2018 4:30 p.m. to 6:00 p.m. M.L. McConaghy Seniors' Centre

Members in attendance:

S. Bansal, C. Chen, N. Jessica Chen, N. Chung-Hun, J. Cui, K. Dhillion, M. Distefano, A. Lee, V. Leung, J. Lu, C. Mark, R. Farhadpour, V. Fernandes, H. Kulasingham, E. Pang, T. Rafi, A. Rashidi, E. Shen, J. Tsai,

Staff in attendance: E. Wilson

Regrets: M. Astroff, M. Chopra, A. Countinho, S. Dia-Sircout, C. Ding, . Xia, A. Xing, C. Yen, K. Yip, I. Wang, K. Wang.

Call to Order:

E. Wilson called the meeting to order at 4:40 p.m.

Agenda Topic 1: Hill After Dark

- S. Bansal changed the Hill After Dark cover photo and uploaded the design to the Facebook page.
- Color scheme and event decorations were discussed.
- The committee reviewed the schedule for the day and E. Wilson reminded the committee to confirm any additional artist auditions by January 26th.

Agenda Topic 2: Sponsorships

The committee members updated each other on sponsorships for upcoming YAC events.

The meeting was adjourned by E. Wilson at 6:00pm, with the next meeting to be held

Richmond Hill

on Wednesday, February 7th, 2018 at 4:30pm at M.L. McConaghy Seniors' Centre.

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Staff Report for Committee of the Whole Meeting

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.047

Department: Planning and Regulatory Services

Division: Policy Planning

Subject: 2017 Greening the Hill Report (Environment Strategy

Update)

Purpose:

The purpose of this report is to provide Council with the 2017 Greening the Hill Report, an annual progress update on implementation of the Environment Strategy.

Recommendation(s):

a) That staff report SRPRS.18.047 be received for information.

Contact Person:

Patrick Lee, Director of Policy Planning, phone number 905-771-2420 Terry Ricketts, Director of Asset Management Planning and Environment Services, phone number 905-747-6504

Maria Flores, Manager of Sustainability, phone number 905-771-5438 Myles O'Brien, Environmental Education & Engagement Coordinator, 905-771-5464

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services Italo Brutto, Commissioner of Environment and Infrastructure Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

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Background:

2017 Greening the Hill Report - A Progress Update on Implementation of Richmond Hill's Environment Strategy: Introduction

The Town of Richmond Hill and its community are strongly committed to protecting their local environment. In light of expanding provincial and federal attention to climate change and sustainability, the front-line role of municipalities is more important than ever – as corporate stewards, public policy makers and providers of community programming, education and outreach. Richmond Hill's Environment Strategy, *Greening the Hill: Our Community, Our Future*, outlines how the Town will continue to protect, restore and enhance our natural environment over the short, medium and long term.

The purpose of this staff report is to provide an annual update to Council on the progress of short-term initiatives throughout 2017 that were identified for Phase 1 implementation.

Environment Strategy

Greening the Hill – A Strategy for Environmental Action

Richmond Hill's Environment Strategy, *Greening the Hill: Our Community, Our Future*, is a corporate document that outlines both policy direction and specific actions designed to reduce our community's impacts on the environment and make improvements for a more resilient and sustainable community. Based on extensive community and stakeholder consultation, the Environment Strategy was approved by Council on April 28, 2014 and is being implemented over a 15+ year time period.

The Environment Strategy focuses on areas of responsibility within the municipal mandate that impact air quality, water resources and land resources at the local level. It directs environmental management approaches for activities under our jurisdiction. The scope of the Environment Strategy is defined by the following areas for which goals, objectives and actions have been established:

Air Quality:

- · Sustainable energy; and
- Sustainable transportation.

Water Resources:

- Watershed management;
- Surface/stormwater quality and quantity;
- Groundwater protection, recharge and discharge; and
- Water conservation.

Land Resources:

- Sustainable land development;
- Natural environment management;

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- Invasive species management;
- Wildlife management;
- Sustainable urban agriculture and local food production; and
- Solid waste management.

The actions outlined in the Environment Strategy are further categorized under the Town's three primary areas of municipal influence: regulatory powers; municipal services and operations; and community programming.

Implementing Richmond Hill's Strategy - Our Actions and Leadership

The Environment Strategy is paired with an Implementation Plan that puts our ideas into action by defining roles and responsibilities across all Town departments. Initiatives outlined in the Plan are reviewed by a cross-department steering committee of directors and managers who select priorities on a yearly basis, share information and updates, and collaborate on strategic actions.

In order to achieve common goals outlined in the Environment Strategy, Town departments work in partnership with one another, and with residents, businesses and other stakeholders in the community. To support the Environment Strategy, an Environmental Communications Strategy was designed to inform the community and involve partners in reaching our goals. Reflecting some of those goals, an Environmental Scorecard framework was established to share our progress with the community and inform future decision-making.

To correspond with the Town's Official Plan, the Environment Strategy has a planning horizon to the year 2031. Both the Strategy and Implementation Plan will receive updates and reprioritization at five-year intervals, and staff will provide annual updates to Council. The purpose of this report is to provide the 2017 update, as outlined below.

2017 Highlights – What Richmond Hill Has Done to Become a More Sustainable Community

2017 was the third full year of the Environment Strategy's implementation, which is being carried out in three phases (short, medium and long-term actions).

Highlights of the Town's progress in 2017 are described below and showcased in the attached "Environment Strategy 2017 Accomplishments" leaflet (Attachment 1).

A detailed progress chart (Attachment 2) for Phase 1 actions identifies milestone achievements in the past year and the status of actions underway or completed in 2017.

Air Quality Initiatives

Our health and quality of life depend on the air we breathe. Pollutants released into the air – particularly greenhouse gas (GHG) emissions from fuel combustion – contribute to smog and climate change. Richmond Hill can influence local air quality through policies and actions related to energy and transportation. Staff are pursuing opportunities for

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energy conservation and efficiency within Town facilities, infrastructure and operations, and are using municipal planning tools to encourage and enable more active transportation.

Sustainable Energy

Energy Efficient Projects for Town Facilities

Richmond Hill's inter-departmental Energy Team continues to work with staff, consultants and utility companies to lower energy consumption and costs by retrofitting facilities with energy efficient equipment and technology that yields short payback (2 – 3 years). Examples of projects recently completed include:

- Elgin Barrow Arena's refrigeration plant was upgraded with energy efficient equipment that also recovers waste heat from the ice making process to pre-heat domestic hot water. Estimated annual savings are close to 110,000 kilowatt hours (kWh) and over \$17,000 in annual cost reductions.
 - Incentive from utility company received for this project = \$18,900
- Lights at Lois Hancey Aquatic Centre were retrofitted with light-emitting diodes (LEDs). Estimated annual savings over 80,000 kWh and over \$13,000 in annual cost reduction.
 - Incentive from utility company received for this project = \$6,600
- Lights at the Richmond Green Sports Centre were retrofitted with LEDs.
 Estimated annual savings over 127,000 kWh and over \$21,000 in annual cost reductions.
 - Incentive from utility company received for this project = \$10,700

Detailed Energy Audits for Town Facilities

Under the Town's Energy Conservation and Demand Management Plan (also known as the Corporate Energy Plan), staff conducted energy audits for Richmond Hill's top 13 energy consuming facilities. The audits identified 64 energy conservation measures which were batched into 13 energy efficiency projects. These projects were prioritized for implementation based on payback, reliability of technology, GHG reduction potential, and ease of implementation and operation. A capital business case was submitted in the 2018 capital budget to implement the 13 projects over 4 years in 3 phases.

Mayor's Megawatt Challenge Award

Richmond Hill's energy-saving efforts earned a Living City Energy Efficiency Leadership Award (Gold) through the Toronto and Region Conservation Authority's (TRCA) Mayor's Megawatt Challenge Program. This award recognizes leadership in achieving energy targets in municipal buildings. In 2016, consumption at our main Municipal Offices dropped below 20 kWh per square foot of building space, exceeding the conservation target by 13%. This reduction was largely due to energy efficiency projects implemented over the last few years, including a lighting retrofit, replacement of heat pumps and

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make-up air units, as well as pump optimization and installation of aerators in all washrooms.

Outdoor Lighting Network Conversion to LED

Over 9,100 of the Town's outdoor lights (streets, parking lots, and trails) were converted to LEDs in 2017; installation is expected to be completed in 2018. LED lights consume 50 to 60% less energy and last five times longer than high-pressure sodium (HPS) bulbs. As a result of this conversion, the Town is expected to significantly reduce annual energy and maintenance costs and cut greenhouse gas emissions by 300 tonnes – the equivalent of taking 64 cars off the road. In addition, the Town is installing a Smart Lighting Control system that will improve maintenance capabilities and service levels.

Sustainable Transportation

Pedestrian and Cycling Master Plan (PCMP)

One of the key projects under Richmond Hill's PCMP is the local portion of the Lake-to-Lake Cycling Route and Walking Trail which connects Lake Ontario to Lake Simcoe. This initiative has moved forward with a funding partnership between the Town and York Region.

- Phase 1 of Richmond Hill's Lake-to-Lake Trail was completed in 2017. This 2.26 kilometre portion runs along the Leslie Street boulevard, connecting bike lanes on Highway 7 to the Beaver Greenway Trail north of Sixteenth Avenue.
- Phase 2 funding applications and design work have been initiated to continue the route further north.
- A cycling monitoring program is underway to collect data on how our cycling network is being used (for example, distinguishing between recreational and commuter use). Analysis of trends and patterns will inform cycling policy and programming, confirm the impacts of recent trail improvements, and support the prioritization of future capital projects to expand our cycling network.

Water Quality Initiatives

Richmond Hill's kettle lakes, streams and rivers support a wide variety of plants, animals and fish. During large rainstorms, our stormwater systems and natural waterways move runoff away from developed communities, helping reduce the risk of flooding. However, pollution from human activities, as well as rising temperatures and changing weather patterns, all impact the health of local water supplies. We can preserve Richmond Hill's water resources by protecting our lakes, rivers, and streams and by using water wisely.

Stormwater Management, Water Quality Protection, Water Conservation

Valleyland Restoration Projects

In 2015, Council approved a 10-Year Capital Plan for Valleyland Restoration. This plan is based on background studies that determined threats (such as erosion and flooding)

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to Richmond Hill infrastructure and property within our many watercourses. Restoration projects aim to protect public safety as well as the Town's investments.

Several projects under the Valleyland Restoration Plan were pursued through 2017:

- Elgin Mills Greenway (detailed design complete);
- Morgan Boyle Park/Pomona Creek (feasibility study complete, detailed design initiated); and
- Richvale Greenway (Environmental Assessment study initiated).

Land Resources Initiatives

The Environment Strategy tells us that building healthy communities means managing growth and development while respecting our natural resources. With increasing development pressure, it is important that our municipal practices consider the conservation, stewardship and restoration of natural areas. In Richmond Hill, we are exploring opportunities to enhance and restore our land-based features through sustainable land development, natural environment management, sustainable urban agriculture and solid waste management.

Natural Environment

Urban Forest Management

Richmond Hill's first Urban Forest Management Plan was initiated in 2017 starting with the development of background studies. These studies highlight the importance of trees for human and environmental well-being and the need to manage threats such as invasive species and climate-related events such as ice storms.

Monitoring of our canopy cover (total land area covered by trees and shrubs) suggests that management efforts are working. Since 2010 Richmond Hill's canopy has increased by almost 5% (from under 25% to over 29%, meeting Regional targets), despite tree loss from the Emerald Ash Borer, the 2013 ice storm, and ongoing land development.

Community Stewardship Program

For almost 20 years the Community Stewardship Program has brought together staff, partner agencies, and residents to support natural environment goals through hands-on stewardship, educational workshops, and awareness campaigns.

 Together with Town partners and volunteers, over 10,000 trees and shrubs were planted at more than 60 events throughout Richmond Hill in 2017. Since the inception of the program in 1998, close to 200,000 trees have been planted.

Healthy Yards Program

The Healthy Yards Program promotes native tree planting on private property, primarily through an annual spring sale of subsidized trees and shrubs, as well as rain barrels and composters sold at cost.

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 New partnership and funding through York Region supported the continuation of this successful public program; in 2017, the Town sold approximately 6,000 wildflowers, 1,750 trees and shrubs, 70 rain barrels and 200 backyard composters to Richmond Hill residents. Since the start of the Healthy Yards Program, Richmond Hill residents have taken home and planted in their yards a total of 11,655 trees and shrubs.

Sustainable Urban Agriculture and Local Food Production

Community Garden Policy Approval & Implementation

The Environment Strategy identifies 'sustainable urban agriculture and local food production' as holistic ways to heighten community health and resilience while lessening our environmental footprint. Council approved the Town's first Community Garden Policy in 2017. Building on the success of the existing garden at Phyllis Rawlinson Park, the Policy allows staff to establish new collective gardens with community groups when interest arises, and provides for the creation of a second allotment garden in Richmond Hill.

Staff are currently considering multiple applications from garden groups who
would like to establish collective community gardens on Town land.

Communicating the Strategy to the Public

The Town's Environment Strategy calls for an environmental communications plan to provide information to the community and involve partners in reaching the Town's goals. It also supports the creation of an Environmental Scorecard to share progress and inform future decision-making.

Public Outreach

In 2017, education and engagement initiatives continued to promote environmental awareness within the community and provide opportunities for citizens to get involved. The Town's popular 'Greening the Hill' booth provided an opportunity to connect with residents directly at key public events, including the Mill Pond Splash and the Canada 150 SESQUI installation. Staff created a new 'Lunchbox Footprint' game for a local school ecofair and a children's activity book about water in Richmond Hill, as an educational complement to the Town's 'Fill It Up' water trailer and the interactive stormwater management display board. Staff also participated in environmental liaison and speaking functions to community groups (e.g. Blue Dot, Scouts) and schools, and expanded volunteer opportunities for residents of all ages.

Environmental Scorecard

The Environment Strategy includes a commitment to publicly report on the progress of Richmond Hill's environmental performance through an Environmental Scorecard, to be released every five years. The scorecard framework and focused set of indicators was established in 2016 and consolidation of data from the first three years of

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implementation is underway. The first scorecard – covering Phase 1 (2015-2019) of the Strategy's implementation – will be released in 2020.

Next Steps

The Environment Strategy outlines a series of actions envisioned to take approximately 15+ years to complete. At this stage, after approximately 3 years, implementation is proceeding on target. Almost half of the Phase 1 actions relate to ongoing processes or programs; these now form part of annual workplans. Among the remaining project-based Phase 1 actions, about 75% are now underway or, in some cases, complete.

In 2018, implementation of the Environment Strategy will continue with direction from the inter-departmental Steering Committee. Notable projects anticipated for 2018 include: completion of the LED conversion project for the Town's outdoor lighting; a proposal to advance climate change initiatives that include the Community Energy Plan; construction of the second phase of Richmond Hill's portion of the Lake-to-Lake route, continuing north along Leslie Street from Beaver Greenway to Major Mackenzie Drive; construction of Elgin Mills Greenway; initiation for updating and enhancing the Sustainability Metrics Program; development of new community gardens; and initiation of new pilot projects for energy conservation and waste diversion.

Financial/Staffing/Other Implications:

The works outlined in this report are incorporated in the various department budgets and workplans.

Relationship to the Strategic Plan:

The Environment Strategy is aligned with the Town's Strategic Plan by providing:

Stronger Connections in Richmond Hill: These initiatives support the improvement of connections in our built and natural environment (e.g. trails, bike lanes, natural corridors and greenspaces) and provide opportunities for people (within the corporation and within the community) to get involved and participate in making improvements for the environment.

Better Choice in Richmond Hill: These initiatives promote better options to move around, live, work and do business by implementing actions that support a more sustainable urban environment (e.g. infrastructure and facilities to support cycling, walking, carpooling and electric vehicles; low impact development techniques; sustainable design standards; pilot studies/demonstration projects).

A More Vibrant Richmond Hill: These initiatives contribute to a sense of identity and place by creating opportunities for people to experience the Town's natural environment (e.g. actions related to restoring, protecting or enhancing the Town's natural heritage and stewardship programs for people to get involved). They also help the Town look to the future by initiating environmental improvements through corporate leadership, collaboration, innovation and the exchange of ideas.

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Wise Management of Resources: These initiatives result in less waste (e.g. energy and water efficiency improvements in facilities and vehicles, and waste diversion) and help to protect and enhance our environment (e.g. actions to improve the health of our natural heritage and water resource systems).

Conclusion:

Richmond Hill's Environment Strategy, *Greening the Hill: Our Community, Our Future* identifies actions to manage environmental impacts, enhance local ecosystems, and create a more sustainable community over a 15+ year timeframe. This staff report provides an update on how Phase 1 actions (2015-2019) progressed during 2017. The various projects moving forward in the past year demonstrate the Strategy's focus on areas where the Town can make the most difference: regulatory powers; municipal operations and services; and community programming. Progress in all areas is a positive reflection of the commitment and collaboration involved in moving Richmond Hill toward sustainability.

Attachments:

- Attachment 1 Environment Strategy 2017 Accomplishments
- Attachment 2 Environment Strategy Phase 1 Progress Chart (2017)

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Report Approval Details

Document Title:	SRPRS.18.047 Greening the Hill.docx
Attachments:	- SRPRS.18.047 Attachment 2_EnvStrategy_Master Tracking Chart_2017 update.pdf - SRPRS.18.047 Attachment 1_Environmental Strategy 2017 Accomplishments FINAL_Jan30.pdf
Final Approval Date:	Feb 5, 2018

This report and all of its attachments were approved and signed as outlined below:

Terry Ricketts - Feb 2, 2018 - 11:23 AM

Patrick Lee - Feb 2, 2018 - 12:34 PM

Italo Brutto - Feb 2, 2018 - 2:37 PM

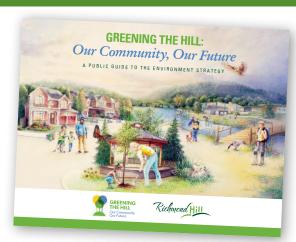
Kelvin Kwan - Feb 2, 2018 - 3:12 PM

Neil Garbe - Feb 5, 2018 - 8:56 AM



Environment Strategy 2017 Accomplishments

Richmond Hill's Environment Strategy, *Greening the Hill: Our Community, Our Future*, was approved by Council in 2014. Based on community and stakeholder consultation, Greening the Hill outlines Richmond Hill's vision and plan to become a more environmentally sustainable community. This leaflet provides highlights from the annual Environment Strategy update.



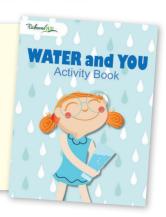


In 2017, Richmond Hill converted most of its outdoor lighting network from high-pressure sodium (HPS) to light-emitting diode (LED) technology. Because LED lights consume 50 to 60% less energy and last five times longer than HPS bulbs, the Town will significantly reduce energy and maintenance costs and cut greenhouse gas emissions by 300 tonnes per year. That's the equivalent of taking 64 cars off the road.





Richmond Hill continued to raise awareness of its water systems and of water as a valuable resource through two new educational tools created by Town staff: a children's Water and You Activity Book and a stormwater education board. Hundreds of local students received the book during the National Public Works Week school tours and many residents engaged with the stormwater board at public events.





The benefits of growing food locally in a shared garden extend far beyond taste and freshness. Community gardens, such as Richmond Hill's popular allotment garden at Phyllis Rawlinson Park, help grow communities themselves – connecting people with their natural environment and with each other. Richmond Hill's first Community Garden Policy, approved by Council in 2017, will guide the development of collective and allotment gardens on public lands.





Richmond Hill's commitment to protecting public and private property through effective stormwater and valleyland management continued in 2017 with the design stage of the Elgin Mills Greenway Restoration. The new and upgraded stormwater management infrastructure and public use features will address existing environmental threats while maintaining an overall park effect for residents to enjoy.





Cycling to Concerts in the Park and Mill Pond Splash events was once again made easier with the inclusion of our popular bike valet service. Volunteers from Blue Dot Richmond Hill and local high schools provided residents a secure place to leave their bikes while enjoying these summer events.





The impact of the Emerald Ash Borer has been especially hard on Beaver Woodland, the forested area behind David Hamilton Park. Ash trees made up a significant portion of this forest. In 2017, Richmond Hill began restoration work in the area, including removal of dead ash trees and debris, management of non-native invasive plants, and planting of native trees and shrubs. This work will ensure residents can enjoy a healthy and resilient Beaver Woodland for years to come.



Watch for these environmental projects in 2018!

Progress on Phase 1 actions under the Environment Strategy will continue in 2018 with many noteworthy projects, including:

- Energy pilot projects pool makeup water, liquid pool cover
- Update to the Pedestrian and Cycling Master Plan
- Restoration of Elgin Mills Greenway
- Sustainability Metrics Monitoring and Incentives project
- New wildlife public education initiatives





					T	ime Fram	e			Project Status		
	ACTION	LEAD/ CO- LEADS	SUPPORT(S)	2015	2016	2017	2018	2019	Ongoing Action	Initiated/ Underway	Complete 🗹	Milestone Achievements
	AIR											
	Sustainable Energy Goals											
E1	Investigate the opportunities and feasibility of implementing district heating or	ES, AM, PP, DE	DP,PWO, DC, FS, Developers					✓				N/A
E2	Initiate a Town wide Community Energy Plan based on the recommendations of the Urban Master Environmental Servicing Plan (Urban MESP) and in keeping with the Town's commitments under the Partners for Climate Protection program (Federation of Canadian Municipalities).	ES	PP,DP, DE, FS, CS, CAO, Chamber, Utilities, York Region, Metrolinx, IC & I					✓				N/A
E3	Develop a Community Energy Plan for the Richmond Hill Centre.	ES, PP, DP, DE	Utilities, York Region, Metrolinx, IC & I					✓				N/A
E4	Develop and implement an Energy Conservation and Demand Management Plan (CDM) for Town facilities, updated every five years. Report energy consumption and GHG emissions annually.	ES	AM, RC, Utilities	✓	✓	✓	✓	√		(Implementati on)	✓	CDM Plan complete and implementation underway. Energy conservation measures prioritized based on energy audits completed for top 13 energy consuming facilities. Capital business case approved in 2018 budget for implementation to 2020. Training and data sharing to be initated in 2018.
E5	Report corporate (and community) greenhouse gas emissions in partnership with the Partners for Climate Protection (PCP) every five years in conjunction with CDM reporting.	ES	PWO, FS, AM, FCM, York Region, Utilities	✓	√							Corporate GHG emissions report completed.
E7	Actively research, promote, and pilot sustainable energy opportunities through demonstration projects and technological innovations.	ES, AM	FS, Utilities, IC & I	√	√	✓	✓	✓	U			Conversion of Outdoor Lighting Network to LED underway. Expected completion in spring 2018. Energy conservation pilot projects initiated for Town pools: liquid pool cover and makeup water technology. Feasibility of FIT projects for Town facilities determined through detailed energy audits. FIT projects deemed economically unfeasible at this time.
	Sustainable Transportation Goals											
PCMP	Implementation of Pedestrian & Cycling Master Plan (PCMP) and prep work for future update.			✓	√	√	√	✓	J			Construction of 2.26 km Phase 1 Lake-to-Lake trail complete. Phase 2 funding applications and design initiated. Cycling & Pedestrian monitoring program underway.
T1	Advocate to the Region and Province for public transit as a primary mode of transportation available to residents and commuters.	ES, GA, Council	PP, FS, York Region, Province, NGOs	√	√	✓	✓	√	U			Advocacy for the extension of the Yonge Subway to Richmond Hill Centre continues (e.g. transit advocacy working group established, centralized database and information/communications package developed, issues note finalized).
Т3	Develop and/or update pedestrian and cycling facility design standards as needed to provide for convenient and safe active transportation	ES, DC	DE, PWO, York Region, Province	✓	✓						V	Pedestrian and Cycling Facilities Requirements complete (approved by Standards and Specifications Executive Committee in February 2016).
Т4	Implement pedestrian and cycling facility design standards through the planning approval process.	DE	ES, DP, PP		√	✓				Æ		Objectives of the standards (e.g. appropriate coverage that complements the road network, facility types that appeal to a wide range of users, and equitable and convenient access to the pedestrian and cycling network) are being considered on an application by application basis. Implementation in 2017 includes the RH portions of the Lake to Lake Trail. Future updates to PCMP and/or TDM strategy will reference new standards.

					Т	ime Fram	е			Project Status		
	ACTION	LEAD/ CO- LEADS	SUPPORT(S)	2015	2016	2017	2018	2019	Ongoing Action	Initiated/ Underway	Complete 🔽	Milestone Achievements
Т6	Continue to provide education and outreach to promote and encourage active and healthy transportation options.	ES	DE, Metrolinx, York Region, Area Municipalities, NGOs	√	√	√	√	✓	U			Education and outreach programs implemented (e.g. Smart Commute workplace program events and promotion, Bike Valet program continued thorough partnership with Blue Dot Richmond Hill volunteers).
Т7	Actively research, promote, and pilot sustainable and active transportation opportunities through demonstration projects/programs and technological innovations.	ES	Metrolinx, York Region, Local Municipalities	✓	√	√	✓	✓	C			EV charge stations continue to be available to the public free of charge and are identified on an online community network to promote and support electric vehicle usage.
	WATER RESOURCES											
	Watershed Management Goals											
WM3	Pursue a variety of funding strategies and partnerships to preserve municipal resources for implementation of water resources stream and river rehabilitation projects.	ES, SI, FS	DC	✓	✓	√	✓	✓	J			Ongoing annual monitoring of reserve funds, available grants, and opportunities for funding partnerships.
WM4	Develop and implement a Watercourse (Valleyland) Restoration Plan to address priority areas of erosion, restoration and required capital work throughout the valleyland system.	ES	DC, PWO, PP, TRCA, York Region	√	√	√	√	✓		(Implementati	(Valleyland Plan)	Implementing recommendations - Elgin Mills Greenway Valleyland Restoration underway (detailed design complete); Morgan Boyle Park/Pomona Creek Valleyland Restoration study completed and detailed design initiated in 2017; Richvale Greenway and Mill Pond Park projects initiated in 2017.
WM5	Continue to work with existing partners on stream restoration projects and seek additional new partners for future projects through the Community Stewardship Program.	ES	York Region, Province, Ontario	✓	✓	✓	✓	✓	U			Existing partnerships continued in 2017. Valleyland Study used to prioritize new restoration project locations.
	Surface and Stormwater Quality and Quantity Goals:											
SWM2	Implement Stormwater Management Rate Program.	ES, FS	сом	✓	✓	✓	✓	✓	U			Stormwater rate increased 9% in 2017. Finance is conducting a rate study (including stormwater management rate) in 2017 and 2018 to inform future increases.
SWM3	Implement Richmond Hill's Stormwater Management 10 Year Capital Plan to rehabilitate existing stormwater facilities; re-prioritize needs and re-establish the 10 Year Plan as required.	ES, DC		✓	✓	√	√	✓	J			SWM 10 Year Capital Plan implemented. Projects completed include: Ashfield Drive Pond construction, Elgin Mills Greenway design.
SWM4	Develop and implement a stormwater infrastructure maintenance program.	ES, PWO	DC	✓	✓	✓				(Implementati	(Program)	Program development complete. Implementation underway.
SWM5	Continue to deliver stormwater facility monitoring and inspection program; update program and define roles/responsibilities to ensure Richmond Hill operates stormwater facilities in compliance with Environmental Compliance Approvals.	ES, PWO		√	✓	✓	✓	✓	J			Monitoring program currently under review.
SWM6	Update Richmond Hill's Stormwater Management Design Standards.	ES, DE	PWO, DC, TRCA					✓		₽>		N/A
SWM7	Implement the Lake Wilcox Remediation Strategy; monitor measure and report results of implementation.	ES	DE, DP	✓	✓	✓	✓	✓	J	γ		Continued implementation of Lake Wilcox Remediation Strategy recommendations based on priorities identified.
SWM8	Continue to implement the watercourse monitoring program and reassess the program with assistance from outside agencies.	ES	TRCA	✓	✓	✓	✓	✓	J			Continued implementation of watercourse monitoring program.

					1	ime Fram	е			Project Status		
	ACTION	LEAD/ CO- LEADS	SUPPORT(S)	2015	2016	2017	2018	2019	Ongoing Action	Initiated/ Underway	Complete	Milestone Achievements
	Groundwater Protection, Recharge and Discharge Goals											
GW1	Identify strategic actions in the Credit Valley, Toronto and Regional and Central Lake Ontario (CTC) Source Protection Plan that, once approved, are the responsibility of Richmond Hill in partnership with York Region and implement accordingly.	ES, PP, PWO	York Region, TRCA	✓	✓		√			₩		Ongoing discussions with TRCA on potential groundwater recharge compensation process/tool. Targeting Official Plan Amendment in 2018 to conform to Source Water Protection Plan (provided York Region has begun their Regional OPA by then)
GW2	Update the Town Salt Management Plan; in addition assess non-salt alternatives for Lake Wilcox area; monitor performance; work with York Region to share and adopt best salt management practices and non-salt alternatives.	PWO, ES	ES, York Region	✓	✓	√	>	✓		(Implementati	(Plan)	Update to Salt Management Plan approved by Council in 2016. Implementation of Plan continued through 2017 with monitoring in place to optimize salt use. Work related to best management practices and non-salt alternatives to be explored for Town-wide Salt Vulnerability Assessment planned for 2020.
	LAND RESOURCES											
	Sustainable Land Development Goals											
LD1	Create and/or update Town-wide standards and specifications such as the Materials, Standards and Specifications Manual, and sustainable parks, trails, and open space standards, etc. to reflect the policies of the Official Plan.	ES, DC, PP	DE, PWO,POP,TRCA	√	✓	√	✓	√		₩,		Priority standard updates were identified based on Sustainability Metrics & Envt Strategy actions with similar objectives. Updates completed for Cycling facilities (T3) and for Street, Park and Parking Lot Lighting (E7) Updates underway: three-stream waste in multi-residential buildings (SW1) Upcoming update: soil volume for tree health (NE3); stormwater management (SWM6)
LD2	Develop a monitoring tool for the Sustainability Metrics to help measure performance.	РР	ES, DE	✓	√	√	√	✓		(monitoring)	(uptake tool)	Monitoring underway of site plan and draft plan applications received since March 2014. Sustainability Metrics Monitoring and Incentives update project approved in Nov. 2017; expected initiation in 2018 and completion in 2019 (2 year timeline).
LD4	Link the findings of the Urban MESP to valleyland studies and restoration plans.	ES	POP, DC, PP, DE, TRCA	✓	✓	✓	✓			♠	(Valleyland)	Linkage review undertaken as part of background research for the Urban Forest Management Plan.
LD11	Play an advocacy role with the Federal and Provincial Governments along with agencies such as Association of Municipalities Ontario (AMO) to provide funding for green infrastructure.	Council, GA	ES, SI, COM, AMO	✓	✓	✓	√	√	J			Advocacy continues for green infrastructure to be eligible for infrastructure grant funding. Green infrastructure was included in Richmond Hill's first Corporate Asset Management Plan approved by Council in December 2016.
LD12	Ensure that flood conveyance remediation projects incorporate ecological improvements to associated valleylands.	ES, DC		✓	✓	✓	✓	✓	J			Mill Pond Park working group established to provide ongoing support to ensure ecological improvements are incorporated throughout the project.
LD14	Support TRCA's existing pilot Sustainable Neighbourhood Action Plan at Lake Wilcox, and investigate working with partners to expand the program to include other Richmond Hill neighbourhoods.	ES	PWO, DE, TRCA, York Region	✓	✓	✓	✓	✓	J			No progress to report

				Time Frame				Project Status				
	ACTION	LEAD/ CO- LEADS	SUPPORT(S)	2015	2016	2017	2018	2019	Ongoing Action	Initiated/ Underway	Complete	Milestone Achievements
	Natural Environment Management Goals											
NE2	Develop an Urban Forest Management Plan (UFMP) to protect, maintain and enhance the urban forest. (Note: this initiative will be of particular importance in the wake of EAB; it could be combined with the restoration planning and implementation efforts for EAB already underway).	ES, POP	PP, TRCA, York Region		✓	√	✓	✓		₩		Terms of Reference drafted. Procurement completed and project initiated by staff and consultant in Q4 2017.
NE3	Update standards and specifications to better protect mature tree health and growth, giving consideration to soils standards.	ES, DC	POP, PP, DE					✓				This project will be informed by the UFMP and will be initiated once it is approved.
NE6	Develop a biological indicator species monitoring and inventory program that will provide information to assist in the planning and prioritization of restoration projects, the management of invasive species and wildlife, and the maintenance of natural heritage features. Make best use of data provided through developers.	ES	TRCA, PP	√	✓	✓	√	✓		∌		Biological indicator species monitoring and inventory program developed based on the 2014 Natural Area Inventory (consists of the flora fauna inventory every five years and flora fauna/ecological land classification (ELC) every 10 years). Data is supplemented through annual amphibian monitoring. Access to development application data currently being explored through the PRM software review.
NE7	Develop a single database/application for street trees and open spaces trees for use by multiple departments.	ES, IT, POP		√	✓			✓		₩	(Single tree database)	Phase 1 of single tree asset database development complete. Protocol established to ensure roles and responsibilities. Phase 2 expected to be initiated in 2019.
NE9	Continue to provide the Community Stewardship Program as a means to undertake restoration activities on Town land by strengthening existing partnerships and developing ways to encourage new restoration, enhancement and education partnerships.	ES	POP, RC	✓	✓	√	✓	✓	J			2017 Community Stewardship Program: over 10,000 trees and shrubs planted, over 60 partner-led events, 3 partner-led workshops, 3 Town-led community tree planting events, 12 outreach events attended and 1 new partnership established (TRCA Education & Community Engagement).
NE10	Continue to offer the Healthy Yards Program as a means to improve biodiversity and increase tree cover on private lands.	ES	PWO, POP, Local Environmental Groups	✓	√	√	✓	√	U			Continued implementation of Healthy Yards program (e.g. 5782 wildflowers, 1718 trees and shrubs, 269 rain barrels, and 195 composters sold). New partnership and funding provided through York Region.
	Invasive Species Management Goals											
IS5	Continue to implement the Emerald Ash Borer (EAB) Management Strategy.	ES, POP	PP, FS	✓	✓	✓	✓	✓	J			Woodlot management plan underway for Beaver Woodland as part of implementation of the Long-term Woodlot Restoration Program.
IS6	Continue to promote and implement the use of a diversity of native plant species on Town land.	ES	POP, DC, TRCA	✓	✓	✓	✓	✓	J			Benefits of native plant species promoted through outreach (e.g. Healthy Yards and other Town events; information in Waste Calendar and Recreation Guide)
IS7	Collaborate and partner with York Region, neighboring municipalities, Conservation Authorities and other crossboundary stakeholders to manage invasive species.	ES	POP, York Region, local municipalities, TRCA	✓	✓	✓	✓	✓	G			Continued participation in cross-jurisdictional work on invasive species management with York Region and the Ontario Invasive Plant Council.
IS8	Develop Community Education and Outreach programs for invasive species and native plant species.	ES	NGOs, York Region, TRCA		✓	✓	✓	✓	J			Educated residents on how to increase monarch butterfly habitat through participation in the National Wildlife Federation's 'Mayor's Monarch Pledge' and through Council's Pollinator Week proclamation.
	Wildlife Management Goals											
W2		ES, RS	POP					✓				N/A
W5	Continue to support and implement the Canada Goose Management Strategy and Beaver Management Policy.	ES	POP	✓	✓	✓	✓	✓	J			Ongoing Canada Goose/Beaver monitoring and management.

			F		Т	ime Fram	е			Project Status		
	ACTION	LEAD/ CO- LEADS	SUPPORT(S)	2015	2016	2017	2018	2019	Ongoing Action	Initiated/ Underway	Complete	Milestone Achievements
W6	Define the Town response to, as well as roles and responsibilities for individual species that significantly impact the Town.	ES, RS	POP					✓				N/A
W7	Develop education methods to improve the public's understanding of wildlife interactions and the benefits of living in a biodiverse community. Provide this information through various channels (Environment, By-law, Communications)	ES, RS	COM, OSPCA, MNR		✓		✓	✓	J			
	Sustainable Urban Agriculture and Local Food Production Goals											
Community Garden	Community Garden policy as per Parks Plan	ES		✓	✓	✓	✓					Policy approved in 2017 and implementation initiated in 2017 and continuing in 2018.
LF5	Evaluate the feasibility of developing an urban food kit as part of the Healthy Yards Program.	ES	Local Food Security Groups	√	✓						V	Edible plants are now incorporated into Healthy Yards Program in 2015 and 2016. Survey conducted to evaluate future direction (TD Friends of the Environment grant used to support survey facilitation). Edible plant pilot project is complete; edible plants will now be incorporated as an on- going plant option moving forward.
	Solid Waste Management Goals											
SW1	Develop building design criteria requiring new multi-unit residential, IC&I, and mixed- use developments to incorporate source-separated waste collection in building design, and to participate in source-separation programs.	ES	DP, DE, York Region, BILD	✓	√	√	√			₽		Completed benchmarking of waste development standards and drafting process and engineering studies underway.
SW3	Develop and implement a Town sustainable procurement policy.	FS	All Town departments									[Action item to be revised during 5-year update of Environment Strategy for inclusion in Phase 2 of strategy implementation]
SW4	Conduct annual waste audits of municipal facilities greater than 10,000 square meters and implement waste reduction work plans and source separation programs for these facilities.	ES	AM, RC	✓	✓	✓	✓	✓	J			2017 waste audit completed and Ministry of Environment and Climate Change (MOECC) waste reduction workplan developed.
SW5	Establish and implement service levels for diversion programs in public areas.	ES, POP	AM, RC, EVS	✓	✓	✓	✓	✓		₩		Waste service levels (recycling in parks, at super mailboxes and in the downtown core) approved by Council in 2016. Pilot programs (under SW7) to test methods and equipment completed and presented to Council. Purchase and installation of containers by Parks is underway in 2017, continuing to 2018.
SW6	Collaborate with York Region and local municipalities to share innovations and achieve region-wide waste reduction and diversion goals.	ES	York Region, IC & I, Schools	✓	✓	✓	✓	✓	J			Multi-residential waste audits conducted in 11 buildings, representing 1,591 units, to help inform waste diversion programs and education.
SW7	Actively research, promote, and pilot waste management opportunities through demonstration projects and technological innovations.	ES	PWO, POP, York Region, IC & I	✓	√	√	√	✓	U			Pilot summaries for recycling bin lid, parks recycling, and super mailboxes presented to Council and direction received to implement recycling in parks, at super mailboxes and in the downtown core. Installation of recycling for supermailboxes and downtown core to be completed in 2018/2019, and is underway for parks and continuing into 2018 through SW5.
SW10	Develop and implement approaches for three-stream waste separation at large community events, starting with Town sponsored events and progressing to private events held at Town facilities.											Three-stream waste diversion with new bins provided at Richmond Hill's 2017 Ribfest event.
				✓	✓	✓				₩		'Community Festivals and Events Manual' (2017) requires event organizers to prepare a Waste Management Plan and encourages waste diversion & minimization.
		EVS (Lead)	ES, RC, POP									

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Staff Report for Committee of the Whole Meeting

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.035

Department: Planning and Regulatory Services

Division: Policy Planning

Subject: SRPRS.18.035 – Final Community Improvement

Project Area By-law and Final Richmond Hill Community Improvement Plan (Town File #

D18-17001)

Purpose:

The purpose of this staff report is to recommend the Community Improvement Project Area By-law and Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan (CIP) to Council for approval.

Recommendation(s):

- a) That Staff Report SRPRS.18.035 be received; and
- b) That the Community Improvement Project Area By-law (attached as Appendix A) and Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan (attached as Appendix B) be approved.

Contact Person:

Michelle Dobbie, Senior Planner (Policy), phone number 905-771-2467.

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.035

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Background:

In order to support Richmond Hill's economic development position, specifically the development of new office space within the local economy, in late 2016 the Town initiated a Community Improvement Plan (CIP) Study. The CIP Study included a Background Report identifying the community needs with the Town (SRPRS.17.074), consultation on these community needs, an Implementation Framework outlining the recommended financial incentive programs to address the identified community needs (SRPRS.17.155), and the preparation of a CIP and CIP by-law to implement the recommended programs. The CIP Study builds on a number of studies and plans undertaken by the Town over the past several years, including the Economic Development Strategy (2010, updated in 2017), the Official Plan (OP, 2010), the Office Incentives Study (2013) and the Downtown Local Centre Secondary Plan (2017). Each of these studies and plans recognize the importance of office development within the local economy and the importance of a vibrant downtown. Office development supports the attraction, retention and growth in jobs and accommodates key economic sectors. A statutory public meeting on the Draft Community Improvement Project Area (CIPA) Bylaw and CIP was held on December 6, 2017 (SRPRS.17.190).

Staff have prepared a revised CIPA By-law and CIP in response to the comments received that implements and further articulates the Official Plan's (OP) policy direction and vision for office development and a vibrant Downtown and that conforms to Provincial and Regional policies and plans.

Council's approval of the CIPA By-law and CIP will be the first step to enable the implementation of a series of financial incentive grants to begin to realize the OP's vision for office development and a more vibrant Downtown area while supporting an enhanced live-work balance. Following the approval of the CIPA By-law and CIP, a number of other implementing projects will need to be completed, including establishing an administrative framework and marketing and promoting the CIP to ensure business owners and landowners are aware of the new CIP programs.

This report provides an update to Council regarding the response to comments received on the Draft CIPA and CIP, along with the proposed revisions to these documents.

Consultation on the Draft CIPA Bylaw and CIP:

In addition to a statutory public meeting, staff consulted with stakeholders through an open house and targeted stakeholder meetings. The feedback from these forums was analyzed and used to inform the revisions to the Draft CIPA By-law and CIP.

Open House

An Open House was held on December 6, 2017 prior to the Council Public Meeting to help the public understand the Draft CIPA area and the CIP programs proposed. Approximately 5 people attended the Open House.

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Council Public Meeting

The Draft CIPA By-law and CIP were made available on the Town's website on November 9, 2017. A statutory Council Public Meeting pursuant to the *Planning Act* was held on December 6, 2017 to provide information and to receive comments on the Draft documents (see Appendix C). At the Council Public Meeting, staff was directed to report back on the comments received on the Draft documents and to provide staff's recommendation for proceeding with a final CIPA By-law and CIP (see Council Extract attached as Appendix D).

Stakeholder Meetings

A stakeholder meeting was held with the Building Industry and Land Development Association (BILD) on the Draft CIPA By-law and CIP on November 25, 2017. Approximately 14 BILD members attended this meeting. Targeted stakeholder discussions were also held with internal staff and external government agencies including York Region and the Ministry of Municipal Affairs, and with the local business community. Issues and concerns raised through these discussions are incorporated in this staff report as part of the comments received on the Draft CIPA By-law and CIP.

Response to Comments Received on the Draft CIPA By-law and CIP (dated November 2017):

To date, 3 written and verbal submissions on the Draft CIPA By-law and CIP have been received by the Town. In addition, the Town has had discussions with York Region staff on the Draft CIP. Key issues and commentary from these submissions and Council's comments are grouped into policy themes discussed in more detail below. A list of the submissions received to date is appended to this report (see Appendix E).

Summary of Comments and Proposed Changes by Policy Theme

The following section summarizes the main comments received on the Draft CIPA Bylaw and CIP and the proposed changes, organizing the key issues and concerns into the following four policy themes:

- Boundary of the Community Improvement Project Area (CIPA);
- Expanding the Building Renovation Grant to support the adaptive re-use of Heritage Buildings;
- · Marketing and Promotion of the CIP; and
- Affordable Housing.

The policy themes help to summarize the comments received and generally reflect aspects of the CIPA By-law and CIP in which the majority of the comments are focused. It should be noted that the Ministry of Municipal Affairs outlined a number of technical comments related to the language used in the Draft CIP which, while they are not highlighted below, have been incorporated into the final CIP. Staff's responses to the other comments received along with a summary of any proposed changes are provided under each theme below.

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Boundary of the CIPA

Comments were received on the boundary of the CIPA, requesting that the boundary be expanded as it relates to the following areas and programs:

- With respect to the proposed Tax Increment Equivalent Grant (TIEG) Program, comments were received requesting this program be expanded to include major arteries such as Bayview Avenue and Leslie Street, as well as business parks outside of the existing built areas; and
- With respect to the proposed Façade, Landscaping, and Signage Improvement Grant Program, comments were received requesting this program be expanded along Yonge Street up to Bernard, and to add the Oak Ridges area.

Town Staff Response

As was outlined in Staff Report SRPRS.17.190, the CIPA proposed for Richmond Hill includes the designated Centres and Corridors along Yonge Street (from Highway 7 in the south to Bloomington Road in the north) and the Newkirk Business Park and Beaver Creek Business Park. In these built-out areas, the CIP Study found that providing CIP programs in the form of financial incentives will help support local economic development by addressing the following community improvement needs:

- The need to meet employment targets, achieve a live-work balance and reduce labour force outflow, given limited employment land supply and challenges associated with employment intensification;
- The need to support growth in employment and the office sectors, which is slower in Richmond Hill than in neighboring municipalities; and
- The need for private and public realm improvements, as well as the need to achieve a live-work balance, in the Downtown to support revitalization and investment.

Major arteries such as Bayview Avenue and Major Mackenzie Drive have been excluded from the CIPA as they were found to offer less opportunity for substantive office development. Similarly, the Headford and Barker Business Parks were excluded from the CIPA because they were not found to exhibit the same challenges as the built out and developed Newkirk and Beaver Creek Business Parks. Over the past few years, the Town has processed and is currently processing planning applications that conform to the OP in both the Headford and Barker Business Parks, which indicates a market desire to build space for employment uses in these areas without the need for financial incentives from the Town. Given that the major arteries do not exhibit the same community need for financial incentives from the Town as the areas within the proposed CIPA, and the Town's limited financial resources to support the CIPA, staff recommend no change to the CIPA with respect to the proposed TIEG Program at this time.

With respect to the proposed Façade, Landscaping, and Signage Improvement Grant Program, this program is proposed to be limited to properties/projects within the Business Improvement Area (BIA) portion of the Downtown Local Centre to visually

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enhance properties and incentivize the development of the linked system of courtyards as directed by the Downtown Local Centre Secondary Plan. Should future Secondary Plans adopted by Council direct for façade, landscaping or signage enhancements similar to those envisioned by the Downtown Local Centre Secondary Plan, the CIPA could be revisited at a later date. At this time, staff recommends no change to the CIPA with respect to the proposed Façade, Landscaping, and Signage Improvement Grant program.

Expanding the Building Renovation Grant to support the adaptive re-use of Heritage Buildings

Comments were received on the need to consider expanding the Building Renovation Grant from its proposed focus on creating new office space, to also include renovations for non-residential uses that support the adaptive re-use of heritage buildings in the Downtown Local Centre.

Town Staff Response

The OP encourages the adaptive re-use of cultural heritage resources identified on the Register in order to maintain and enhance the identity and character of the Town. The Downtown Local Centre Secondary Plan further articulates this direction by promoting the prominence of cultural heritage resources in the Village District along with an appropriate ratio of residential to non-residential uses to promote the economic vitality and continued viability of the Downtown. Given this policy direction in the OP and Secondary Plan, staff recommends revising the program-specific eligibility criteria for the Building Renovation Grant Program to include adaptive re-use of cultural heritage resources on the Town's Inventory of Buildings of Architectural and Historical Importance to provide building renovation grants for all non-residential uses.

Marketing and Promotion of the CIP

Comments were received on the need to market and promote the CIP, once it is approved by Council.

Town Staff Response

The CIP recommends that Town staff prepare a Marketing Plan to support the CIP (see Section 6.3 - Program Marketing and Promotion). Town staff anticipates initiating the preparation of the Marketing Plan in the Spring of 2018, shortly after the CIP is approved by Council. The Marketing Plan is anticipated to include the following components:

One-to-one outreach activities with individual local developers, site selectors, real
estate professionals, businesses and other levels of government including in
person, phone and email engagement. These activities will be initiated
immediately should the CIP be approved by Council. Examples include
conducting an email/calling campaign, providing information through planning
application pre-submission meetings, and responding to inquiries from potential
new businesses; and

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Outreach activities to broader groups of developers, site selectors, real estate
professionals, businesses and other levels of government in person and on-line.
These activities will be initiated within six months should the CIP be approved by
Council. Examples include promoting CIP at all economic development related
events, leveraging interest by organizing site tours for prospective developers
and site selectors, promoting office development and distributing CIP promotional
materials, and promoting the CIP at conferences and through presentations to
influential organizations.

Affordable Housing

Comments were received about the need to consider incentives for affordable housing, possibly through a separate CIP study.

Town Staff Response

Town staff have been participating in York Region's Housing Working Group since 2017. One of the key deliverables for the Housing Working Group is an Affordable Housing Incentives Framework, for which principles are anticipated to be brought to Regional Council shortly, with a Draft Incentives Framework following prior to the summer break. One of the tools discussed by the Working Group is an Affordable Housing CIP. Following the receipt of the Draft Incentives Framework by Regional Council, staff will consider initiating an Affordable Housing Strategy project for the Town, which will consider a range of options to better promote the development of affordable housing in Richmond Hill for Council's consideration. York Region staff are supportive of this approach.

Financial/Staffing/Other Implications:

The approved Planning and Regulatory Services Department Capital Budget includes funding for this study. At this time, there are no financial/staffing/other implications.

Town staff note that the endorsed CIP Implementation Framework (SRPRS.17.155) includes recommendations in respect to financial implications and directs that subject to availability, \$115,000 of the 2017 Operating Budget Surplus be allocated to the Building Renovation Grant Program (in the amount of \$100,000) and to the Façade Improvement, Landscaping and Signage Grant Program (in the amount of \$15,000).

The endorsed CIP Implementation Framework also directs that Council consider future surplus annual allocations as set out in Staff Report SRPRS.17.155 as part of each year's year end Operating Budget reporting. As the CIP matures, it is expected that the annual cap on the Façade Landscape and Signage Improvement Grant and the Building Renovation Grant Programs may be increased over the 5 year period of the CIP to a maximum of \$510,000 (i.e. \$260,000 and \$250,000 respectively).

Relationship to the Strategic Plan:

One of the four goals outlined in the Strategic Plan calls for better choice in Richmond Hill; an anticipated outcome of this goal is better options for working and doing

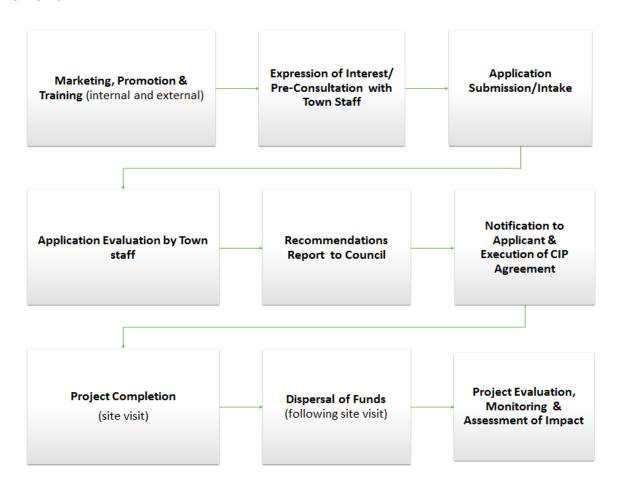
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business. The proposed CIP programs will help to support vibrancy in Richmond Hill by supporting the attraction and retention of business development in the employment corridor between Leslie Street and Highway 404, the Downtown Local Centre and more broadly along the Yonge Street corridor. By specifically addressing the needs of the Downtown Local Centre, it will support the development of this area in keeping with the vision established by the Secondary Plan.

Next Steps:

The CIPA By-law and CIP are approved under the *Planning Act*. These documents are subject to a 20 day appeal period. Should there be no appeals, staff will begin to prepare the administrative framework and initiate preliminary marketing and promotion of the CIP. The administrative framework for the CIP will require staff resources from a number of Departments and Divisions, namely Policy Planning, Development Planning, Strategic Initiatives (Economic Development), Finance, Legal, and Building. The graphic inserted below outlines the key tasks that will be refined as part of the administrative framework:



Once applications are received and assessed by staff, staff will report back to Council for approval of individual grant applications. Staff will assess the reporting frequency

and CIP

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based on the volume of applications received. Staff will also monitor CIP uptake and report back to Council on proposed modifications to the CIP.

Conclusion:

It is recommended that this staff report be received and the attached CIPA By-law and CIP (attached as Appendix A and Appendix B respectively) be approved. This report represents the final component of the CIP Study and should Council approve the By-law and CIP, staff will work with interested applicants to begin to implement the CIP programs.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

•	Appendix A	Community Improvement Plan Project Area By-law
•	Appendix B	Community Improvement Plan
•	Appendix C	Liberal Ad for the Council Public Meeting December 6, 2017
•	Appendix D	Extract from the Council Public Meeting December 6, 2017
•	Appendix E	List of written and verbal submissions received on the Draft CIPA

Town of Richmond Hill - Committee of the Whole Meeting

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Report Approval Details

Document Title:	SRPRS.18.035.docx
Attachments:	- SRPRS.18.035 - Appendix A_Bylaw 14-18 to designate CIPA.docx - SRPRS.18.035 - Appendix B_RH CIP - Feb 2018.pdf - SRPRS.18.035 - Appendix C.pdf - SRPRS.18.035 - Appendix E - List of Submissions Received.docx - SRPRS.18.035 - Appendix D_Council extract for CPM120617.pdf
Final Approval Date:	Feb 5, 2018

This report and all of its attachments were approved and signed as outlined below:

Patrick Lee - Feb 5, 2018 - 1:32 PM

Kelvin Kwan - Feb 5, 2018 - 1:43 PM

David Dexter - Feb 5, 2018 - 2:46 PM

Neil Garbe - Feb 5, 2018 - 3:53 PM

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By-law to Designate a Community Improvement Project Area

THE CORPORATION OF THE TOWN OF RICHMOND HILL

BY-LAW NO. 14-18

BEING A BY-LAW to Designate a Community Improvement Project Area for the Town of Richmond Hill.

WHEREAS Section 28(2) of the *Planning Act*, R.S.O. 1990, c. P.13, empowers the Council of a municipality in which an Official Plan is in effect to designate the whole or any part of the municipality covered by the Official Plan as a Community Improvement Project Area;

AND WHEREAS the Council of The Corporation of the Town of Richmond Hill has adopted an Official Plan which covers all the land within its boundaries and which contains provisions relating to community improvement;

AND WHEREAS Section 28(1) of the *Planning Act*, defines a "Community Improvement Project Area" as "a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason";

AND WHEREAS the Council of The Corporation of the Town of Richmond Hill deems it in the interest of the municipality to designate land hereinafter described as a Community Improvement Project Area;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF RICHMOND HILL PURSUANT TO SECTION 28 OF THE *PLANNING ACT*, R.S.O. 1990, C. P.13, HEREBY ENACTS AS FOLLOWS:

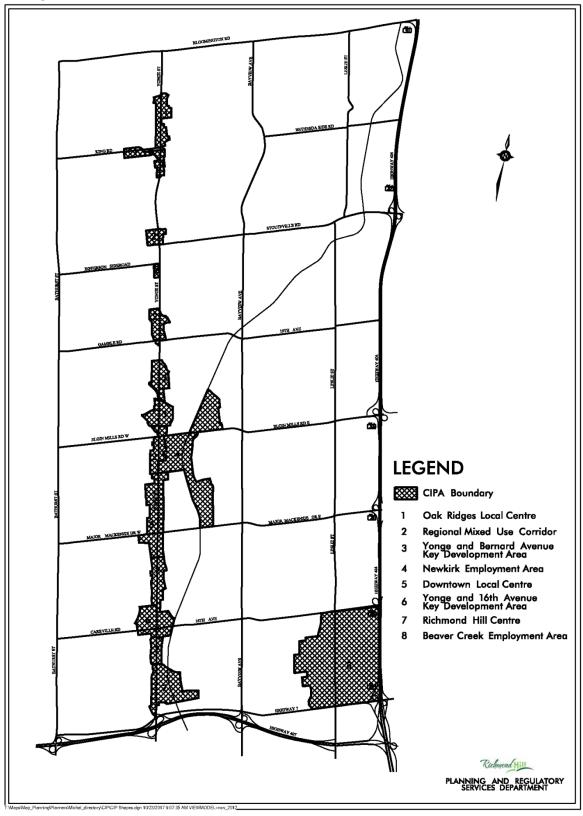
- 1. That the provisions of By-law 8-88 are hereby repealed in its entirety.
- 2. That pursuant to Section 28(2) of the *Planning Act*, the lands illustrated on Schedule "A" to this By-law attached hereto and forming part of this By-law are hereby designated as a Community Improvement Project Area.
- This By-law shall come into force and take effect as of MONTH DAY, 2018.

PASSED THIS XX DAY OF XX, 2018.

Mayor			
Town Clerk			

File: D18-17001

SCHEDULE "A"



THE CORPORATION OF THE TOWN OF RICHMOND HILL

EXPLANATORY NOTE TO BY-LAW NO. 14-18

The purpose of By-law No. 14-18 is to designate a Community Improvement Project Area for the Town of Richmond Hill and to repeal the provisions of By-law 8-88 (the previous Community Improvement Project Area).

By-law No. 14-18 identifies the Community Improvement Project Area for the Town of Richmond Hill on Schedule "A" to this By-law.

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RICHMOND HILL OFFICE DEVELOPMENT AND DOWNTOWN LOCAL CENTRE

COMMUNITY IMPROVEMENT PLAN





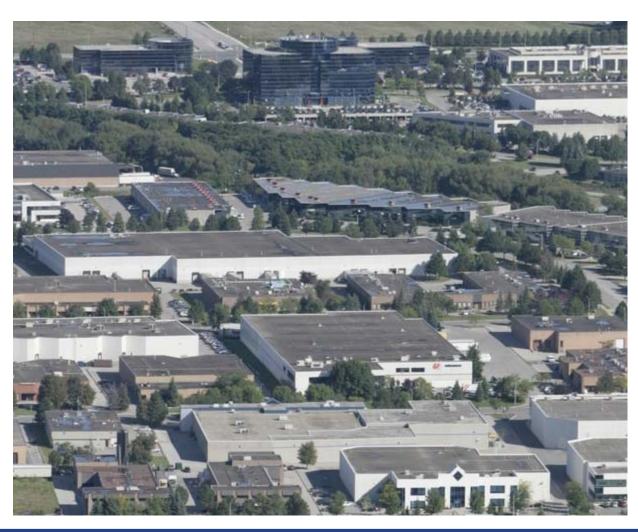
TOWN OF RICHMOND HILL

FEBRUARY 2018

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CHAPTER

1.0 INTRODUCTION

The Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan (CIP) will assist in supporting and incentivizing new office development in Richmond Hill's designated Centres and Corridors and older employment areas and will support downtown revitalization by incentivizing façade improvements, enhanced landscaping and new signage.

In order to understand Richmond Hill's economic development position and to support the development of office within the local economy, a number of studies and plans have been undertaken by the Town. These studies, which include the Economic Development Strategy (2010, updated in 2017), the Official Plan (2010), the Office Incentives Study (2013) and the Downtown Local Centre Secondary Plan (2017), recognize the importance of office development within the local economy and the importance of a vibrant Downtown. Office development and the revitalization of the Downtown supports the attraction, retention and growth in jobs and accommodates key economic sectors.

1.1 Purpose of the Community Improvement Plan

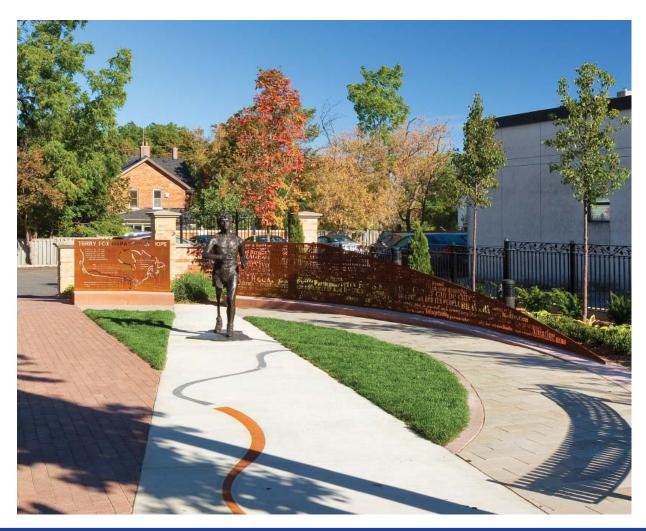
The purpose of the Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan (CIP) is to:

- Identify and address Richmond Hill's community improvement needs, which include improving office employment in the local economy and supporting downtown revitalization;
- Implement CIP programs that address the Town's community needs within defined CIP project areas; and
- Provide an implementation strategy, program administration guide and monitoring framework for the CIP programs.

1.2 Plan Content

The Community Improvement Plan (CIP) was prepared based on the Community Improvement Plan Background Study (April 2017) and the Community Improvement Plan Implementation Framework (October 2017), prepared as part of the Community Improvement Plan Study process.

This document sets out the rationale for the CIP (Section 2), identifies the CIP Project Areas (Section 3), explains the CIP Programs (Section 4), identifies supporting programs (Section 5), sets out implementation parameters of the CIP, including marketing and promotion (Section 6), identifies how the CIP performance will be monitored (Section 7) and provides a glossary of defined terms, identified in the document using **bold italics** (Section 8).



CHAPTER

2

2.0 RATIONALE FOR THE COMMUNITY IMPROVEMENT PLAN

2.1 Enabling legislation

Section 28 of the *Planning Act* enables a municipality to offer assistance (i.e. grants or loans) to owners and tenants of lands and buildings within a CIP Project Area, through a CIP. A CIP is a policy tool which allows a municipality to develop a comprehensive plan for community improvement either at a municipality-wide or area-specific scale. A CIP program can be initiated to address a wide range of municipal objectives including, but not limited to, office attraction to support and stimulate local employment growth and downtown revitalization.

Within the CIP Project Areas, a CIP may set out recommended programs to address the community needs. Such programs may include financial incentives which involve grants and loans and land and tax assistance (under Section 365.1 of the *Municipal Act*). Without a CIP, such CIP programs are not permitted based on the restrictions outlined in the *Planning Act* and the *Municipal Act*.

2.2 Supporting Policy Direction

The Provincial Policy Statement (PPS, 2014) provides policy direction to municipalities on matters of land-use planning and social and economic development. The PPS, 2014 supports community improvement by prioritizing the creation of strong, prosperous and complete communities via effective growth management, environmental stewardship, the efficient use of infrastructure and the enhancement of quality of life. To ensure the development of complete communities, the Growth Plan for the Greater Golden Horseshoe prioritizes intensification in built-up areas, with a focus on urban growth centres, major transit station areas, brownfield sites and greyfields. This CIP will enable the Town to support the development of more complete communities.

The Region of York's Official Plan (ROP, 2010) sets out growth management, economic, land-use, environmental, and community planning policies across local municipalities in York Region until 2031. The ROP supports the development of regional and local CIP's, in particular along segments of identified regional corridors.

The Town's Official Plan (2010, as amended) provides the local policy basis for the CIP. Section 5.17 of the Official Plan provides that the Town may, in a By-law passed under Section 28 of the *Planning Act*, designate a Community Improvement Area for a portion or all of the Plan area. The Official Plan provides support for investigating and implementing tailored financial incentive programs to support identified community improvement needs, which include support for office employment in the local economy.

The Office Incentives Study (2013) provided an analysis of the opportunities and actions to attract and retain various forms of office development in the Town. The study identified that between 2012 and 2022, the Town will require approximately 11,600 to 13,900 sq. m. (125,000 – 150,000 sq. ft.) of office space on an annual basis to meet the demand and maintain supply. To facilitate this and to help meet employment growth needs, the study recommended the development of a CIP to incentivize office development through a range of programs, including a Tax

Increment Equivalent Grant (TIEG) for office development.

The Economic Development Strategy Update (EDS, 2017) seeks to promote the development of new office space in Richmond Hill and identifies that incentives through a CIP may support this. The EDS supports the development of new office development to accommodate the growth of high value sectors in the local economy and to support a better live/work balance in Richmond Hill.

The Downtown Local Centre Secondary Plan (2017) was adopted by Town Council on February 22, 2017 and approved by York Region on April 26, 2017. In order to catalyze new office investment in the Downtown and to support its revitalization, the Secondary Plan directs that, through a Community Improvement Plan, programs be considered which address property and/or public realm improvements (including façade and landscaping improvements) to visually enhance the area and assist with the implementation of the linked system of courtyards. The CIP also builds upon the Town's existing 1988 CIP for the Downtown (previously referred to as the Central Business District), which included the Village Core Façade Assistance Program (VCFAP). The VCFAP was last reassessed in 2000 and is re-tooled by this CIP.

2.3 Community Improvement Needs

A comprehensive assessment of community improvement needs was undertaken as part of the CIP Background Study (and presented in the Background Report and Implementation Framework documents). Based on the information contained in these documents, Richmond Hill's community improvement needs include:

- The need to meet employment targets, achieve a live-work balance and reduce labour force outflow, given limited employment land supply and challenges associated with employment intensification;
- The need to support growth in employment and the office sectors, which is slower in Richmond Hill than in neighboring municipalities; and
- The need for private and public realm improvements, as well as the need to achieve a live-work balance, in the Downtown to support revitalization and investment.

Richmond Hill has a limited supply of non-residential lands and the Town's business parks (employment lands) are at approximately 82% build out. Newkirk Business Park, as the oldest of Richmond Hill's business parks, is mature and fully built out. While the park accommodates a generally stable employment base, there remain few opportunities for expansion of existing buildings and structures. This may affect the ability for existing businesses to continue to grow and/or to support the adaptive reuse of existing structures for office use(s). Beaver Creek Business Park has the highest rate of build out (at 96%) of the Highway 404 employment lands and, generally, accommodates smaller parcel fabric when compared to the Headford and Barker Business Parks. This will continue to impact the nature of development, and re-development opportunities within the park, as well as the types of employment uses that this business park may attract in the future.

On that basis, urban office development in the Town's older business parks

(Newkirk and Beaver Creek) and along the designated Centres and Corridors will be important to the Town's live-work balance and meeting of employment targets. While opportunities exist along the designated Centres and Corridors along Yonge Street to develop office, the higher land values in this area, as well as the development market's recognition of the value of this area for high-density residential and/or mixed-use development, and fragmented parcel fabric all present challenges for office development to be realized.

Through the CIP study, an assessment of employment by sector determined that there was an outflow of approximately 30,000 jobs to other jurisdictions in 2011, representing approximately one third (1/3) of the Town's total workforce of approximately 95,000. Labour flow patterns outside of Richmond Hill indicate demand for office-related employment which may be supported through more office development locally. The nature of such employment implies opportunities for investment in speculative office, build-to-suit options and smaller-scale leasable space, as part of mixed-use developments in the Centres and Corridors along Yonge Street.

While future investment in higher-order transit infrastructure (i.e. the Yonge Street subway extension to Richmond Hill Centre, at Highway 7) is expected to stimulate some investment in the office market over the longer term, in the short term, challenges for the urban office market in Richmond Hill persist. These include similar challenges to comparable markets across York Region and include: higher land and development costs associated with office development, non-contiguous and/or fragmented parcel fabric requiring assembly for office development, relatively low office rental rates which present a lower rate of return on investment in these areas and higher land values given planning permissions for high-density residential and/or mixed-use development in the Centres and Corridors.

From a Downtown revitalization perspective, it was identified that while the Downtown Local Centre has been provided with an enabling policy framework and has attracted some new development interest, there remains a need to further support this area as a destination. To achieve the vision set out in the Secondary Plan, private property and public realm improvements, the implementation of the linked system of courtyards and support for office development is needed. Broader community improvement goals for this area include the protection, preservation and enhancement of the existing heritage building stock, the development of an attractive public realm, including the linked system of courtyards, patios, façade and landscaping enhancements for properties in the Downtown.

Additional detail regarding the need for this CIP is provided in the CIP Background Report and CIP Implementation Framework.

2.4 Goals and Objectives

The focus of this CIP and its programs is to incentivize office development in Richmond Hill. This CIP supports the catalyzation of office development in the Downtown and supports the area's revitalization.

Accordingly, the goals of this CIP are to:

 Support and contribute to needed office space within Richmond Hill, averaging between approximately 11,600 to 13,900 sq. m. (125,000 – 150,000 sq. ft.) annually;

- Support intensification within the Town's Centres and Corridors and older business parks; and
- Realize the linked system of courtyards and revitalization in the Downtown Local Centre.

Based on the community needs and goals, the objectives of the CIP are to:

- Provide targeted support for office development to address slow growth in this form of development in prioritized planning areas – specifically in the Official Plan's designated Centres and Corridors along Yonge Street and older employment areas – to help meet municipal employment targets and office space forecasts;
- Support the development of office (stand-alone or mixed-use)
 within designated Centres and Corridors along Yonge Street. Where
 appropriate, the adaptive reuse of buildings for office in the Downtown
 Local Centre and the older business parks is also encouraged;
- Facilitate office attraction, retention and development to provide more opportunities for local employment in a manner which supports intensification and a live/work balance in designated Centres and Corridors along Yonge Street including the Downtown Local Centre and the older business parks;
- Facilitate employment land intensification by supporting the appropriate adaptive reuse of existing structures (industrial or commercial) for office in the Newkirk and Beaver Creek business parks;
- Ensure the availability of a range of office space in designated Centres and Corridors along Yonge Street and older employment areas to support small to large enterprises;
- Support the planned transit-supportive densities, compact urban form and pedestrian activity via appropriate intensification, infill and redevelopment along Yonge Street;
- To support Downtown revitalization through façade, public realm and signage improvements, as well as street-front redevelopment and the creation of a linked system of courtyards; and
- Promote investment in the private building stock in the Downtown Local Centre, to support a dynamic streetscape complete with civic gathering areas (e.g. via storefront patio development) and a linked system of courtyards.

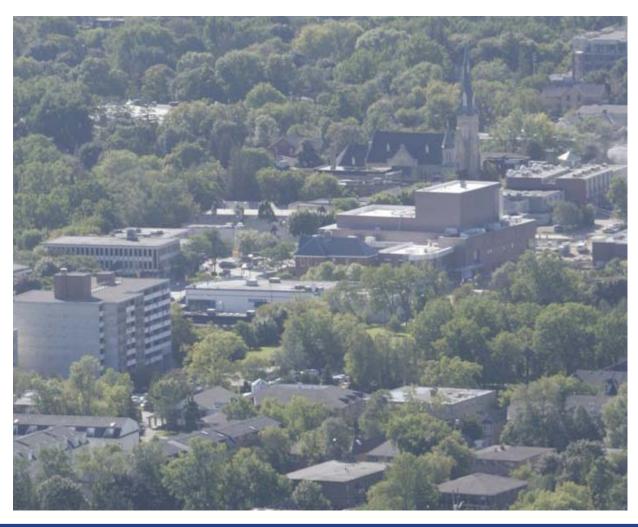
2.5 Public Benefits

The CIP and its programs, as further set out in Section 4.0 CIP PROGRAMS, are designed to encourage private sector investment in new and existing office development (standalone or as part of mixed use developments) within the CIP Areas, support downtown revitalization by enhancing the functionality and exteriors of the building stock/properties in the Downtown and older business parks.

The public benefits of these programs include:

- Improved live work balance in Richmond Hill and the reduction of outcommuting of residents working in office sectors;
- Increased property tax assessment associated with office development, over the long term;
- The creation of usable office space that may accommodate new and growing local businesses over the long term;
- The leveraging of significant private sector investment in interior building renovations and improvements, leading to greater property tax assessment; and,
- The enhancement of the aesthetic appeal of the Downtown Local Centre, through façade, public realm and signage improvements, as well as street-front redevelopment, and any resultant economic spinoff effects, including the potential attraction of new business and development interest.

The CIP programs are set up as matching grants requiring that private sector investment match any provided public investment. As further set out in the CIP Background Report, a review of other CIPs and programs has determined that private sector investment generally exceeds any public funds provided.



CHAPTER

3

3.0 CIP PROJECT AREAS

Map 1 delineates the geographic boundaries of the Richmond Hill Community Improvement Project Area (CIPA). Within this area, CIP programs will be available, as further set out in this document. Applications for CIP programs will only be considered for projects on properties located in the CIPA.

The CIPA boundary includes the following areas, as designated in the Official Plan (2010):

- The Centres and Corridors along Yonge Street (from Highway 7 in the south to Bloomington Road in the north) and including:
 - Richmond Hill Centre
 - Regional Mixed-Use Corridor designated lands
 - Yonge and 16th Avenue Key Development Area (KDA)
 - Yonge and Bernard Avenue KDA
 - Downtown Local Centre
 - Oak Ridges Local Centre
- Newkirk Employment Area
- Beaver Creek Employment Area

The designated Centres and Corridors along Yonge Street are identified as part of the CIPA as these areas exhibit challenges in regards to urban office development, including the higher land values, competition with other permitted uses such as high-density residential and/or mixed-use development and fragmented parcel fabric. The lands designated as Regional Mixed Use Corridor along Highway 7 were not identified as part of the CIPA as they contain lands that have been recently developed in accordance with the Official Plan and/or contain lands under application for a mix of uses and would therefore not require program support. The lands designated as Local Development Area or Local Corridor along Major Mackenzie Drive have also been excluded from the CIPA as they are not high priority for office development at this time.

The Beaver Creek and Newkirk Business Parks are identified as part of the CIPA in order to support employment intensification, office conversion and/or appropriate re-development within these areas. Given Richmond Hill's limited supply of non-residential lands and high employment land build out, redevelopment of these older areas ensures more efficient use of land and infrastructure. The Headford and Barker Business Park, which contain vacant lands or lands currently under application, will continue to provide greenfield development opportunities and do not exhibit the same needs as the older business parks. On that basis, Headford and Barker Business Park were not identified as part of the CIPA.

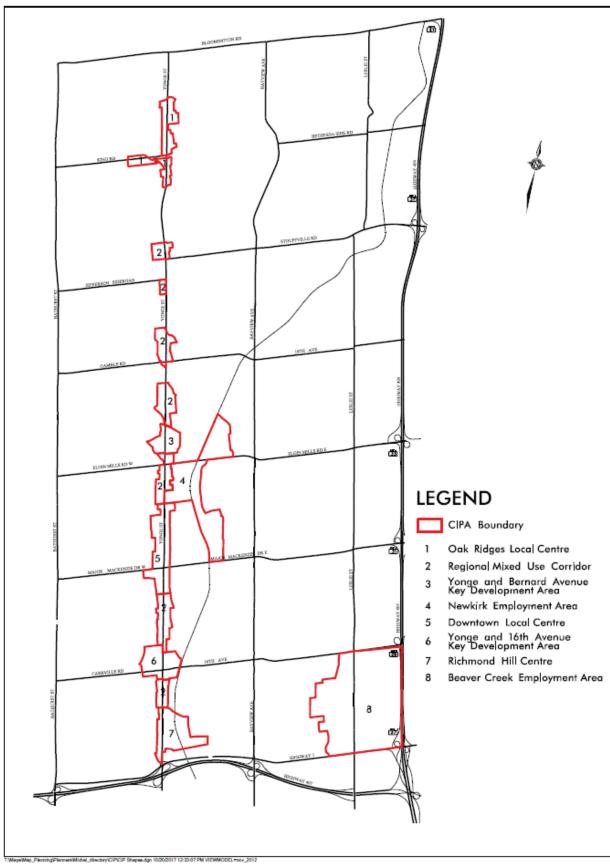


Figure 1 - Recommended Community Improvement Areas (CIPA) in Richmond Hill



CHAPTER

4.0 CIP PROGRAMS

The CIP programs are designed to address the community improvement needs set out in this CIP.

4.1 Program Overview

The programs implemented under this CIP are set out below, followed by a brief description:

- Tax Increment Equivalent Grant (TIEG) Program for Office Development, available across the CIPA;
- Building Renovation Grant Program, within the Downtown and the Newkirk and Beaver Creek Business Parks; and
- Façade, Landscape and Signage Improvement Grant (available in the Richmond Hill BIA boundary only).

The **Tax Increment Equivalent Grant (TIEG) for Office** supports the development/intensification of office use (stand-alone or as part of mixed use developments) across the entire CIPA. This program leverages increased property tax assessment generated from new office development over 1,600 sq. m. and is funded by increased tax increment associated with development. Through this program, the share of municipal property tax collected are granted back to applicants in increments that will decline on an annual basis, for a maximum period of 10 years. By granting back a portion of the tax increment that would be otherwise collected by the Town, this program helps to reduce some of the risk associated with office construction. At the end of the program, the Town will benefit from the collection of the increased property tax assessment in full.

The **Building Renovation Grant Program** promotes the adaptive re-use of existing structures (industrial, commercial or other) for office use in the Downtown Local Centre, Newkirk Business Park and Beaver Creek Business Park areas of the CIPA. This grant program has the potential to leverage significant private sector investment in interior building renovations and improvements, and may help address the costs involved with a range of matters, such as retrofitting space for office uses.

The **Façade, Landscape and Signage Improvement Grant Program** supports aesthetic improvements in the Richmond Hill BIA boundary of the Downtown Local Centre by providing matching grants to eligible property owners for building façades, front, rear or side lot landscaping (i.e. publicly accessible parts of private properties), exterior signage improvements or any combination of these 3 categories of property enhancement.

The CIPAs where each program is to be implemented is identified in Figure 2 - Community Improvement Project Areas - Program Application.

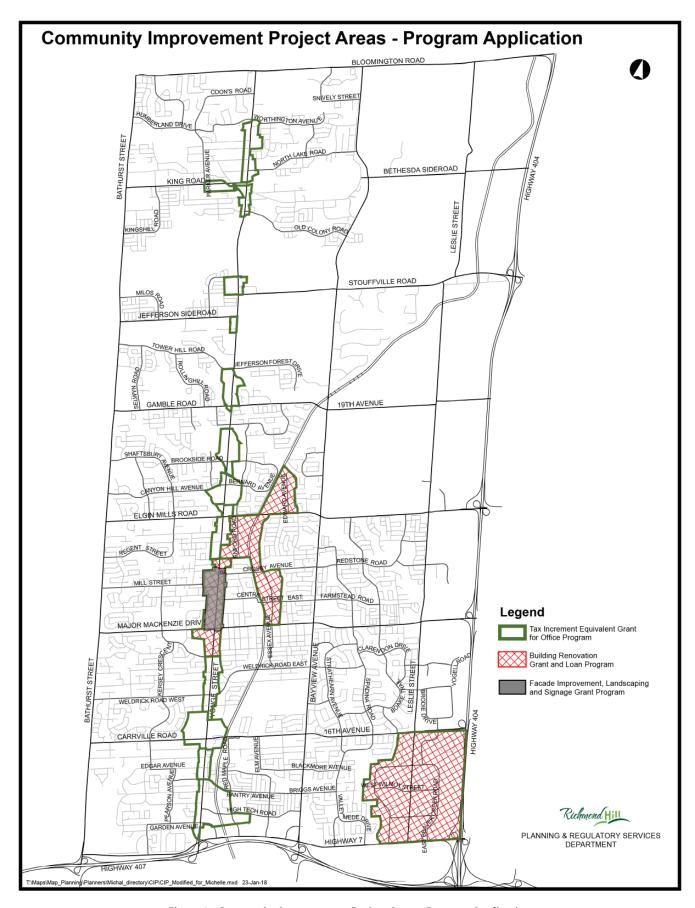


Figure 2 - Community Improvement Project Areas - Program Application

4.2 General Eligibility Criteria for All Programs

The following are General Eligibility Criteria that must be met by all applications for assistance under the programs set out in this CIP. The General Eligibility Criteria must be read in association with the program-specific eligibility criteria for each program.

The General Eligibility Criteria for each application for CIP programs include:

- 1. The subject property is located within the boundary of the CIPA, as set out in Map 1 of this Plan.
- 2. The proposed application(s) for CIP program support are in conformity with the Town's Official Plan, and any relevant Secondary Plan.
- 3. The applicant, property owner, assessed property owner or tenant of a property to whom the owner has assigned consent to receive assistance under the CIP is in good standing with regard to by-laws of the Town of Richmond Hill, property taxes, municipal fees and levies liable on the property and/or outstanding municipal bills and is not involved in ongoing litigation with the Town. Should such matters be remedied and/or cleared and/or resolved, applications for assistance under the CIP may be reinstated.
- 4. The applicant must be either a registered property owner, assessed property owner or a tenant of a property to whom the owner has assigned consent to receive assistance under the CIP.

Approval will be based on the merits of each application (i.e. achievement of eligibility criteria) and subject to the recommendations made by Town Staff and the approval of Council, as further described in Section 6.0 IMPLEMENTATION.

The amount of assistance provided under the CIP programs is subject to and at the discretion of Council and is dependent on the list of *eligible costs* identified for each CIP program.

The total of all grants and tax assistance made in respect of the eligible lands and/ or buildings may not exceed the eligible costs of the CIP with respect to those lands and/or buildings.

4.3 Tax Increment Equivalent Grant for Office

The Tax Increment Equivalent Grant (TIEG) program for office is designed to support the development/intensification of office (stand-alone or as part of mixed-use developments) across the entire CIPA.

The TIEG program leverages the increased assessment and property taxation generated by office development and reduces costs of development by:

- Providing a grant equivalent to the municipal portion of the property tax for a new office development; and
- Limiting the total impact of increased assessment and property taxes as a result of the development by phasing the increases in over a maximum period of 10 years or equivalent to the maximum cost of rehabilitation, renovation and/or (re)development.

This TIEG program focuses on net municipal taxation gain associated with new office development, which would otherwise be unrealized if the office development had not occurred. As part of the program, the property owner/ developer pays for the full cost of new office development and the resultant increase in property taxes. The program allows the Town to grant back to the owner and/or development and/or assigned recipient, on a declining basis, an amount equal to a portion of the municipal portion of the property tax increase. During the grant period, tax assessment growth resulting from an office development is forgone income for the Town. However, at the end of the TIEG program, the grant ceases and the Town collects the full amount of property taxes, realizing the full benefit of increased property assessment.

The program is structured as follows:

- The maximum amount of the grant is 90% of the annual tax increment, over the agreed base assessment and property tax liability in Year 1, declining by 10% per annum;
- The maximum duration of the program is 10 years; and
- The maximum total grant amount is limited to the lesser of the total tax increment over the duration of the program or the total eligible costs.

4.3.1 Program-specific Eligibility Criteria

In addition to the General Eligibility Criteria set out in Section 4.2 of this CIP, the following program-specific eligibility criteria apply:

- 1. A minimum of 1,600 square metres of new office space, in stand-alone or mixed use developments, is proposed to be developed.
- 2. In mixed-use developments, the grant shall reflect and apply only to the tax increment associated only with the office portion of the development.
- 3. Final eligibility will be determined through the demonstrated success of the project through all stages of application (as required) for planning approval, building permit issuance and building code compliance, construction, occupancy, financial viability and revaluation by the Ontario Municipal Property Assessment Corporation (MPAC).

4.3.2 Eligible Costs

Eligible project costs supported under this program include the following works related to new office construction:

- 1. Site development and infrastructure work including demolition and disposal off-site, improvement or reconstruction of existing on-site public infrastructure (water services, sanitary and storm sewers, other);
- 2. Major building rehabilitation, and significant renovation and rehabilitation;
- Costs associated with the assessment of environmental conditions and the remediation of environmental contamination, and environmental protection;
- 4. Design, engineering, legal, insurance, and other professional fees (at the discretion of the Town of Richmond Hill) directly related to the design and development and commissioning of the completed building(s); and
- 5. Any other costs identified by the Town.

For greater clarity, *eligible costs* exclude both construction financing and long-term debt financing principal and interest costs.

4.3.3 Additional provisions

Following the completion/reassessment of an approved development, redevelopment, or rehabilitation project, and payment of the full reassessed value of Town taxes by the property owner, a grant is provided that is equivalent to the portion of the tax increment, for a period of up to 10 years.

The grant value is calculated based on the difference between pre-project Town municipal taxes and post-project Town municipal taxes.

The Town will determine the actual value of grants on a case-by-case basis. The grant will be paid annually once the eligible project is complete, building inspection has taken place, the property has been reassessed, and the new property taxes have been paid in full for the year.

The property owner is required to pay the education portion of the taxes and may not be in a position of tax arrears or default of any other financial obligation of the municipality.

Additional provisions regarding this program are set out in Appendix A – Schedule of Program Details.

4.4 **Building Renovation Grant Program**

This program is designed to promote the adaptive re-use of existing structures (industrial, commercial or other) for office in the Downtown Local Centre, Newkirk Business Park and Beaver Creek Business Park areas of the CIPA. This grant program has the potential to leverage significant private sector investment in interior building renovations and improvement associated with office uses.

The program is structured, as follows:

- The grant maximum is \$50,000 per property and the grant minimum is \$10,000 per property; and
- The grant is provided on a matching funds basis, to a maximum of 50% of eligible costs

4.4.1 Program-specific Eligibility Criteria

In addition to the General Eligibility Criteria set out in Section 4.2 of this CIP, the following program-specific eligibility criteria apply:

- 1. A conversion of existing commercial and/or industrial and/or residential space to office space is planned.
- 2. Renovations to a building on the Town's Inventory of Architectural and Historical Significance.
- Notwithstanding provision (1) above, general tenant fit-up and systems
 upgrades associated with existing uses shall not be supported under
 this program. Improvements related to accessibility, in accordance with
 the Accessibility for Ontarians with Disabilities Act, within existing and/
 or new office space may be supported by this program.
- 4. Notwithstanding the General Eligibility Criteria set out in Section 4.2 of this CIP, the subject property must be located in the following CIPA:
 - a. Downtown Local Centre;
 - b. Newkirk Business Park; and/or
 - c. Beaver Creek Business Park.
- 5. Two quotes are prepared by qualified professionals demonstrating the valuation of the works and identifying *eligible costs*.

4.4.2 Eligible Costs

Eligible Costs include:

- costs associated with materials, labour, equipment, insurance, regulatory approvals and professional fees related to internal building works, building, fire and other code compliance upgrades linked to the development of office space;
- 2. expansion/additions for office, retrofitting space for office (upper and ground floors);
- 3. interior structural works and upgrades (including electrical, mechanical, HVAC and other building systems); and,
- 4. any other costs identified by the Town.

4.4.3 Additional provisions

Additional provisions regarding this program are set out in Appendix A – Schedule of Program Details.

4.5 Façade Improvement, Landscape & Signage Grant

The Façade, Landscape and Signage Improvement Grant Program seeks to enhance the aesthetic appeal of the Downtown Local Centre, through façade, public realm and signage improvements, as well as street-front redevelopment, and any resultant economic spin-off effects. A key goal of this program is to support the achievement of the linked system of courtyards.

Under the Façade, Landscape and Signage Improvement Grant Program, matching grants will be offered to eligible property owners within the portion of the Downtown Local Centre area identified as the Richmond Hill Business Improvement Area (BIA), as determined by by-laws passed by Richmond Hill Council to determine the extent of such area. The grant is for building facing, rear and front lot landscaping (publicly accessible parts of private properties), exterior signage improvements or any combination of these categories of property enhancement.

The program structure is identified below, in Table 1 - Façade, Signage and Landscaping Grant Program Structure:

Table 1 - Façade, Signage and Landscaping Grant Program Structure

Façade Grant	•	Matching grant of up to 50% of <i>eligible costs</i> or a maximum grant of \$15,000 per property for a single facade, whichever is less.
	•	Matching grant of up to 50% of eligible improvement costs or a maximum grant of \$25,000 per property, whichever is less for façade improvement projects involving more than one façade. This includes buildings located on a corner lot (a property with frontage on two municipal streets) or on a lot with access onto the linked system of courtyards.
	•	The minimum grant is \$2,500 per property. Project applications including matching assistance of less than \$2,500 will not be considered.
Signage Grant		Matching grant of up to 50% of <i>eligible costs</i> or a maximum grant of \$2,500 per property, whichever is less.
	•	The minimum grant is \$1,000 per property. Project applications including matching assistance of less than \$1,000 will not be considered.
Landscaping Grant	•	Matching grant of up to 50% of <i>eligible costs</i> or a maximum grant of \$2,500 per property for a single frontage, whichever is less.
	•	For combined street-front and side-lot or rear-lot landscaping improvements: Matching grant of up to 50% of <i>eligible costs</i> or a maximum grant of \$5,000 per property, whichever is less. The minimum grant is \$2,000 per property. Project applications including matching assistance of less than \$2,000 will not be considered.

4.5.1 Program-specific Eligibility Criteria

In addition to the General Eligibility Criteria set out in Section 4.2 of this CIP, the following program-specific eligibility criteria apply:

- 1. The subject property is located within the Richmond Hill Downtown Business Improvement Area (BIA) area and accommodates a non-residential use.
- 2. Notwithstanding provision (1), the subject property may also accommodate a multi-unit residential use and/or a converted residential building now used, in part or in whole, for commercial/office use.
- 3. An improvement of one or more building façades occurs and/or an improvement of signage and/or an improvement of landscaping and the public realm is proposed for the subject property.
- 4. For the purpose of the Façade Grant and Landscaping Grant components of this program, eligible façades include:
 - a. Frontage façade;
 - b. Side façade, where the side of a property is facing a public and/or private street and/or public park and/or public gathering space;
 - c. Rear façade, where the rear of a property is facing a public and/or private street or public park or public gathering space or parking area that is accessible to the general public.
- 5. Notwithstanding provision (4), improvements to rear façades and/ or rear landscaping improvements shall be considered secondary for purposes of allocation of funding under this program.
- 6. The proposed improvements are in keeping with the design objectives of the Downtown Local Centre Secondary Plan and other applicable urban design guidelines.
- 7. Two quotes are prepared by qualified professionals demonstrating the valuation of the works and identifying *eligible costs*.

Applications for this program may also be eligible for support under the Town of Richmond Hill's Heritage Grant Program as further described in Section 5.1 Heritage Grant.

4.5.2 Eligible costs

Eligible costs include:

- 1. costs associated with the enhancement, replacement and rehabilitation of eligible non-residential facades, doors and windows;
- 2. restoration of existing façade and surfaces (woods, tuck pointing, cleaning);
- 3. new surface materials;
- 4. improvements and enhancements to street front landscaping and signage;
- 5. materials, labour, equipment and professional fees related to external building works specifically for façade improvement and/or signage

development and/or implementation of landscape improvements;

- 6. new enhancement or replacement of exterior lighting fixtures;
- 7. street-front patio development;
- 8. upgrading of paving materials that support the development and enhancement of a linked system of courtyards;
- 9. signage replacement/enhancement; and,
- 10. any other costs identified by the Town.

4.5.3 Additional provisions

Additional provisions regarding this program are set out in Appendix A – Schedule of Program Details.

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CHAPTER

5

5.0 SUPPORTING PROGRAMS

To complement the goals and objectives of this CIP, two supporting programs are identified: the existing Heritage Grant and the Development Charge Deferral Program, to be considered through the 2018/19 Development Charges Update. These programs are authorized under separate legislation and do not require a CIP to operate.

5.1 Heritage Grant

The authority to operate the Heritage Grant is provided under the Part V of the *Ontario Heritage Act*.

The Town of Richmond Hill recognizes there is a cost associated with maintaining and repairing a designated heritage property that is sometimes higher than non-designated properties. To assist owners of designated heritage properties the Town has established a revised Richmond Hill Heritage Grant Fund in 2013 to provide matching financial assistance (up to \$5,000) to owners to undertake eligible conservation work relating to preservation and restoration of their properties. The grant is to work in tandem with the Façade Improvement, Landscaping and Signage Grant.

The Town of Richmond Hill has established a fund to support the Heritage Grant Program. The fund provides qualified applicants with a matching grant of 50% of the project cost, up to a maximum of \$5,000. The grant amount is based on the owner's actual expenditures.

In order to be eligible for the Heritage Grant Program the property must be designated under the *Ontario Heritage Act* and meet a number of additional qualification criteria. Proposed work must also meet the eligibility requirements set out by the Town.

Additional details on this program are provided at RichmondHill.ca/.

5.2 Development Charge Deferral Program

The authority to operate the Development Charge Deferral Program is provided under the *Development Charges Act, 1997, S.O. 1997*.

The Development Charge Deferral Program is a potential program that may be designed to encourage new office development (stand-alone or mixed use) as part of high-rise developments (defined to mean 4 or more storeys). The program may be designed to complement the Region of York's DC Deferral program for office by providing a deferral of up to 75% of Richmond Hill's Town-wide, non-retail development charge levied on high-rise office developments, for up to 18 months after building permit issuance.

Council may consider the implementation of such a program through an update to the Town's Development Charges By-law. Additional details on this program are provided in the CIP Implementation Framework.



CHAPTER

6

6.0 IMPLEMENTATION

This section sets out the implementation strategy for the CIP, and addresses matters of administration and resourcing, including CIP duration and funding.

6.1 CIP Duration

The CIP timeframe of implementation shall be limited to a 5-year period, starting in 2018 through to 2022.

Notwithstanding this, the period of administration associated with disbursements to successful CIP program applicants may occur outside of the 5-year implementation period, if required by the program.

Council also has the right to extend, revise or alter the CIP beyond the initial fiveyear horizon, subject to the objectives of Council.

6.2 Rights and Discretion of Council

6.2.1 Reviewing the Plan

The Council of the Town of Richmond Hill has the right to review any and all aspects of the CIP and its programs, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town.

6.2.2 Consideration of Funding

The Council of the Town of Richmond Hill reserves the right to limit access to funding from multiple CIP programs if, in its determination, there is a degree of overlap of funding that is not an appropriate use of scarce resources or the value of individual project funding is deemed to unduly limit the availability of community improvement funding to other projects in the CIPA. At all times, the principle of matched funding necessitates that Council will not fund more than 50% of *eligible costs* or stated funding caps, whichever is less (save and apart from the Tax Increment Equivalent Grant Program for Office which represents foregone revenue and supporting programs referenced in this plan).

The decision by Council to fund projects through the CIP and its programs is entirely at the discretion of the Town of Richmond Hill. Council reserves the right to determine the level of funding which shall be received by an applicant, whether to fund at all or in part, and what conditions, obligations and other requirements are attached to funding allocations.

In all cases of program funding assistance, the Town of Richmond Hill reserves the right to limit or refuse funding where applicants have successfully applied for and received funding for similar purposes from other sources of grants or preferential loan assistance – this includes, for example, any other building-related grant incentive provided by upper levels of government and agencies of government.

Notwithstanding this provision, where Council determines that full access to Town funding sources in addition to funding from other public sources is merited by virtue of the particular circumstances, nature or scope of the project, Council may choose, in its sole discretion, to waive this provision.

6.2.3 Default or Termination of Funding

Recipients of program assistance from the Town of Richmond Hill who are deemed by the Town to be in default of the requirements of the program for ongoing program support, will, at the discretion of Council, receive notice of intention to terminate program assistance. At the discretion of Council, applicants will be provided with the opportunity to remedy the default. Should such remedy not be forthcoming within a period stipulated by Council, program assistance will be terminated.

6.2.4 Retroactivity of Funding

At no time will financial support be provided on a retroactive basis to projects where eligible costs have been incurred prior to the adoption of the CIP by Council.

6.2.5 Portability of CIP Grant

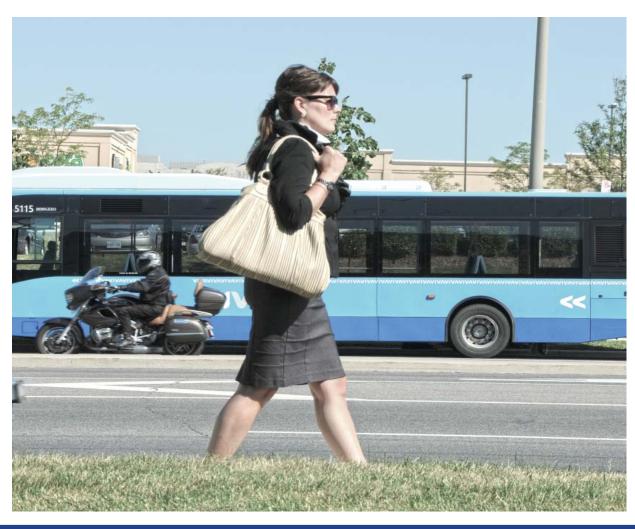
A CIP grant may be transferred to a new owner of the subject property prior to the CIP grant being advanced provided that the Owner acknowledges that, in order to remain eligible for the CIP grant, the Town must be advised in writing 30 days in advance of the change of ownership and any new Owner must enter into the CIP Agreement on the same terms and conditions as originally required by the Town, at the Town's sole discretion.

6.3 Program Marketing and Promotion

Marketing of the CIP will be undertaken by Council and Town staff. It is anticipated that this will require a series of approaches to effectively target the primary audiences for programs:

- Medium to large office developers and /or investors;
- Small businesses and/or property owners; and
- Various associations, including the Richmond Hill Board of Trade and the Business Improvement Association (BIA).

To support program marketing and promotion, it is recommended that Town Staff prepare a Marketing Plan to support the CIP. The CIP Implementation Framework includes suggested actions in respect to marketing which Town staff may consider in preparing the Marketing Plan.



CHAPTER

7.0 MONITORING AND REVIEW

Town Staff will undertake annual monitoring and review of this CIP and its programs. To support monitoring and review, performance metrics for the CIP and its programs are required.

7.1 Monitoring the CIP

Town Staff shall undertake the following activities to support the development of baseline data for the CIP:

- 1. Prepare an inventory of vacant lands, which may be updated from time to time; and,
- 2. Prepare an inventory of assessment values, as determined by MPAC, for properties within the CIPA at the onset of implementation.

Town Staff shall monitor the following matters to assess the impact of this CIP and its programs:

- 1. The total amount of committed funds to the CIP;
- 2. The number of applications submitted;
- 3. The number of successful applications (overall take-up of each program);
- 4. The total amount (in dollars) of public funds provided;
- 5. The estimated total amount (in dollars) of private-sector investment that resulted; and
- The qualitative assessment as to projects when works are completed (including, but not limited to, photographic evidence of subject lands prior to and following program support).

In addition to the above noted matters, Town Stall shall monitor the following matters as they pertain to successful applicants:

- 1. For the Tax Increment Equivalent Grant:
 - a. The estimated total amount (in dollars) of the tax increment and resultant grant provided;
 - b. The estimated total amount (in dollars) of construction;
 - c. The estimated total area of office space constructed; and,
 - d. The estimated increase in assessed property value, as provided by MPAC.
- 2. For the Building Renovation Grant Program:
 - a. The estimated total amount (in dollars) of the grant provided;
 - b. The estimated total value (in dollars) of works undertaken / construction;
 - c. The type of work(s) undertaken as part of the project; and
 - d. The estimated total area of office space constructed.
- 3. For the Façade, Landscape and Signage Improvement Grant Program:
 - a. The estimated total amount (in dollars) of the grant provided;
 - b. The estimated total value (in dollars) of works undertaken / construction; and
 - c. The type of work(s) undertaken as part of the project.

7.2 **Staff Reporting to Council**

Town staff will bring forward reports to Council for consideration of applications made under CIP programs.

In addition, Town staff will report annually to Council in respect to individual program uptake, required updates to phased in funding and/or funding approach, grant disbursement and associated value of private sector investment supported.

7.3 **Evaluating and Updating the CIP**

Based on monitoring and review, Town staff will complete a comprehensive interim review of the CIP in Year 3 of implementation, with a detailed review in Year 5, to assess the effectiveness of the plan and its programs. Based on this review, adjustments to the CIP may be undertaken without formal amendment to the CIP and its provisions, unless as specified in Section 7.4 Amending the CIP.

7.4 **Amending the CIP**

Council reserves the right to amend the process of application for CIP program support and/or the evaluation of applications, at any time and for any reason, without the requirement to amend the approved CIP.

Changes to the provisions of this CIP which are considered to represent a material change which necessitates a formal amendment to the Plan, include the following:

- 1. A significant change to the boundary of the geographic area subject to the CIP:
- 2. The addition of new programs of financial assistance operationalized within this CIP;
- 3. An extension to the approved term (duration) of the CIP;
- 4. A significant, order of magnitude increase in the maximum amount of financial assistance offered as part of the guidelines for funding contained in this plan; and
- 5. A significant change in the eligibility criteria for access to program support under this CIP.

8.0 DEFINITIONS

Eligible Costs means all capital cost categories for which the owner is entitled to program assistance from the Town of Richmond Hill as may be approved and as may be provided for in the CIP and further specified in any agreement that may be required to execute funding. Eligible costs do not equate to the maximum levels of financial assistance under individual programs.

Final Completion means the conclusion of proposed building/construction work in its entirety as well as subsequent final payments (including hold-backs) for which proof of payment may be provided by the applicant to the Town.

General Tenant Fit-up means standalone projects for wall partitions, finishes, fixtures, lighting, power, equipment, etc. for the general purpose of enhancing space and which are not part of a substantial building conversion project for office.

Tax Liability means the annual real property taxes levied by the Town of Richmond Hill including the Municipal and Education Portions of the taxes.

TIEG means Tax Increment Equivalent Grant as provided for under Section 28(7) of the Ontario Planning Act. A TIEG is a grant equal to the full amount, or a portion of the amount of municipal property taxes increase after a property is reassessed. The increase in taxes, or tax increment, is calculated by subtracting the municipal portion of property taxes before reassessment from the municipal portion of property taxes after reassessment. A municipality may provide any portion of the increment for any length of time their council deems appropriate. The tax increment does not include any increase/decrease in municipal taxes due to a general tax rate inccrease/decrease, or a change in assessment for any other reason.

APPENDIX A – SCHEDULE OF PROGRAM DETAILS

This appendix forms part of the Community Improvement Plan (CIP).

TAX INCREMENT EQUIVALENT GRANT (TIEG) PROGRAM

Rationale and Objective(s)

The Tax Increment Equivalent Grant (TIEG) program is designed to support the new development and intensification of office (stand-alone or as part of mixed-use developments) in designated Centres and Corridors along Yonge Street within the CIPA and in the Newkirk and Beaver Creek Business Parks.

This program leverages the increased assessment and property taxation generated by site (re) development to reduce the financial costs of property rehabilitation and redevelopment for office by:

- Providing a grant equivalent to the Municipal portion of the property tax for a property; and
- Limiting the total impact of increased assessment and property taxes as a result of the development by phasing the increases in over a maximum period of 10 years or equivalent to the maximum cost of rehabilitation, renovation and/or (re)development.

This grant focuses on net municipal taxation gain which represents unrealized revenue if the development or enhancement of the property had not occurred. At the end of the grant program (a maximum or 10 years or the dollar limit of eligible costs whichever is reached first, or earlier at the discretion of the Town), the Town realizes the full extent of the property taxes.

The grant is based on the "Reimbursing Developer" approach. The property owner/developer pays for the full cost of renovation, rehabilitation or redevelopment as well as the resulting annual increase in property tax.

Thereafter, the Town reimburses the Owner or assigned recipient by way of an annual grant equivalent to the agreed Municipal Portion of the incremental property tax increase over an established "base" assessment.

Benefits

- Leverages increased property tax assessment and helps reduce financial costs of property redevelopment or major rehabilitation for office.
- The Town benefits by the resulting revaluation and increase in tax liable on the property over the long term. Supports the Town's objectives to create jobs and reduce out-commuting of residents who work within the office sectors.

Legislative Provision

• Section 28(7) of the Planning Act (R.S.O. 1990, c. P.13).

Target Group

Landowners/developers who are actively seeking the rehabilitation, renovation, (re)development or re-use of properties within the Community Improvement Project Area (CIPA) for office and provide:

- i. Site plan/floor plans for rehabilitation, renovation, or (re)development; and
- ii. Estimated costs of renovation, rehabilitation or (re)development.

Program Specifics and Limitations

Office Space (standalone or as part of Mixed-Use)

- The maximum amount of the grant is 90% of the annual municipal tax increment over the agreed base assessment and property *tax liability* in Year 1 declining by 10% per annum. The maximum duration of this program is 10 years.
- The maximum total grant amount is limited to the lesser of the total tax increment over the duration of the program or the total *eligible costs*.
- In the case of mixed-use developments, the grant would only apply the tax increment applicable to the office portion of a development.

Illustrative Annual Grant-Back Share/Amount				
Duration/ Period	Grant Share	Annual Tax Increment on Municipal Portion	Grant Value Payable	Taxes Retained by Town
Year 1	90%	\$50,000	\$45,000	\$5,000
Year 2	80%	\$50,000	\$40,000	\$10,000
Year 3	70%	\$50,000	\$35,000	\$15,000
Year 4	60%	\$50,000	\$30,000	\$20,000
Year 5	50%	\$50,000	\$25,000	\$25,000
Year 6	40%	\$50,000	\$20,000	\$30,000
Year 7	30%	\$50,000	\$15,000	\$35,000
Year 8	20%	\$50,000	\$10,000	\$40,000
Year 9	10%	\$50,000	\$5,000	\$45,000
Year 10	0%	\$50,000	\$0	\$50,000
Tota	I	\$500,000	\$225,000	\$275,000

- This program does not apply to the portion of the tax rate levied by York Region.
- This program does not apply to the Education Portion of the tax rate.

Approval Process

The Town reimburses the owner or assigned recipient by way of an annual grant equivalent to the agreed Municipal Portion of the increment property tax increase over an established "base" assessment value and *tax liability*. This defined increment is calculated after the reduction of:

- Any phase-in agreements to soften tax increases that may exist through existing policy or programs;
- Or any tax rebates granted to charitable organizations as owners or tenants; and
- Any other rebate which lessens the overall initial (prior to the program) tax liability of the property.

Given the nature of the grant program as achievable only on completion and revaluation of the property, the Town of Richmond Hill will enable the approval in principle for accessing this grant subject to necessary conditions. This approval in principle can be provided at the same time as approval for other programs of assistance is provided.

The Town of Richmond Hill will determine the existing "base" assessment for the property – this will normally be defined as being either at the time of approval of the application for Tax Increment Equivalent Grant support and is based on the assessment and tax class at that time. The Town may, at its discretion, establish an alternate date for purposes of establishing the base assessment and property *tax liability*. Where a project is phased over several years the grant will be based on the property re-assessment and taxable status of the project in each of the interim years before project completion. At project completion, the grant (as applicable) will be based on the assessed property value provided by the Municipal Property Assessment Corporation (MPAC).

Final approval of grant funding in each year occurs after:

- a. Conditions as stated in the Tax Increment Equivalent Grant Agreement have been fulfilled;
- b. Submission of eligible costs at the time of application;
- c. Receipt of assessed value of the property by MPAC in each year; and
- d. Final approval of amount of grant by Council.

For multi-phase/multi-year projects, approval is based on completion and final costing of each phase, and revaluation in each year by MPAC.

The commencement date for the program (for purposes of calculating the increment) will be at the discretion of the Town of Richmond Hill following discussions with the applicant based on the merits of the development project and resulting estimates of tax increment grant created by the development project over time.

Fiscal Implications

The potential exists for fiscal impacts to the Town arising from what is effectively a deferment of a portion of tax revenues. As such, the Town, as part of the application evaluation process, will need to determine whether or not it is in the best interest of the Town to approve a grant based on the likely community improvement benefits of a given project.

BUILDING RENOVATION GRANT PROGRAM

Rationale and Objective(s)

To encourage the adaptive re-use of existing structures (industrial, commercial or other uses) for office in the Downtown Local Centre, the Newkirk and Beaver Creek Business Parks through the provision of matching funding for interior building renovations.

To promote functional improvements, accessibility and upgrades to an older building stock as well as change of use as permitted under zoning (or as may be amended through Zoning By-law Amendment application); and

Property improvements can include any identified and eligible improvements to the building, its structure, building systems, and major internal fit-up.

Benefits

Program will support building improvements resulting in higher property assessment(s) and supports the Town's objectives to create jobs and reduce out-commuting of residents who work within the office sectors.

This grant has the potential to leverage significant private sector investment in interior building renovations and improvements, and help address the costs involved with a range of matters, such as:

- Building, fire and other code compliance upgrades linked to the development of office space; Expansion/additions for the office;
- Retrofitting space for office (upper and ground floors); Interior structural works and upgrades (including electrical, mechanical, HVAC and other building systems.);
- Renovations to a building on the Town's Inventory of Architectural and Historical Significance.

Legislative Provision

Section 28(7) of the *Planning Act* (R.S.O. 1990, c. P.13) provides for grants and loan assistance "for the purpose of carrying out a municipality's community improvement plan."

Target Group

Private sector property owners of properties within the following areas of the Community Improvement Project Area (CIPA):

- Downtown Local Centre;
- Newkirk Business Park; and
- Beaver Creek Business Park.

Program Specifics and Limitations

The grant is equivalent to a proportion of the work value and provided on a matching funds basis to a maximum of 50% of eligible costs:

Maximum grant of \$50,000 per property (minimum grant of \$10,000 per property)

Conditions of approval will be established by the Town and may extend to any reasonable consideration to ensure the interests of the Town as funder are upheld. Generally, all approvals under this program will require that construction commence within 6 months of an approved building permit, and *Final Completion* within 18 months. Council may at its discretion adjust these requirements based on the particular circumstances of the construction project which may necessitate approvals from other agencies and/or delays in construction which are not in the control of the applicant to overcome.

Applicants will be required to enter into an agreement as to the above terms and conditions of the grant

Approval Process

Grants are dispersed upon *Final Completion*; however, Council has the discretion to disperse a portion of the grant in advance of completion, without amendment to this plan.

Other Restrictions

- The Town of Richmond Hill has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town.
- As necessary, the Town may amplify or adjust the application and approval protocols associated with this program.
- The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the discretion of the Town.
- If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, then the Town has the right to delay (pending correction of the building works), withhold or cancel the disbursement of funds.

Other Government/Non-Profit Organization Investment

Applicants who identify other sources of financial assistance for interior building renovations will be given preference in the allocation of funds. The Town retains the right to limit funds to reflect impacts of other sources of funding.

FAÇADE, LANDSCAPE AND SIGNAGE IMPROVEMENT GRANT PROGRAM

Rationale and Objective(s)

This is an "all-inclusive" grant intended to support comprehensive improvements to properties in the BIA area of Richmond Hill's Downtown Local Centre, in keeping with the design objectives of the Downtown Local Centre Secondary Plan.

The grant is designed to promote façade, landscape and signage improvements and to encourage private sector property owners to implement aesthetic improvements to properties that otherwise may not occur due to cost-related issues.

Under the Façade, Landscape and Signage Improvement Grant Program, matching grants may be offered to eligible property owners within the BIA area of the Downtown Local Centre area of the CIPA for building facing, side and front lot landscaping (i.e., publicly accessible parts of private properties), exterior signage improvements, the creation of a linked system of courtyards, or any combination of these categories of property enhancement.

Benefits

- Grant supports the enhanced aesthetic appeal of downtown through façade, public realm and signage improvements, as well as street-front redevelopment. This is expected to result in increased visitation and positive economic impacts.
- Potential to leverage private sector investment in moderate building improvements which have a direct benefit to the architectural quality of the Downtown Local Centre (DLC) in Richmond Hill.
- Public and private space design improvements may contribute to job creation in the downtown.
- Potential to encourage the creation of a linked system of courtyards in keeping with priorities of the Downtown Local Centre Secondary Plan.

Legislative Provision

Section 28(7) of the *Planning Act* (R.S.O. 1990, c. P.13) provides for grant assistance "for the purpose of carrying out a municipality's community improvement plan."

Target Group

Private sector property owners, with an emphasis on commercial retail, office, and mixed-use properties within the BIA area of the Downtown Local Centre in the Community Improvement Project Area (CIPA).

Program Specifics and Limitations

Applicant may apply for one or any combination of the following:

Façade

• Matching grant of up to 50% of eligible costs or a maximum grant of \$15,000 per property for a single facade, whichever is less.

- Matching grant of up to 50% of eligible improvement costs or a maximum grant of \$25,000 per property, whichever is less for façade improvement projects involving more than one façade. This includes buildings located on a corner lot (that is, a property with frontage on two municipal streets) or on a lot with access onto the linked system of courtyards.
- The minimum grant is \$2,500 per property. Project applications including matching assistance of less than \$2,500 will not be considered.

Signage

- Matching grant of up to 50% of eligible costs or a maximum grant of \$2,500 per property, whichever is less.
- The minimum grant is \$1,000 per property. Project applications including matching assistance of less than \$1,000 will not be considered.

Landscaping

- Matching grant of up to 50% of eligible costs or a maximum grant of \$2,500 per property for a single frontage, whichever is less.
- For combined street-front and side-lot or rear-lot landscaping improvements: Matching grant of up to 50% of eligible costs or a maximum grant of \$5,000 per property, whichever is less. The minimum grant is \$2,000 per property. Project applications including matching assistance of less than \$2,000 will not be considered.

Conditions of approval will be established by the Town and may extend to any reasonable consideration to ensure the interests of the Town as funder are upheld. Generally, all approvals under this program will require that construction commence within 6 months of an approved building permit, if applicable, and *Final Completion* within 18 months. Council may at its discretion adjust these requirements based on the particular circumstances of the construction project which may necessitate approvals from other agencies and/or delays in construction which are not in the control of the applicant to overcome.

Approval Process

Façade, Landscape and Signage Improvement grants are dispersed upon *Final Completion*; however, Council has the discretion to disperse a portion of the grant in advance of completion, without amendment to this plan.

Other Restrictions

- The Town of Richmond Hill has the right to review any and all aspects of the program, including the purpose, form, method of application, evaluation and amount of funding of the program, from time to time, or at any time, for any reason, and at the sole and absolute discretion of the Town.
- As necessary, the Town may amplify or adjust the application and approval protocols associated with this program.
- The Town may refuse an application if it deems project feasibility to be limited or for any other reason, at the sole discretion of the Town.
- If the completed project proves to be inconsistent with the proposed project that was approved and detailed in the application form and supporting documentation, the Town retains the right to delay (pending correction of building work), withhold or cancel the disbursement of funds.

Other Government/Non-Profit Organization Investment

Applicants who identify other sources of financial assistance for exterior building renovations will be given preference in the allocation of funds. The Town of Richmond Hill retains the right to limit funds to reflect impacts of other sources of funding.

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The Town of Richmond Hill

Open House and Council Public Meeting

Wednesday, December 6, 2017

Concerning the Richmond Hill Community Improvement Plan Study

Proposed Community Improvement Project Area and Richmond Hill Community Improvement Plan

Pursuant to the Planning Act

An Open House is scheduled for December 6, 2017 at 6:00 PM in Committee Room 2 of the Municipal Offices, 225 East Beaver Creek Road to provide the public with information about the proposed Community Improvement Project Area and Community Improvement Plan for the Town of Richmond Hill.

A Public Meeting is scheduled for December 6, 2017 at 7:30 PM in the Council Chambers of the Municipal Offices, 225 East Beaver Creek Road to notify the public and receive comments on the proposed Community Improvement Project Area and Community Improvement Plan for the Town of Richmond Hill.

Inquiries Refer To:

Town File: D18-17001

Town Planner: Michal Matyjewicz,

Planner II - Policy

Telephone: 905-747-6428

Email:

michal.matyjewicz@richmondhill.ca

Subject Lands: The proposed Community Improvement Project Area wherein the proposed Community Improvement Plan for the Town of Richmond Hill is to be implemented is identified on the map.

Purpose and Effect: The Community Improvement Project Area and the Richmond Hill Community Improvement

SUBJECT LANDS

PANING MD MORNAGIONY

Plan, adopted under Section 28 of the *Planning Act*, will have the effect of enabling grant programs to support new office development and to support downtown revitalization by updating the existing Village Core Façade Assistance Program. More specifically, the proposed Richmond Hill Community Improvement Plan seeks to permit the Town to grant financial incentives to property owners under three programs: (1) Tax Increment Equivalent Grant (TIEG) for Office; (2) Building Renovation Grant Program; and (3) Façade Improvement, Landscape & Signage Grant (within the BIA lands only).

Lands Containing Seven (7) or More Residential Units: A copy of this notice must be posted by the owner of any land that contains seven (7) or more residential units in a location that is visible to all of the residents.

Any person may attend the meeting and/or make written or verbal representation either in support of or in opposition to the proposed Community Improvement Plan and Project Area for the Town of Richmond Hill. Written comments by any person unable to attend the meeting should be made in person, or by mail to the Town Clerk, The Corporation of the Town of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario, L4B 3P4, or fax to 905-771-2502, or by email to clerks@richmondhill.ca and is to be received no later than 12:00 noon on December 6, 2017. Please ensure that you include your name and address so that you may be contacted if necessary.

Appeal: Any person may attend the Public Meeting and make written and/or verbal representation. If a person or public body does not make oral submission at the public meeting, or make written submissions to the Town of Richmond Hill regarding the Community Improvement Plan and Project Area prior to adoption, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Richmond Hill to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing or an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the adoption or refusal of the proposed Community Improvement Plan and Community Improvement Project Area for the Town of Richmond Hill (Town file number D18-17001), you must make a written request to the Town Clerk, The Corporation of the Town of Richmond Hill, 225 East Beaver Creek Road, Richmond Hill, Ontario L4B 3P4 or by e-mail at clerks@richmondhill.ca.

Notice of Collection: Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The Town collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Municipal Board hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the Town to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56. Questions about this collection and disclosure should be directed to the Office of the Clerk at 905-771-8800 or by e-mail at clerks@richmondhill.ca.

Additional Information: For more information about this matter, including information about preserving your appeal rights, please contact the Office of the Clerk at 905-771-8800 or by e-mail at clerks@richmondhill.ca.

Questions about the information and recommendations contained in the staff report regarding the proposed Community Improvement Plan and Project Area for the Town of Richmond Hill should be directed to Michal Matyjewicz, Planner II – Policy at 905-747-6428 or by e-mail at: michal.matyjewicz@richmondhill.ca. The proposed Community Improvement Plan and Project Area for the Town of Richmond Hill is available for inspection in the Planning and Regulatory Services Department between 8:30 AM and 4:30 PM, 225 East Beaver Creek Road, 4th Floor. Alternatively, a digital copy can be downloaded from RichmondHill.ca/CIP. The Staff Report will be available at the Office of the Clerk, Ground Floor of the Municipal Offices, on Wednesday, November 29, 2017 after 3:00 PM. The Staff Report will also be available on the Town's website RichmondHill.ca/Meetings. To find it, select the Calendar and click on the relevant meeting for a list of items.

Town of Richmond Hill 225 East Beaver Creek Road Richmond Hill, Ontario L4B 3P4 Telephone: 905-771-8800 Fax: 905-771-2502

E-mail: clerks@richmondhill.ca

Stephen M.A. Huycke, Town Clerk

Dated this 9th day of November, 2017

Extract from Council Public Meeting C#42-17 held December 6, 2017

Mayor Barrow read the Public Hearing Statement.

Adoption of Agenda

Moved by: Councillor Chan

Seconded by: Regional and Local Councillor Hogg

That the agenda be adopted as distributed by the Clerk with the following addition:

1. Correspondence from Cheryl Giblon, Chair of the Board, Richmond Hill Board of Trade, dated December 6, 2017

Carried

Extract from Council Public Meeting C#42-17 held December 6, 2017

Disclosures of Pecuniary Interest and General Nature Thereof

Disclosures of Pecuniary Interest and General Nature Thereof				
There were no disclosures of pecuniary interest by Members of Council under the <i>Municipal Conflict of Interest Act</i> .				

Extract from Council Public Meeting C#42-17 held December 6, 2017

Scheduled Business

3.1 Draft Community Improvement Project Area By-law and Draft Richmond Hill Community Improvement Plan – File Number D18-17001 – (Staff Report SRPRS.17.190)

Michal Matyjewicz of the Planning and Regulatory Services Department made a presentation regarding the Draft Community Improvement Project Area By-law and Draft Richmond Hill Community Improvement Plan. He reviewed what a Community Improvement Plan (CIP) was; purpose and goals; policy context for Richmond Hill; rationale and benefits; study process; draft CIP areas; and draft CIP programs.

M. Matyjewicz provided an overview of the Tax Increment Equivalent Grant for office space; Building Renovation Grant; Façade, Landscape and Signage Improvement Grant; supporting programs identified; and potential benefits for each to the Town. He concluded the presentation by reviewing next steps in the process and advised that staff's recommendation was that the staff report, including the Draft Community Improvement Project Area By-law and Draft Richmond Hill Office Development and Downtown Local Centre CIP, be received for information purposes only and all comments be referred back to staff.

Shan Dhingra, 1702-100 County Court Boulevard, Brampton, advised that he was a former resident of Richmond Hill and still had an interest in the municipality. He expressed his support of a Community Improvement Plan, noting that the City of Brampton was also looking to implement on a different scale, and that he was in attendance to express his interest in the greening initiatives available through a CIP.

Moved by: Regional and Local Councillor Hogg Seconded by: Regional and Local Councillor Spatafora

That staff report SRPRS.17.190 and the Draft Community Improvement Project Area By-law, attached as Appendix 'A' to staff report SRPRS.17.190, and Draft Richmond Hill Office Development and Downtown Local Centre Community Improvement Plan, attached as Appendix 'B' to staff report SRPRS.17.190, be received and that all comments be referred back to staff.

Carried

Extract from Council Public Meeting C#42-17 held December 6, 2017

Adjournment

Regional and Local Councillor Hogg Councillor Cilevitz Moved by:

Seconded by:

That the meeting be adjourned.

Carried

List of Written and Verbal Submissions Received on the Draft CIPA By-law and CIP

Verbal submissions received at the December 6, 2017, Council Public Meeting:

1. Shan Dhingra, 1702-100 County Court Boulevard, Brampton

Written submissions received before and after the December 6, 2017, Council Public Meeting:

- 2. Cheryl Giblon, Richmond Hill Board of Trade, dated December 6, 2017
- 3. Janani Mahendran, Ministry of Municipal Affairs, dated December 7, 2017

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Staff Report for Committee of the Whole Meeting

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.059

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.059 – Request for Approval – Zoning By-

law Amendment and Draft Plan of Subdivision

Applications - Raki Holdings Inc. - Town Files D02-

03031 and D03-03007 (SRPRS.18.059)

Owner:

Raki Holdings Inc. 30 Floral Parkway, Suite 300 Concord, Ontario L4K 4R1

Agent:

KLM Planning Partners Inc. 64 Jardin Drive, Unit 1B Vaughan, Ontario L4K 3P3

Location:

Legal Description: Part of Lot 30, Concession 2, E.Y.S.

Municipal Address: 0 19th Avenue

Purpose:

A request for approval concerning proposed Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of a 220 unit residential development on the subject lands.

Recommendations:

That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Raki Holdings Inc. for lands known as Part of Lot 30, Concession 2, E.Y.S. (Municipal Address: 0 19th Avenue), Town Files D02-03031 and D03-03007 be approved, subject to the following:

a) That the subject lands be rezoned to the appropriate zoning categories under Bylaw 55-15 (the North Leslie Area Secondary Plan Zoning By-law), including site-

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.059

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specific development standards based on the draft Plan of Subdivision and the general revisions to By-law 55-15 discussed in Staff Report SRPRS.18.059 and generally illustrated on the maps included in that report;

- b) That the amending Zoning By-law be brought forward to a regular meeting of Council for consideration and passage upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17; and,
- c) That the draft Plan of Subdivision on Map 4 be draft approved, subject to the conditions set out in Appendix "B" to Staff Report SRPRS.18.059 and upon receipt of the processing fee in accordance with Tariff of Fees By-law 79-17.

Contact Person:

Bruce Robb, Senior Planner, phone number 905-771-2459 or Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

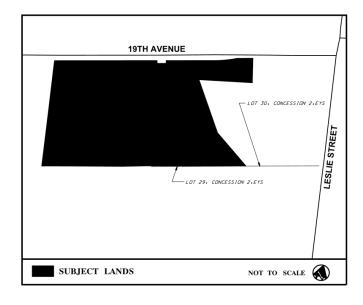
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Location Map

Below is a map displaying the property location. Should you require an alternative format call person listed under "Contact" above.



Date of Meeting: February 20, 2018 Report Number: SRPRS.18.059

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Background:

A statutory Council Public Meeting was held on April 15, 2015 to receive comments from members of Council and the public concerning the subject applications. Three landowner representatives within the North Leslie Secondary Plan addressed Council, acknowledging the Staff Report and inquiring as to the impact of proposed development within the area, on their property (refer to Appendix "A").

The purpose of this report is to seek Council's approval regarding the subject Zoning By-law Amendment and draft Plan of Subdivision applications.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of 19th Avenue and have an area of 23.84 hectares (58.91 acres). The lands are vacant of buildings and are partially used for agricultural purposes while the remainder of the site contains the natural heritage system associated with tributaries of the Rouge River (refer to Map 1).

To the north are 19th Avenue and agricultural lands proposed for development and natural heritage protection. To the east and west are also agricultural lands proposed for development and natural heritage protection while to the south is the TransCanada Pipelines Easement and agricultural lands proposed for development and natural heritage protection.

Revised Development Proposal

The applicant submitted a revised development proposal to the Town on January 17, 2018, in response to comments arising from previous submissions of its draft Plan of Subdivision (refer to Map 4). The previous draft plan (Map 5) had a similar overall design; the revisions to that plan include:

- increasing the width of Street "1" (Murphy Drive) at 19th Avenue and straightening its alignment so as to remove the lots on the west side of the street from the Natural Heritage System;
- altering the mix of lot frontages to achieve the same number of single detached lots (195);
- adding a daylighting triangle on the east side of Street "6" (Gilroy Street) at 19th Avenue; and,
- adding lands to the draft plan, in the southeast corner of the site, that were previously excluded from the plan.

The applicant is seeking Council's approval to construct a 220 unit residential development, in the form of single detached homes and block townhouses, as well as protection of the natural heritage system on the subject lands (refer to Map 4). The applicant's previous proposal was for 219 similar units (refer to Map 5). The following is a summary table outlining the relevant statistics of the applicant's revised development proposal based on the plans and drawings submitted to the Town:

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Total Lot Area: 23.840 hectares (58.91 acres)

 Total Number of Units:
 220

 -Single Detached
 195

 15.3 metres / 50.2 feet
 23

 13.7 metres / 44.9 feet
 43

 11.6 metres / 38.1 feet
 129

-Block Townhouses 25
Natural Heritage System: 10.492 hectares (25.93 acres)

Storm Water Management:

Road Widening:

Streets:

1.668 hectares (4.12 acres)
0.268 hectares (0.66 acres)
3.369 hectares (8.33 acres)

Density: 19.3 units/hectare (7.8 units/acre)

Planning Analysis:

Town of Richmond Hill Official Plan

The North Leslie Secondary Plan

The Secondary Plan was initially approved by the Ontario Municipal Board (OMB), through a series of Decisions released between November 23, 2006 and February 2, 2012. The Secondary Plan was subsequently included within Part II of the Town's new Official Plan. The Secondary Plan applies to the lands located within the area generally bounded by Bayview Avenue to the west, Highway 404 to the east, Elgin Mills Road East to the south and Nineteenth Avenue to the north including lands located at the northwest corner of Nineteenth Avenue and Leslie Street.

The subject lands are designated "Low Density Residential", "Natural Heritage System" and "Protected Countryside" on Schedule "A" - Land Use Plan of the Secondary Plan (refer to Map 2). "Low Density Residential" permits a variety of ground-related housing forms including single and semi-detached dwellings, street townhouses and block townhouses. The permitted density is between 17 and 35 units per net residential hectare (7 to 14 units per net residential acre) with a maximum building height of 3 ½ storeys.

The lands designated "Natural Heritage System" and "Protected Countryside" are within the Greenbelt Plan Area and are to be set aside for environmental protection and acquired by the Town or other public agency. These lands are to have their boundaries established through the approved Master Environmental Servicing Plan (MESP) and the approval of a site-specific Environmental Impact Statement (EIS) and have environmentally protective zoning.

Proposed Zoning By-Law Amendment

The subject lands are zoned "Agricultural (A1) Zone" under By-law 2325-68, as amended, and "Urban (UR) Zone" under By-law 128-04, as amended. The "A1" zone permits agricultural and related uses, kennels or veterinarian establishments, one single family detached dwelling, a school, a clinic, a place of worship and conservation projects. The "UR" zone permits existing uses, bed and breakfast establishments, public infrastructure, one single detached dwelling, and home occupation. The existing zoning does not permit the

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uses envisioned by the Secondary Plan nor those proposed by the subject applications and therefore amendments to the Zoning By-law are required to facilitate the proposed development.

By-law 55-15 is the new parent Zoning By-law for the North Leslie Secondary Plan area. The applicant is proposing to include the subject lands within the boundaries of By-law 55-15 and to rezone the lands accordingly to implement the draft Plan of Subdivision. The applicant's draft Zoning By-law Amendment zones the lands "Residential Wide Shallow Two (RWS2) Zone", "Multiple Residential Four (RM4) Zone", "Environmental Protection Two (EPA2) Zone", and "Open Space (O) Zone" (refer to Appendix C). Site-specific exceptions are requested to the residential zones to recognize the following:

- reduced rear yards for ten lots on the draft plan that are affected by the alignment and width requirements of the two north-south streets within the plan and the adjacent Natural Heritage System lands;
- consistency with the Town's current standards for building setback from daylighting triangles acquired by either the Town or the Region of York and for landscaping within townhouse Block 196; and,
- the general "housekeeping" amendments to By-law 55-15 which are discussed below.

The above exceptions are considered to be minor in nature and maintain the intent of the Secondary Plan.

Staff Report SRPRS.16.110 recommended approval of three development applications within the western portion of the Secondary Plan. A series of general "housekeeping" revisions to By-law 55-15 were needed to better accommodate the various housing forms envisioned by the Secondary Plan and to provide for more consistent streetscapes within the residential lands. The revisions also correct redundancies in the existing document and provide more flexibility in housing design to assist landowners in achieving the minimum density requirements of the Secondary Plan. Council approved the recommended revisions to By-law No. 55-15 and the revisions were included in Zoning By-laws 82-16, 83-16 and 84-16, which implemented the applications by Raki Holdings Inc., Autumnhill Investment Ltd. and Richview 19 Holdings Inc. Council has also included these general revisions in its subsequent approval of Zoning By-law Amendment applications by Mattamy (Elgin Mills) Ltd. and Parkgate Holdings Inc.

The applicant's draft Zoning By-law Amendment includes the same general "housekeeping" amendments to By-law No. 55-15, which are supported because they are intended to become applicable to other North Leslie developments at such time as they are approved and their lands brought into By-law 55-15. In summary, the applicant's proposed Zoning By-law amendment is supported, as it will implement the draft Plan of Subdivision (discussed below). The final form of the by-law will be forwarded to Council for passage upon payment of the processing fee by the applicant.

Draft Plan of Subdivision Application

The draft Plan of Subdivision discussed in this report is an integral component of the comprehensively planned North Leslie Secondary Plan (refer to Map 4). It contains a total of

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220 units (195 single detached dwellings and 25 block townhouse units). Within the western half of the Secondary Plan area, this application is the sixth to be recommended for approval and will provide key community infrastructure, including street access to 19th Avenue (which will benefit proposed developments to the south) and stormwater management ponds. The site also contains a significant amount of land designated "Natural Heritage System" and "Protected Countryside", which will be conveyed to the Town.

Parkland

For the North Leslie West area, the parkland dedication requirements have been determined at the Block Plan level. This approach to parkland dedication is beneficial from the Town's perspective because it will facilitate significant parkland over-dedications within specific subdivisions and thereby enable the Town to consolidate large parkland parcels (e.g. community parks) without the need to purchase land outside the development approvals process.

On January 30, 2017, Council approved the recommendations of Staff Report SRPRS.17.018, which recommended approval of a North Leslie West Master Parks Agreement for the North Leslie West community. The purpose of the Master Parks Agreement is to balance the inequitable distribution of parkland amongst the individual subdivisions though a single guiding agreement that simplifies administration. The recommended Conditions of Draft Approval (Appendix A) require the owner to enter into this Master Parks Agreement with the Town and to provide the Town with confirmation by the Trustee for the Landowners Group, that the Master Parks Agreement has been adhered to, prior to registration of the subdivision.

Department and External Agency Comments:

The draft Plan of Subdivision and Zoning By-law Amendment applications have been reviewed by circulated departments and external agencies and the following sections provide an overview of the comments received.

Development Planning Division

- the subject development proposal conforms with the policies of the Town's Official Plan (2010), including the Part 2 North Leslie Secondary Plan;
- the proposed development conforms with the approved MESP for the North Leslie West area and the Town has approved a site-specific EIS for the site;
- the draft Plan of Subdivision meets the minimum and maximum density provisions for residential development within the "Low Density Residential" land use designation; and,
- the areas designated "Natural Heritage System" and "Protected Countryside" will be protected through an environmentally protective zoning and the Conditions of Draft Approval, which require the conveyance of those lands to the Town.

Other Departments/External Agencies

Comments have been received from the Town's Community Services Department, Corporate and Financial Services Department, Regulatory Services Division, Fire Services Division,

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Urban Design Section, Park and Natural Heritage Planning Section, Development Engineering Division, Region of York and the Toronto and Region Conservation Authority. These Town departments and external agencies have no objections to the applications and/or have provided their conditions of draft approval. The Schedule of Conditions of draft approval for the applicant's draft Plan of Subdivision is attached as Appendix "B" to this report.

Richmond Hill Sustainability Metrics:

In collaboration with the City of Brampton and the City of Vaughan, Richmond Hill developed a set of sustainability metrics to ensure new development helps create healthier, sustainable communities through the project "Measuring the Sustainability Performance of New Developments." The sustainability metrics were created as a performance tool to quantify the sustainability of new development projects consistently across the three municipalities. With more than 50 potential criteria listed, the sustainability metrics tool is used by applicants to calculate the score of each proposed application, ensuring it meets Richmond Hill's sustainability standards. Each draft plan or site plan application must include sustainable elements in their plans, such as producing their own energy, conserving water, using environmentally-friendly materials in construction, reducing greenhouse gas emissions by encouraging use of sustainable transportation like public transit, and more.

The applicant has submitted a Sustainability Performance Metrics Tool for consideration by the Town as part of its review and approval of the subject applications, including the allocation of servicing capacity. The Sustainability Metrics document has been reviewed by Staff and is found to be acceptable and their sustainability commitments will be implemented through the Subdivision Agreement between the Town and the owner. The score achieved by the applicant is as follows:

Points Achieved: 27 of 92 (application)

Performance Achieved: Good

Since the necessary trunk municipal services are not yet available to service the subject lands, the allocation of servicing capacity to this development proposal will be dealt with at a later date. The allocation of servicing capacity to Block 196 on the draft plan (Map 4) will occur through the future Site Plan approval of development proposed within that block.

Financial/Staffing/Other Implications:

The recommendation does not have any financial, staffing or other implications.

Relationship to Strategic Plan:

The applicant's development proposal would align with **Goal Two** of the **Town's Strategic Plan - Better Choice in Richmond Hill** by providing a range of housing that provides options for people at all stages of life. The proposal would also align with **Goal Four - Wise Management of Resources in Richmond Hill** by using land responsibly.

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Conclusions:

The applicant is seeking Council's approval of its Zoning By-law Amendment and draft Plan of Subdivision applications, submitted in support of its proposal for a residential development consisting of 220 dwelling units, stormwater management facilities, new public streets and the preservation of the natural heritage system on the subject lands.

The draft Plan of Subdivision is in conformity with the land use policies of North Leslie Secondary Plan and the approved Master Environmental Servicing Plan for the North Leslie West area. As the applicant has now satisfactorily addressed the issues and concerns raised during the circulation of the application, the draft Plan of Subdivision is recommended for approval, subject to the draft approval conditions set out in Appendix "B". The proposed Zoning By-law amendment is also supported, including the revisions to By-law 55-15 discussed in this report, as they will implement the draft Plan of Subdivision. It is recommended that the amending by-law be forwarded to Council for enactment upon payment of the applicable processing fees.

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Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Extract from Council Public Meeting C#18-15 held on April 15, 2015
- Appendix B, Schedule of Conditions of Draft Approval 19T(R)-03007
- · Appendix C, Applicant's Draft Zoning By-law
- Map 1, Aerial Photograph
- Map 2, North Leslie Secondary Plan Schedule 'A' Land Use Plan
- Map 3, North Leslie (West) Overall Concept Plan
- Map 4, Revised Draft Plan of Subdivision
- Map 5, Original Draft Plan of Subdivision

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Report Approval Details

Document Title:	SRPRS.18.059.docx
Attachments:	Appendix A.pdfAppendix B.pdfAppendix C.pdfMaps.pdf
Final Approval Date:	Feb 12, 2018

This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Feb 9, 2018 - 5:21 PM

Kelvin Kwan - Feb 12, 2018 - 9:09 AM

Neil Garbe - Feb 12, 2018 - 11:12 AM

EXTRACT FROM COUNCIL PUBLIC MEETING C#18-15 HELD APRIL 15, 2015

Append	lix_A
SRPRS	18.059
File(s)	DO2-03031

SCHEDULED BUSINESS

3.1 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – North Leslie West (Leslie Street) – (SRPRS.15.061) – E. Manson Investments Inc. – Part of Lot 31, Concession 2, E.Y.S – 11546 Leslie Street – File Nos. D02-03072 and D03-03013 (19T(R)-03013) – Raki Holdings Inc. – Part of Lot 30, Concession 2, E.Y.S – File Nos. D02-03031 and D03-03007 (19T(R)-03007) – Mattamy (Elgin Mills) Ltd. and Virtual Developments Inc. – Part of Lots 27 and 28, Concession 2, E.Y.S – 0, 10956 and 11060 Leslie Street – File Nos. D02-14019 and D03-14006 (19T(R)-14006)

Request for Comments – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Sandmill Developments Inc. – Sandmill Developments Inc. – Part of Lot 28, Concession 2, E.Y.S – 11190 Leslie Street – File Nos. D01-13003, D02-13036 and D03-13016 (19T(R)-13016)

Deborah Giannetta of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications as well as the proposed Official Plan Amendment, Zoning Amendment and Draft Plan of Subdivision applications to facilitate the construction of four (4) predominantly residential developments on the subject lands within the North Leslie Secondary Plan Area. Ms. Giannetta advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Bill Tam, Partner, and James Kennedy, President, KLM Planning Partners Inc., agents for E. Manson Investments Inc., Raki Holdings Inc., and Mattamy (Elgin Mills) Ltd. and Virtual Developments Inc., thanked staff for the report and advised that they were in attendance to answer any questions Council members may have regarding their applications.

Mark McConville, Senior Planner, Humphries Planning Group Inc., agent for Sandmill Developments Inc., thanked staff for the report and advised that he was in attendance to answer any questions Council members may have regarding their applications.

Henry Yu, 11044 Leslie Street, on behalf of a family member who purchased a residential unit on this property, addressed Council regarding the applications to inquire how the proposed developments will affect their property.

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EXTRACT FROM COUNCIL PUBLIC MEETING C#18-15 HELD APRIL 15, 2015

Moved by:

Councillor Liu

Seconded by:

Regional and Local Councillor Hogg

- a) That SRPRS.15.061 with respect to the Zoning By-law Amendment and Draft Plans of Subdivision applications submitted by the following Owners for the lands described below, be received for information purposes only and that all comments be referred back to staff:
 - E. Manson Investments Inc., Part of Lot 31, Concession 2, E.Y.S (municipal address: 11546 Leslie Street), File Nos. D02-03072 and D03-03013 (19T(R)-03013);
 - ii. Raki Holdings Inc., Part of Lot 30, Concession 2, E.Y.S, File Nos. D02-03031 and D03-03007 (19T(R)-03007); and,
 - iii. Mattamy (Elgin Mills) Ltd. and Virtual Developments Inc., Parts of Lots 27 and 28, Concession 2, E.Y.S (municipal addresses: 0, 10956 and 11060 Leslie Street, File Nos. D02-14019 and D03-14006 (19T(R)-14006.
- b) That SRPRS.15.061 with respect to the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Sandhill Developments Inc., for lands known as Part of Lot 28, Concession 2, E.Y.S (municipal address: 11190 Leslie Street), File Nos. D01-13003, D02-13036 and D03-13016 (19T(R)-13016) be received for information purposes only and that all comments be referred back to staff.

Carried

FOR YOUR INFORMATION	AND ANY	ACTION	DEEMED	NECESSARY
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The Corporation of The Town Of Richmond Hill

Schedule of Conditions Draft Plan of Subdivision File 19T(R)-03007

Append	lix	B	Prior prior prior pri		range
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File(s)	00	2-0	230	31	nicoro

Raki Holdings Inc.
Part of Lot 30, Concession 2, E.Y.S
Town of Richmond Hill

Town of Richmond Hill

Development Planning Division

- 1. Approval shall relate to draft Plan of Subdivision prepared by KLM Planning Partners Inc., having Project No. P-2329, dated January 15, 2018.
- 2. The lands within this draft Plan of Subdivision shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the *Planning Act*.
- 3. Prior to final approval of the Plan, the Owner shall provide the Town with evidence in the form of an Ontario Land Surveyor Certificate that:
 - a) any existing buildings or structures on the lands as of the date of final approval, are situated so as to comply with applicable zoning by-laws after registration of the plan; and,
 - b) all lot frontages and lot areas within the plan conform to the applicable zoning bylaw.
- 4. The road allowances included within this draft Plan of Subdivision shall be named to the satisfaction of the Town and York Region. The Owner shall agree in the Subdivision Agreement that all street names shall be identified to the satisfaction of the Town prior to construction of any buildings.
- 5. The Owner shall agree in the Subdivision Agreement that no building permit application will be submitted for any individual lot or block until the Owner has submitted architectural design plans of the building facades, for all lots and/or blocks within the plan and obtained the approval of the Town through the Architectural Design Control process. Such architectural design plans shall be in accordance with Town approved Architectural Design Control Guidelines. The Owner shall agree to build in accordance with the approved plans.

Development Engineering Division

- 6. The road allowances and road widenings included within this draft Plan of Subdivision shall be dedicated as public highways to the Town without monetary consideration and free of all charges and encumbrances.
- 7. Any dead ends, open sides of road allowances, or entrances from existing road allowances created by this draft Plan of Subdivision shall be terminated in 0.3 metre

reserves, to be conveyed to the Town without monetary consideration and free of all charges and encumbrances.

- 8. a) Prior to final approval of the draft plan or any portion thereof, the Owner shall enter into one or more Subdivision Agreements with the Town in order to satisfy the financial, servicing and other requirements of the Town, including the construction and installation of municipal services (including, inter alia, roads, curbs, gutters, sidewalks, watermains, sanitary sewers, storm sewers, street lights, traffic lights, street name and regulatory signs) at the Owner's expense, both upon the lands within the draft plan and upon lands external thereof, provision of insurance, payment of Development Charges and prepayment of Local Improvement charges as required by the Town.
 - b) The Owner shall agree in the Subdivision Agreement to pay all processing fees in accordance with the Town's Tariff of Fees By-Law with respect to the subdivision of lands, and shall pay any new or additional costs or fees imposed upon the Town by the Province of Ontario or The Regional Municipality of York which relate to the lands within the draft plan and which may arise prior to the final execution of the Subdivision Agreement. Payment of applicable Regional, Educational and Town-wide Development Charges will be required prior to the issuance of any building permit upon the subdivision lands.
- 9. Prior to final approval of the draft plan or in any portion thereof, the Owner shall enter into an agreement with a distributor as that term is defined in the *Electricity Act, 1998*, respecting the provisions of electric service and streetlighting.
- 10. Such easements as may be required for utility, municipal servicing or drainage purposes shall be granted to the Town or other appropriate authority in priority to all charges and encumbrances. Such easements to be conveyed to the Town, Region, the Province or the Toronto and Region Conservation Authority shall be conveyed without monetary consideration.
- 11. Prior to entering into any agreement with any telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, which is to be deeded or dedicated to the Town, the Region, Her Majesty the Queen in the Right of the Province of Ontario or any other public authority, including, inter alia, land which is to be dedicated to the Town the Region, Her Majesty the Queen in the Right of the Province of Ontario as public highways, the Owner shall obtain the approval of the Town of the location of any services permitted by such agreement and the wording of the agreement.

Wherever any agreement with a telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, and any easement which has been transferred or is to be transferred to a telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, permits or will permit the installation of aboveground services or facilities, prior to entering into the agreement or transferring such easement, the Owner shall obtain the approval of the Town of the design of such services and facilities. The Owner shall agree in the Subdivision Agreement to not

construct or permit to be constructed any aboveground services or facilities inconsistent with or not in accordance with approved design drawings.

The Owner shall agree in the Subdivision Agreement to provide evidence satisfactory to the Town that the aforesaid restrictions have been complied with prior to registration of the Subdivision Agreement.

- 12. The Owner shall agree in the Subdivision Agreement to obtain the approval of the appropriate authority for the installation of electric, gas, telephone and telecommunication services and that the installation of those services shall be underground within the road allowances or within other appropriate easements.
- 13. The Owner shall permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the Town. The Owner shall ensure that any such provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed. The Owner shall agree to the foregoing in the Subdivision Agreement.
- 14. Public highways shall be designed in accordance with the Town's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. For public highways designated as local roads, curb radii shall be designed to provide a 9.5 metre pavement width within the horizontal curve at all changes in horizontal alignment between 60 to 90 degrees.
- 15. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the Town and the Regional Transportation Department.
- 16. The Owner shall agree in the Subdivision Agreement that all portions of public highways which are not paved and all drainage swales on public or private property shall be graded and sodded in accordance with the standards of the Town.
- 17. The Owner shall agree in the Subdivision Agreement to grade and seed all undeveloped lands within the plan, other than conservation lands, and to maintain, to the satisfaction of the Town, all undeveloped lands within the plan.
- 18. The Owner shall agree in the Subdivision Agreement that maintenance of any retaining walls constructed within this draft Plan of Subdivision shall be the responsibility of the Owner, and of subsequent Owners. Retaining walls shall not be constructed upon lands to be transferred to the Town.
- 19. Prior to final approval, a geotechnical report with respect to the sufficiency and adequacy of the soil within the draft plan to sustain the municipal services and buildings and other structures to be constructed within the draft plan shall be submitted to the Town for review and approval. The Owner agrees that the geotechnical report shall include a detailed investigation of site conditions based on sufficient boreholes to support final engineering design. The Owner agrees that the geotechnical report shall address the site specific groundwater, geologic and hydrogeologic conditions with respect to the final design and construction of municipal services including

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groundwater monitoring in accordance with the findings and recommendations of the Master Environmental Servicing Plan for the North Leslie West Secondary Plan area and the Functional Servicing Report (FSR) prepared by The Municipal Infrastructure Group Ltd., dated August 2016 and amended December 2016.

20. The Owner shall provide to the Town, engineering drawings for, and shall agree in the Subdivision Agreement to install, to the satisfaction of the Town, watermains, sanitary sewage works, storm sewage works, adequate pavement width for roadways, curbs, gutters, sidewalks, street lighting, traffic signals, regulatory signs, street name signs, and any other services or facilities as required. The Owner shall not connect any watermain or sewer to existing municipal systems without the written approval of the Town. All lands to be conveyed to the Town for open space purposes and all easements shall be shown on the engineering drawings. The Owner shall obtain the approval of the Region and/or the Ministry of the Environment, by way of certificate of approval, for the installation of watermains, sanitary sewage works, and storm sewage works.

Further, the Owner shall agree in the Subdivision Agreement that the plan or any portion thereof shall not be granted final approval and registered until:

- adequate sanitary sewage is available as determined by the Town and has been allocated, by the Town, to the plan;
- ii) adequate water supply capacity is available, as determined by the Town, and has been allocated, by the Town, to the plan;

And further, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town and the Regional Municipality of York from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

- 21. The Owner shall agree in the Subdivision Agreement that the sanitary and storm sewers shall be connected and drained to outlets approved by the Ministry of the Environment, the Region of York, the Town of Richmond Hill and where applicable, the Toronto and Region Conservation Authority.
- 22. The Owner shall agree in the Subdivision Agreement that the water distribution system for this draft Plan of Subdivision shall be looped within this draft Plan of Subdivision and with the existing watermain system on the periphery of this draft Plan of Subdivision as necessary, and that allowance shall be made for the future servicing of parcels of land abutting this draft Plan of Subdivision as required by the Town.
- 23. The Plan of Subdivision or any portion thereof shall not be given final approval for registration until such time as storm and sanitary sewer outlets, water distribution systems, and site access via local and collector road systems are available or other arrangements satisfactory to the Town have been made.
- 24. The Owner shall agree in the Subdivision Agreement that no building permits will be applied for or issued for any individual lot or block until the Owner has submitted an individual house siting and grading plan and obtained the approval of the Town for such individual lot or block plan showing inter alia, the driveway location(s) within the

- road allowance and the building(s) on the lot. The Owner shall agree to build in accordance with the approved plan.
- 25. The pattern of streets and the layout of reserve blocks within this draft Plan of Subdivision shall be designed to align precisely with the pattern and layout for existing plans or any adjoining proposed Plan of Subdivision.
- 26. The Owner shall agree in the Subdivision Agreement:
 - a) to be responsible for the proper drainage within this draft Plan of Subdivision and the effect of such drainage on all lands abutting this draft plan;
 - that all lot and block grading plans shall be prepared by the engineer for the Owner in accordance with the Town's Design Criteria and Design Standards and to provide individual lot grading plans for each lot on the plan prior to the issuance of building permits;
 - that for the purpose of preparation of the overall lot and/or block grading plans and the individual lot grading plans, the Owner shall comply with the Town policy with respect to usable yard criteria;
 - d) to develop the lands within the plan in accordance with the approved grading plans and individual lot grading plans; and,
 - e) that the overall lot and/or block grading plans and the individual lot grading plans shall reflect the Tree Inventory and Management Plan and shall minimize grade changes in areas of trees to be retained.
- 27. The Owner(s) shall agree in the Subdivision Agreement to provide the Town with digital copies of the draft and final Plan of Subdivision and all reference plans in accordance with the Town's digital submission requirements. These plans shall be tied to horizontal control at a minimum of three (3) locations at the extreme corners of the plan. The Owner(s) shall agree in the Subdivision Agreement to provide as built engineering drawings (including tributary areas drawings), in accordance with the digital and hard copy submission requirements specified in Town Standards and shall include the database required to satisfy the Town's Infrastructure Management System.
- 28. Prior to final approval of the draft plan or any portion thereof, arrangements satisfactory to the Town shall be in place to provide for the following community services (at a time and with securities satisfactory to the Town and with the conveyance of the necessary lands or easements for the community services to the Town at a time satisfactory to it), which community services are in accordance with, or necessarily incidental to the Functional Servicing and Stormwater Management Report (FSSWMR) prepared for the Plan and Master Environmental Servicing Plan (MESP) for the North Leslie West Secondary Plan Area prepared by The Municipal Infrastructure Group Ltd:
 - a) Construction of one primary means public road access from the roads within the draft plan to 19th Avenue, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;

- b) Construction of one secondary means of public road access from the roads within the draft plan to 19th Avenue, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
- c) Construction of the piped water supply system and appurtenances external to the draft plan, including upgrades to the existing system, for the pressure district servicing the draft plan (to the satisfaction of the Region as well as the Town) and construction of the piped water supply system to service the draft plan, all as outlined in the FSSWMR and MESP;
- d) Construction of the sanitary sewer system and appurtenances external to the draft plan to an established outlet and construction of sanitary sewers and appurtenances to service the draft plan, all as outlined in the FSSWMR and MESP;
- e) Construction of the stormwater system to service the draft plan, including Storm Water Management (SWM) Facilities as shown in the FSSWMR and MESP, together with required stormwater system outlet(s) external to the plan to the existing watercourse(s) for stormwater management and municipal servicing purposes; and,
- f) Conveyance of all lands within and external to the draft plan required for municipal servicing purposes, all as outlined in the FSSWMR and MESP.
- 29. Prior to final approval of the Plan of Subdivision or any portion thereof, the Owner shall enter into one or more agreements, satisfactory to the Town, pertaining to the provision of the community services referenced in Condition 28, which said agreement(s) shall address, among other things, credits under the Development Charges Act to the satisfaction of the Town.
- 30. Prior to final approval of the Plan of Subdivision or any portion thereof, one or more by-laws enacted by the Town under the Development Charges Act providing for development charges for boundary road improvements shall have come into force as provided for under that Act and any appeals to the said by-laws shall have been disposed of by the OMB.
- 31. Prior to final approval of the Plan of Subdivision or any portion thereof, the Owner shall provide evidence satisfactory to the Commissioner of Planning and Regulatory Services that the Owner has executed a cost sharing agreement with other Owners within the North Leslie Secondary Plan area for the provision of community services within or external to the plan.
- 32. Prior to any grading, stripping or servicing of the lands included within the draft plan, the Owner shall provide a detailed Stormwater Management Report. This report shall be completed to the satisfaction of the Commissioner of Planning and Regulatory Services and shall address:
 - a) the selection of stormwater management source, conveyance, low impact development and end-of pipe practices to be implemented within and external to the draft plan to address storm water quantity, quality, runoff volume and erosion control:
 - b) the protection of groundwater quality and quantity;

- c) the facility design, inspection, operation and maintenance procedures and associated costs;
- d) monitoring plans, programs, equipment, procedures and associated costs required to address storm water management and facility performance in accordance with the requirements of the Functional Servicing and Stormwater Management Report (FSSWMR) and Master Environmental Servicing Plan (MESP); and,
- e) erosion and sediment control measures to be implemented before stripping and grading of the subject lands to protect downstream watercourses and environmental features.

Such report(s) shall utilize as guidelines the Ministry of the Environment Stormwater Management Planning and Design Manual, the Town of Richmond Hill Stormwater Management Design Criteria and the Master Environmental Servicing Plan. The Owner shall incorporate the recommendations of this report into the applicable engineering plans to be prepared for approval by the Commissioner of Planning and Regulatory Services.

The Owner shall agree in the Subdivision Agreement:

- a) to implement the recommendations of the Stormwater Management Report;
- b) to undertake the stormwater management monitoring program specified in the Stormwater Management Report and to provide appropriate securities to carry out or cause to be carried out the monitoring program; and,
- c) to convey lands to the Town for the necessary stormwater management facilities without monetary consideration and free of all charges and encumbrances to the satisfaction of the Commissioner of Planning and Regulatory Services.
- 33. The Owner shall agree in the Subdivision Agreement:
 - a) to demonstrate that, prior to assumption of municipal services, all stormwater management facilities are performing in accordance with their approved design to the satisfaction of the Commissioner of Planning and Regulatory Services; and,
 - b) to satisfy the facility quality and quantity performance monitoring requirements during construction and for assumption specified in the Town of Richmond Hill Stormwater Management Design Criteria.
- 34. The Owner shall engage the services of a certified noise consultant to complete a noise study recommending noise control features satisfactory to the Town, the Regional Transportation and Works Department and in accordance with Ministry of the Environment and Energy noise guidelines.
- 35. The Owner shall agree in the Subdivision Agreement that the noise control features recommended by the study referred to in Condition 34, shall be implemented as approved. Prior to final approval of the Plan of Subdivision, a copy of the fully executed Subdivision Agreement shall be forwarded to the Regional Transportation and Works Department.
- 36. Where the noise study has determined that a noise level of between 55 dBA to 60 dBA will remain, despite the implementation of the recommendations of that study, the

following warning clause shall be included in the registered Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise control features within the development area and within the individual building units, noise levels may continue to be of concern, occasionally interfering with some activities of the building occupants."

Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.

37. Where the noise study has determined that noise attenuation fences will be constructed onto lots or blocks within the plan, the following warning clause shall be included in the registered Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that where noise attenuation fences are shown on the plans attached to the Subdivision Agreement with the Town (Schedule B"), it is the requirement of the Town that such noise attenuation fences be constructed on private property and that they be maintained by the individual Owner of the lot(s) or block(s) to the satisfaction of the Town."

Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.

- 38. Prior to final approval, the Owner shall agree in the Subdivision Agreement to retain a qualified hydrogeologist to assess the condition of all private wells with respect to quantity of water produced and its quality for drinking purposes. The hydrogeologist will identify the potential area of impact of the proposed construction and assess and report on the potential for construction activity, associated with the servicing of the subdivision, to detrimentally impact any of the wells. In the event any of the identified wells deteriorate as a result of this development, as determined by the hydrogeological assessment, the Owner agrees to provide the services of a hydrogeologist to investigate claims and recommend appropriate solutions, in a timely manner, and that the cost of any or all investigations and remedies will be the sole responsibility of the Owner.
- 39. The Owner shall agree in the Subdivision Agreement to retain a qualified geotechnical engineer to provide full time resident inspection during the construction of below ground municipal services including storm sewers, sanitary sewers, watermains and stormwater management facilities. The Owner agrees that the geotechnical engineer shall monitor and provide recommendations for excavation stability with respect to the local groundwater, geologic and hydrogeologic conditions in accordance with the geotechnical report for the plan and in accordance with the findings and recommendations of the Master Environmental Servicing Plan for the North Leslie West Secondary Plan area.
- 40. The final plan shall be revised as follows to the satisfaction of the Commissioner of Planning and Regulatory Services:
 - a) The Murphy Street road allowance at its intersection with 19th Avenue shall be adjusted to align precisely with adjoining road allowances to the north and south and widened if necessary to accommodate the required traffic lanes and boulevards as specified by the Town Page 116 of 318

Heritage and Urban Design Section

41. Prior to final approval, the Owner shall submit an Architectural Design Control Guideline document for review and approval in accordance with the Town's Terms of Reference for Architectural Control Guidelines to the satisfaction of the Manager of Heritage and Urban Design.

Policy Planning Division - Park and Natural Heritage Planning Section

- 42. The Owner shall agree in the Subdivision Agreement to convey to the Town at no cost, Storm Water Management Blocks 197 and 198, Natural Heritage System Blocks 202, 203, 204 (for environmental protection purposes) and Open Space Block 199, free and clear of all encumbrances and/or encroachments unless otherwise directed in writing by the Town.
- 43. Prior to registration of any phase of the plan, the Owner shall enter into a Master Parks Agreement with the Town and obtain, and provide to the Town, a clearance letter from the Trustee for the North Leslie West Landowners Group, confirming adherence to the North Leslie West Master Parks Agreement.
- 44. The Owner shall agree in the Subdivision Agreement to remove all hazardous trees from within the plan area in a timely manner until such time as the above and below ground services associated with the subdivision are assumed.
- 45. The Owner shall agree in the Subdivision Agreement to remove, from the Natural Heritage System Blocks 202, 203, 204 and Open Space Block 199 any historical, man-made intrusions/structures and restore the lands to the satisfaction of the TRCA and the Town. This includes, but is not limited to, the removal of tile drains, culverts, structures, fences, and debris.
- 46. The Owner shall not undertake any of the following works without specific permission from the Town:
 - a) construct any permanent or temporary stormwater management facilities and/or permit any storage of construction related debris or materials (including topsoil) in or on any park or natural heritage blocks identified within the draft plan;
 - b) install or permit any subdivision services to be located within parkland other than those that are required to service the park itself; and,
 - c) construct or permit temporary or permanent emergency/construction access routes through any park or natural heritage lands other than those required to build the park itself.
- 47. Prior to the removal or alteration of any trees, vegetation or environmentally significant features for the Plan area the Owner shall obtain written clearance from the Town confirming approval to proceed with such removal or alteration. Further, in the event that any trees, vegetation or environmentally significant features within the draft plan are removed or altered without the written consent of the Town, the Owner shall restore the lands and/or provide compensation to the municipality as required by the Town.
- 48. Prior to any grading, development, pre-servicing or site alteration the Owner shall submit a Tree Inventory and Preservation Plan completed consistent with the Town's Page 117 of 318

guidelines for the preparation of such reports and to the satisfaction of the Town. The Owner shall agree to implement the recommendations of Tree Inventory and Preservation Plan finally approved by the Town, to pay all costs associated with implementation, to replace the loss of tree cover either through replanting and/or cashin-lieu of planting, and provide associated securities upon request to guarantee undertaking of the work.

- 49. The Owner shall agree in the Subdivision Agreement to implement the recommendations of Natural Heritage Evaluation prepared by Dillon Consulting dated November 2017, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work. In the event that construction of the subdivision does not commence within 3 years of draft plan approval, the Owner shall submit an update to the Natural Heritage Evaluation and to implement the recommendations of such update as approved by the Town.
- 50. Prior to execution of the Subdivision Agreement, the Owner shall prepare and submit for approval by the Town Landscape Plans, which will provide for:
 - a) Landscaping traffic islands and circles;
 - b) Boulevard/street trees;
 - c) Planting, restoration and enhancement of any and all disturbed areas within the Protected Countryside/Natural Heritage System (Blocks 199, 202, 203, 204), or as recommended in the approved Natural Heritage Evaluation;
 - d) Entrance features;
 - e) Landscaping of the stormwater management blocks (Blocks 197 and 198);
 - f) Tree cover replacement;
 - g) IGMS/Sustainability Metrics 1.C.1 thorough 1.C.3 tree replacement, soil quantity and quality; and,
 - h) Any other specific landscaping required.

The Owner shall agree in the Subdivision Agreement to implement the Landscape Plans as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work.

- 51. The Owner shall agree in the Subdivision Agreement that topsoil used throughout the Plan will be fertile and consistent with Town standards. Further, the Owner shall confirm that such is the case by submitting reports and soil test results as requested by the Town. If the results of the reports and soil tests indicate that the topsoil is not fertile and/or does not meet Town standards, reports must recommend how the topsoil should be amended to meet such requirements.
- 52. The Owner shall agree in the Subdivision Agreement to implement grading and servicing plans, which provide for:
 - a) Consistency with the recommendations of the approved Tree Inventory and Preservation Plan; and,
 - b) Permanent chain link fencing consistent with Town standards, where parkland, natural heritage lands, stormwater management facilities and pedestrian walkway blocks abut non-municipal lands.

- 53. The Owner shall agree in the Subdivision Agreement to maintain Blocks 199, 202, 203, 204 in a manner and condition acceptable to the Town until such time as the above and below ground services associated with the subdivision are assumed by the Town or such earlier time as advised in writing by the Town. The Owner shall indemnify and save the municipality harmless with respect to any occurrence on or related to Blocks 199, 202, 203, 204 until such time as the above and below ground services associated with the subdivision are assumed.
- 54. The Owner shall agree in the Subdivision Agreement that warning clauses will be included in all agreements of purchase and sale, and that information will be provided on all community information maps and promotional sales materials, providing notice as follows:
 - a) that encroachments of any kind are not permitted in natural heritage system blocks, stormwater management blocks, or park lands;
 - b) that park blocks within this Plan and adjacent plans will be developed into an active park and uses may include sports facilities, courts, play equipment, and other facilities that will attract a range park users, sports groups and spectators.
 Purchasers are advised that properties in the vicinity of the park may be affected by increased traffic and parking on the streets, and ambient noise and lighting from park use;
 - c) that Blocks 197 and 198 will be used for stormwater detention purposes and may have a pond retaining from time to time a level of water that may be dangerous to unattended children or to other persons not adequately supervised. Neither the Owner nor the Town shall be responsible to provide any supervision on the said land of any kind and purchasers agree to release, indemnify and save harmless the Owner and Town from any and all claims arising from the use or occupation of Block 197 and 198, by the purchasers, their family, friends or invitees;
 - d) that it is the intention of the Town that all or part of the stormwater management lands are to be naturalized and left in its natural state, provided the Purchasers acknowledge that nothing in this notice shall in any manner whatsoever preclude or be interpreted as precluding the Town from undertaking any improvements to the said lands at any further date; and,
 - e) that Blocks 197, 198, 199, 202, 203, 204 are intended to include public walkways and trails and that such uses may result in increased vehicular and pedestrian traffic on the street and adjacent to or in the vicinity of the property and a high volume of pedestrian traffic on the walkways. Purchasers are further advised that properties adjacent to such Blocks may be affected by noise and lighting from such uses.

Region of York - Regional Corporate Services Department

- 55. The road allowances included within the draft Plan of Subdivision shall be named to the satisfaction of the Town of Richmond Hill and York Region.
- 56. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Richmond Hill for the development proposed within this draft Plan of Subdivision or any phase thereof.

- 57. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town of Richmond Hill and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- 58. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
- 59. Prior to final approval, the Owner shall agree that a consolidated final version of the North Leslie West Phase II MESP shall be submitted to the satisfaction of York Region.
- 60. Prior to final approval, the Owner shall satisfy York Region with respect to improvements to 19th Avenue, between the intersections of Bayview Avenue and Leslie Avenue, to its ultimate full urban cross section, per the approved Environmental Assessment and subject to DC credits in accordance with Regional policy.
- 61. Prior to final approval, the Owner shall provide the following, in regards to the 19th Avenue improvement, to the satisfaction of York Region:
 - Engineering drawings to 60% detail, detailed financial cost sharing arrangements of the construction cost to improve 19th Avenue, and the timeline for the completion of the 19th Avenue improvement works.
- 62. Prior to final approval, the Owner shall satisfy York Region that it will provide direct shared pedestrian/cycling facilities and connections from the proposed development to 19th Avenue from the local/collector roads to support active transportation and public transit, to the satisfaction of the Region. A drawing showing the conceptual routing of active transportation facilities and connections internal to the site and to the Regional roads shall be provided.
- 63. Prior to final approval, the Owner shall agree to address all transportation related comments detailed in the York Region Transportation Services Department memorandum dated August 19th, 2015 pertaining to the MESP Phase 2 of the North Leslie Secondary Plan Area for the North Leslie Residential LandOwners Group dated September 2014 prepared by TMIG Ltd., to the satisfaction of the Region.
- 64. Prior to final approval, the Owner shall agree to provide a comprehensive Traffic Impact Study (TIS) and preliminary development phasing and implementation plan of the development detailing the traffic operations and infrastructure improvements including any proposed public roads on to the external regional road network to sufficiently facilitate the development. The TIS shall be in accordance with York Region Traffic Impact Study for Development Applications Guidelines (August 2007).
- 65. Prior to final approval, the Owner shall agree to provide a Transportation Demand Management (TDM) Plan as part of the comprehensive TIS to address the following requirements to the satisfaction of the Region:
 - a) The TDM Plan shall include a TDM recommendations checklist that summarizes the programs and measures, responsibility of the applicant, and the estimated costs for these recommendations.

- b) The TDM shall include a TDM communication strategy, to communicate and notify the Region and the Town of Richmond Hill to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and preloaded PRESTO Cards.
- 66. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Corporate Services Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
- 67. Prior to final approval, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to Leslie Street, to the Regional Corporate Services Department, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Construction Access Design;
 - b) Utility and underground services location plans;
 - c) Traffic Control/Management Plans;
 - d) Erosion and Siltation Control Plans;
 - e) Landscaping Plans, including tree preservation, relocation and removals; and,
 - f) Requirements of York Region Transit/Viva.
- 68. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to the Corporate Services Department, Attention: Mrs. Eva Pulnicki, P.Eng.
- 69. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Regional Corporate Services Department and illustrated on the Engineering Drawings.
- 70. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Regional Corporate Services Department, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
- 71. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Regional Corporate Services Department that elevations along the streetline shall be 0.3 metres above the centreline elevations of the Regional road, unless otherwise specified by the Regional Corporate Services Department.
- 72. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Corporate Services Department, that the Owner will provide the installation of visual screening between Bunchberry Crescent and 19th Avenue; consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of 19th Avenue. The Owner

- shall submit to the Corporate Services Department for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
- 73. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
 - a) All existing woody vegetation within the Regional road right-of-way;
 - Tree protection measures to be implemented on and off the Regional road right-ofway;
 - c) Any woody vegetation within the Regional road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within Regional road right-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal; and,
 - d) A planting plan for all new and relocated vegetation to be planted within the Regional road right-of-way, is based on the following general guideline:
 - Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed and included in the Subdivision Agreement, they will require the approval of the Town and be supported by a Maintenance Agreement between the Town and the Region for Town maintenance of these features; any such Maintenance Agreement should indicate that where the area municipality does not maintain the feature to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.
- 74. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Regional Corporate Services Department recommending noise attenuation features.
- 75. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Regional Corporate Services Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Regional Corporate Services Department.
- 76. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Regional Corporate Services Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
- 77. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:
 - "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

- 78. Where noise attenuation features will abut the Regional road right-of-way, the Owner shall agree in the Subdivision Agreement, in wording satisfactory to York Region's Corporate Services Department, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the Regional road right-of-way;
 - b) That noise fences adjacent to the Regional road may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c) That maintenance of the noise barriers and fences bordering on the Regional road right-of-way shall not be the responsibility of York Region; and,
 - d) That any landscaping provided on the Regional road right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by Community Planning and Development Services and shall be maintained by the area municipality with the exception of the usual grass maintenance.
- 79. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
 - a) A widening across the full frontage of the site where it abuts 19th Avenue of sufficient width to provide a minimum of 20.5 metres from the centreline of construction of Leslie Street;
 - b) A 15 metre by 15 metre daylight triangle at the intersections of 19th Avenue and Gilroy Street and Murphy Drive; and,
 - c) A 0.3 metre reserve across the full frontage of the site, where it abuts 19th Avenue and adjacent to the above noted widening.
- 80. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
- 81. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study. investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must

be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

82. The Owner shall also provide the Region's Community Planning and Development Services with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region.

- 83. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Corporate Services Department that Gilroy Street and Murphy Drive shall be designed to intersect 19th Avenue at a right angle.
- 84. Prior to final approval, the intersection of Gilroy Street and Murphy Drive with 19th Avenue shall be designed to the satisfaction of the Corporate Services Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Corporate Services Department.
- 85. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Regional Corporate Services Department, that all local underground services will be installed within the area of the development lands and not within the 19th Avenue road allowance. If a buffer or easement is needed to accommodate the local services adjacent to the 19th Avenue right-of-way, the Owner shall provide a satisfactory buffer or easement to the area municipality, at no cost to the Region.
- 86. The Owner shall satisfy York Region that the Owner will be responsible for determining the location of all utility plants within the 19th Avenue right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making Page 124 of 318

any adjustments or relocations, if necessary, prior to the commencement of any construction.

87. Prior to final approval, the Owner shall submit plans and satisfy the Regional Transportation Services Department that sidewalks will be provided, including illumination in accordance with the local municipality's or the Region's design standards, as applicable. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadways that will have transit services.

Future YRT/Viva transit services are may be planned to operate on the following roadways in the vicinity of the subject lands depending on the road network connectivity south of the development: Gilroy Street.

88. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing areas/shelter pads identified below and shall be installed to the satisfaction of the local municipality and York Region Transit.

Subject to approval by YRT/Viva, passenger standing areas and shelter pads shall be provided at the following locations:

ON Street	AT Street	Location	Standard	Traffic Signal Request
19 th Avenue	Street "2"	South west	YRT-1.03	
Street "2"	19 th Avenue	South east	YRT-1.01	-
Street "2"	Street "5"	North west	YRT-1.01	-
Street "2"	Street "5"	South east	YRT-1.01	-
Street "2"	Street "1"	North west	YRT-1.01	-
Street "2"	Street "1"	South east	YRT-1.01	-

Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop locations determined during the design phase are subject to change. Prior to construction of the passenger standing areas/shelter pads, the Owner / consultant shall confirm with YRT/Viva the final bus stop locations/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

89. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads to the satisfaction of York Region.

- 90. Prior to final approval, the Owner shall provide a copy of the executed Subdivision Agreement to the Regional Corporate Services Department.
- 91. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.

Toronto and Region Conservation Authority

- 92. That *prior to* any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and attain the approval of the TRCA for:
 - a) The final Environmental Impact Study (EIS), be revised, updated and approved to the satisfaction of the TRCA.
 - b) The final Environmental Management Plan (EMP), including a dynamic Adaptive Management Plan, be approved to the satisfaction of the TRCA.
 - c) A development phasing plan illustrating the various phases of development and associated timing of construction to implement the draft plan be provided to the TRCA. Temporary stormwater management schemes should be included for lots and blocks which drain to lands which do not form part of this draft plan.
 - d) A engineering report and plans including by not limited to the Stormwater Management Report and Functional Servicing Report that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with all related Master Environmental Servicing Plan and TRCA requirements, to the satisfaction of the TRCA. This report shall include:
 - i. plans illustrating how this drainage system will tie into surrounding drainage systems and storm water management techniques which may be required to control minor or major flows. Confirmation must be provided with respect to how target flows as identified in the related hydrologic studies within the approved MESP will be achieved during and post-development;
 - ii. appropriate Stormwater Management Practices (SWMP's) to be used to treat stormwater, to mitigate the impacts of development on the quality of ground and surface water resources (including thermal impacts) which demonstrates how it relates to terrestrial and aquatic species and their habitat, in addition to natural features and systems. The existing drainage patterns should be maintained to the greatest extent possible, and the existing ecological function of all headwater drainage features is to be maintained, and consistent with TRCA Guidelines;
 - iii. proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas and/or discharge to wetland areas during and after construction, in accordance with current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and an ESC report must address phasing and staging, demonstrate how impacts to the NHS will be minimized and contingency measures within the EMP Adaptive Management Plan;

- iv. location and description of all outlets and other facilities, including grading or site alterations, development, infrastructure and watercourse alterations (on and off of the subject property), which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, with all supporting technical information;
- v. the integration of LID measures and the employment of source and conveyance controls to mimic to the extent possible, pre-development hydrology to the satisfaction of the TRCA;
- vi. mapping of all proposed stormwater management measures (including Low Impact Development measures of LIDs), with consideration for minimizing the extent of the existing vegetation to be disturbed, grade differentials and extent and depth of grading required for construction;
- vii. identification and quantification of the specific measures that are being employed, and the analysis that has been completed to ensure that there will be no predicted erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA. The report must specifically identify in detail, the potential for downstream erosion associated with flows generated from this development (erosion threshold analysis) and provide a suite of mitigation measure if required;
- viii. detailed design of all proposed infiltration and low-impact development measures that are to be employed, demonstrating that TRCA's requirements, which include but are not limited to quality and quantity requirements, have been satisfied and how the receiving stormwater management ponds are being managed during the construction phase while some or all of the LIDs are not in operation. Should the LIDs be constructed in the first phase of development, the report should also identify how the LIDs will be maintained during and after construction to ensure they function in accordance with the intended design parameters;
- ix. all stormwater outfalls, outflow channels and/or flow dispersal measures associated with stormwater management discharge, be designed to incorporate TRCA's design guidelines. This includes regard for additional enhancements to water quality, quantity control, mitigation of thermal impacts to the receiving habitat, reduce potential erosion and maximize potential infiltration, and integrate naturalized outlet channels or constructed wetlands where applicable, to the satisfaction of the TRCA;
- x. demonstrate how the pre-development drainage patterns are being preserved, post-development (to the greatest extent possible), in accordance with the approved MESP. The report shall include an impact mitigation report which demonstrates how construction and development shall minimize the potential impacts of the flow diversion on the natural systems on or off the subject property, and including any broader impacts upon the sub watershed. Alterations to the approved drainage patterns in the MESP to any natural

- feature will require a reassessment of the HSPF model calibration to demonstrate how the feature based water balance is maintained;
- xi. no foundations or basements shall be permitted within the IMEE unless it can be demonstrated that excavation for the foundations and private servicing of the lots shall not go beyond the safe excavation depths, and the lot will not require active permanent dewatering. Passive permanent dewatering such as foundation drains may be permitted subject to collected groundwater directed into a 3rd pipe or equivalent to promote infiltration or appropriately convey the groundwater to the Natural Heritage Features. The HSPF model will be required to be updated and the Feature Based Water Balance should be updated to account for the additional groundwater inputs;
- xii. in order to preserve the flexibility that may be required to accommodate any changes to the limits of the stormwater management pond blocks and maintain the limits of the natural heritage feature adjacent to the pond block, TRCA staff shall require all lots or blocks abutting stormwater management Block 198 and Block 197 be subject to a no-presale condition until such time as the review and approval of the detailed design and grading of the stormwater management pond have been completed to the satisfaction of TRCA. Should revisions be required to be made to the plan, adjustments will accommodate the revised stormwater management pond within the adjacent tableland portion (if required) of this plan, to meet the requirements of the TRCA; and,
- xiii. in order to preserve the flexibility that may be required to address the issues related to feature based water balance and maintain the limits of the natural heritage feature and its associated buffers, TRCA staff shall require all lots or blocks abutting Natural Heritage System (NHS) Blocks 223, 224 and 225 be subject to a no-presale condition until such time as the review and approval of the detailed grading and Feature Based Water Balance of the Natural Heritage Features has been completed to the satisfaction of the TRCA. Should revisions be required to be made to the plan, adjustments will accommodate the requirements to achieve Feature Based Water Balance shall be accommodated upon adjacent tableland portion (if required) of this plan to meet the requirements of the TRCANHS. The FBWB of the NHS shall be completed to the satisfaction of the TRCA.
- e) Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks, associated environmental buffers, or adjacent landOwners not yet draft approved;
- f) All applicable plans illustrating that all works, including all grading, site alterations, construction staging, or materials associated with these activities, will not encroach or be placed on lands owned by the TRCA, Town of Richmond Hill, or lands to be conveyed to a public agency as part of this plan of subdivision, or on environmental lands adjacent to this plan of subdivision;
- g) detailed Site Water Balance and Feature-Based Water Balance reports which identifies measures that will be implemented during construction and post-

construction, demonstrating how the development meets the water balance for their site to the greatest extent possible, to the satisfaction of the TRCA, including:

- how the proposed mitigation measures will not have a negative impact on the overall site water balance as outlined in the approved MESP;
- ii. the integration of low impact development measures and the employment of source and conveyance controls to mimic pre-development surface and groundwater water balance to the extent possible, to the satisfaction of the TRCA.
- iii. maintain pre-development flow regimes and hydroperiods (e.g. quality, volume, rate, duration, timing, frequency and spatial distribution of water) to significant natural features including but not necessarily limited to wetlands, watercourses, woodlands. Alterations to the approved drainage patterns in the MESP to any natural feature will require a reassessment of the HSPF model calibration to demonstrate how the feature based water balance is maintained;
- iv. provide for on-site retention of stormwater management to the satisfaction of the TRCA;
- v. mitigate against any potential on-site or downstream erosion associated with the stormwater management system and maintain (not exceed) target flows to downstream wetlands and watercourses;
- vi. provide a suite of proposed mitigations which follow the principles of the MESP, whereby the peak flow rates, volumes, and hydroperiod of the features will be mitigated in subsequent design stages to match the existing conditions. Such measures may include, but not limited to, increased amended topsoil and rain barrels for lots where applicable;
- vii. provide detailed design of the system(s) and implementation information and measures; and,
- viii. provide a comprehensive monitoring plan for site water balance and feature based water balance which includes a monitoring program to assess the functioning and effectiveness of proposed stormwater LID (in accordance with the MESP), source and conveyance measures. This monitoring plan must also provide continuous data logging compiled monthly and submitted to TRCA quarterly for all wetlands. The monitoring plan shall include monitoring data throughout construction and post-construction and provide funding securities for the long-term monitoring of this system (5 years after municipal assumption) to the satisfaction of the TRCA and the Town.
- h) provide an Adaptive Management Report and Plan within an approved EMP that includes a comprehensive monitoring program associated with adjacent wetlands where the pre-development catchment area is being altered through this development, and wetlands and watercourses to which stormwater from this property is being discharged. This report must compile all available pre-development/baseline monitoring information, provide for on-going pre-development monitoring where possible, and provide a plan with measures to be implemented for maintaining the pre-development water balance (in accordance with the requisite water balance reports) during construction and post-construction to the greatest extent possible. In the absence of sufficient pre-development Page 129 of 318

monitoring, this report must also identify contingency measures and specific actions that may be taken within the development area to supplement and/or modify the quantity and quality of flows being directed to each impacted feature on an on-going basis, should the monitoring program identify that the pre-development conditions and/or pre-development wetland characteristics are being adversely impacted, to the satisfaction of the TRCA. The Adaptive Management Report must also include a specific section including an assessment of potential options for addressing unanticipated results of the monitoring – such as erosion downstream of the stormwater management outlet, or sediment discharge to natural features;

- i) provide a ground water constraint assessment that will examine existing and proposed ground water levels in relation to the proposed development, underground construction and servicing and stormwater management infrastructure to further confirm safe excavation depths to avoid potential basal heave during construction. Interactions between untreated (or insufficiently treated) surface and groundwater, shallow ground water, and dewatering requirements must be identified, with refinements and/or revisions made as necessary to the stormwater management system to mitigate against any potential impacts to the satisfaction of the Town's Geotechnical Peer Reviewer. A confirmation letter from the peer reviewer will be required to be provided to the TRCA;
- j) permanent dewatering of groundwater or interflow associated with any component of this development shall not be permitted. The need for liners associated with the stormwater management system shall be assessed, and suitable liners shall be provided where necessary. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated;
- k) information detailing all anticipated temporary depressurization or dewatering that may be required during the construction phase, including anticipated volumes, duration, discharge locations, erosion threshold analysis, recovery rates and time to recover groundwater to 90% recovery on an upward trend, and filtration mediaas required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit, PTTW, MNRF permit, and/or Fisheries Act review is required;
- provision of additional mitigation measures to confine the zone of influence (to the greatest extent possible) for the temporary dewatering and/or depressurization of the Oak Ridges Aquifer for the purposes of installing infrastructure and or services, will be reviewed and approved to the satisfaction of the TRCA and the Town;
- m) For areas in which the pre-development catchments of adjacent wetland features are being affected by this development, an assessment of phasing opportunities related to grading work and dewatering/depressurization be undertaken, including undertaking additional continuous groundwater and surface water level monitoring of all PSW's during construction. All data is to be compared against existing conditions to ensure that no negative impacts are observed in accordance with the MESP;

- n) the applicant attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required, and those related to any associated infrastructure or stormwater management works required to support this development. No grading, pre-servicing or temporary stormwater management works are to be initiated until such time as a permit from the TRCA and all requisite TRCA approvals are attained;
- o) no grading shall be permitted within any Natural Heritage Feature. Grading encroachment within the established environmental buffers (as determined on a site by site basis) shall not be permitted unless otherwise agreed upon by the Town and the TRCA. All areas to be protected must be effectively isolated through fencing or other appropriate measures prior to any site alteration being initiated;
- a restoration and enhancement strategy be completed to the satisfaction of the TRCA, for all stormwater management blocks, environmental buffer lands and any areas in which works associated with this subdivision may extend onto lands to be conveyed to a public agency;
- q) all slopes be designed at a stable incline, without the use of retaining walls (to the greatest extent possible), and with due consideration for TRCA's Healthy Soil Guidelines within all buffer areas. All slopes are to be restored with a robust planting plan, consistent with TRCA's planting guidelines, and to the satisfaction of the TRCA;
- r) the IMED is respected for all excavations and mitigated for all infrastructure works approved by the Town's Geotechnical Peer Reviewer. The landOwner will conduct any additional borehole and monitoring well investigations prior to construction to confirm the IMED and ensure all measures for safe construction are addressed as required;
- s) best efforts shall be undertaken to incorporate Ecological Significant Groundwater Recharge Areas (EGRAs) into the Environmental Management Plan if possible. Ecological Significant Groundwater Recharge Areas (EGRAs) are identified as part of the Rouge River Watershed Plan.;
- the potential need for sub-drains within the SWM ponds will be considered based on detailed geotechnical design requirements. Should they be required, subdrains will be directed towards tributaries and wetland features in accordance with the approved EMP, and in accordance with the approved Feature Based Water Balance;
- all stormwater outlets and outflow channels be naturalized, be designed to incorporate TRCA's design guidelines, and be designed to provide additional enhancements to water quality, quantity control, thermal impact mitigation, and habitat. Off-line wetlands, riparian plantings, flow dispersal measures, microtopography creation and similar measures shall be employed where feasible to achieve these objectives; and,
- v) all calculations and modeling parameters prepared for the stormwater management, erosion assessment, water balance, and floodplain assessment as part of the MESP will be confirmed, updated and/or refined as part of the Page 131 of 318

subsequent detailed design stages based on updated information on land-use, building envelopes, site imperviousness, and any area where more detailed information will be provided.

- 93. That a contingency plan as a component of the EMP be provided for review and approval by the TRCA prior to earthworks being undertaken, in such case as the ORAC is breached during the construction/excavation of the SWM pond, infrastructure, or foundations on the site. The Plan shall outline potential measures for reconstruction of the till cap in the event of unexpected bottom heave/excavation into the underlying Oak Ridges Moraine Aquifer occurs, be prepared and submitted to the Town as part of the detailed pond design.
- 94. The design and coordination of the spine servicing plans for the North Leslie Area be provided for review and approval to the satisfaction of the TRCA. Servicing within North Leslie must demonstrate that the alignment and location of the services are feasible with due consideration to avoid natural features, and demonstrate the proposed works will have no negative impacts upon the ecological, hydrogeological and geotechnical concerns within the North Leslie Secondary Plan area.
- 95. The implementing zoning by-law recognize all natural features, stormwater management and environmental buffer blocks in an environmental protection or other suitable zoning category which has the effect of prohibiting development and structural encroachment, and ensuring the long term preservation of the lands in perpetuity, to the satisfaction of the TRCA.
- 96. Comprehensive restoration and enhancement plans be provided to the satisfaction of the TRCA for all stormwater management blocks, open space blocks and adjacent environmental lands and associated buffer areas.
- 97. To provide for all warning clauses and information identified in TRCA's conditions;
- 98. The Owner shall agree in the Subdivision Agreement, in wording acceptable to TRCA:
 - a. to carry out, or cause to be carried out, to the satisfaction of the TRCA, the
 recommendations of the integrated multi-disciplinary technical reports and plans
 referenced in TRCA's conditions, including but not limited to;
 - (i) MESP for North Leslie West
 - (ii) Environmental Impact Study
 - (iii) Environmental Management Plan
 - (iv) Adaptive Management Plan
 - (v) Stormwater Management Plan
 - (vi) Functional Servicing Report
 - (vii) Hydrogeological Reports
 - (viii) Geotechnical Investigations
 - (ix) Infrastructure Maintenance Manual and Groundwater Control Manual
 - (x) Erosion and Sediment Control Plan and Report
 - (xi) Restoration and Enhancement Plans for all Environmental Buffers

- to implement the requirements of the TRCA's conditions in wording acceptable to the TRCA;
- to design and implement on-site erosion and sediment control plans as well as monitoring in accordance with current TRCA standards or MNRF Silt Smart as applicable;
- d. to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, and until assumption by the Town of Richmond Hill in a manner satisfactory to the TRCA;
- e. to obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA, in addition to all necessary permits and approvals from all applicable agencies;
- f. to erect a permanent fence to the satisfaction of the TRCA on all lots and blocks abutting lands to be conveyed to the public authority, prior to occupancy of any homes within that lot or block:
- g. to implement all water balance/infiltration measures identified in the water balance study and feature based water balance that is to be completed for the subject property;
- to design a comprehensive monitoring protocol and provide the requisite funding and permissions for the construction and long-term monitoring and maintenance of the water balance and infiltration measures on this site to the satisfaction of the TRCA;
- i. that, where required to satisfy TRCA's conditions, development shall be phased within this Plan; and,
- j. that prior to a request for registration of any phase of this subdivision should registration not occur within 10 years of draft approval of this plan - that the Owner consult with the TRCA with respect to whether the technical studies submitted in support of this development remain to meet current day requirements, and that the Owner update any studies, as required, to reflect current day requirements.
- 99. That Natural Heritage System Blocks 202, 203, 204, and Open Space Block 199 be gratuitously dedicated and conveyed into public Ownership.
- 100. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for lots or blocks adjacent to Natural Heritage System Blocks which identifies the following:
 - a. The Owners are advised that the rear lot and/or side lot are adjacent to environmental protection lands which are regulated by the Toronto and Region Conservation Authority. This publicly owned environmental protection area will be maintained in a naturalized state. A future trail may be located within all or a part of this area. Please note that uses such as private picnic, barbeque or garden structures, garden areas, storage of materials and/or the dumping of refuse are not

- permitted on these lands. In addition, private access to the environmentally protected lands, such as private gates, is prohibited.
- 101. That a warning clause be included in all agreements of purchase and sale, and information be provided on all community information maps and promotional sales materials for all private lots or blocks with respect to groundwater conditions in the area which identifies the following:
 - a. Owners are advised that the land within the North Leslie Secondary Plan area is subject to high groundwater conditions and upward hydraulic pressure from the underlying Oak Ridges Moraine Aquifer Complex. It is the Owner's responsibility to undertake due diligence with the Town of Richmond Hill and the Toronto and Region Conservation Authority prior to any site alteration, grading, or excavation of privately owned lands to ensure the overlying soils will sufficiently maintain a safe depth of soil to ensure the aquifer is not breached. The Owner is advised this may preclude the ability to install any works which require excavations, including but not limited to in-ground swimming pools and/or basement walkouts. For any proposed excavations, an assessment may be required to be completed by a qualified hydrogeologist or geoscientist.
- 102. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including best management practice measures and LIDs) prior to assumption of the subdivision by the Town of Richmond Hill. And, to include appropriate clauses in all agreements of purchase and sale and/or condominium agreements, for lots or blocks on which stormwater management / LID measures are being constructed to identify the presence of such measures and to clearly identify the Owners responsibilities for long-term maintenance, and any restrictions to uses on any portion of their property that these may require.
- 103. That the size and location of all proposed stormwater management blocks to which the subject lands drain be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to expand these blocks, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- 104. That the size and location of all Low Impact Development (LID) stormwater management measures associated with this development be confirmed to the satisfaction of the TRCA. And, if required to meet TRCA requirements, red-line revisions be made to the plan to provide for necessary blocks within the Plan, or modify their size or configuration into surrounding lands within this subdivision which are currently proposed for development.
- 105. That the applicant provide confirmation with respect to location and design of the proposed outlets for the stormwater management ponds, with all supporting technical studies and analysis, to the satisfaction of the TRCA and Town of Richmond Hill.
- 106. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, that the applicant attains approval from the TRCA as well as any necessary approvals from other agencies (including but not limited to) the Ministry of Natural Resources and Forestry, and DFO, where required to support this development.

107. That the draft plan be red-line revised, if necessary, in order to meet the requirements of TRCA's conditions, or to meet current established standards in place as of the date of a request for registration of the Plan or any phase thereof.

Ministry Of Culture

- 108. Prior to final approval, and prior to the initiation of any grading, the Owner shall carry out an archaeological assessment of the entire area within this draft Plan of Subdivision and shall prepare a report which will identify significant archaeological sites to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.
- 109. The Owner shall agree in the Subdivision Agreement that no development or grading shall occur on any site identified as being archaeologically significant by the assessment referred to in Condition 108, until archaeological excavations of all significant sites within any phase for which final approval is sought has been carried out to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.

Clearance Conditions

- 110. Final approval for registration may be issued in phases provided that all government agencies agree to registration by phases and provide clearances as required in Conditions 111 to 114 inclusive; clearances will be required for each phase proposed for registration by the Owner; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 111. The Town of Richmond Hill shall advise that Conditions 1-54 inclusive and 110 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 112. The Regional Corporate Services Department shall advise that Conditions 55 to 91 inclusive and 110 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 113. The Toronto and Region Conservation Authority shall advise that Conditions 92 to 107 and 110 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 114. The Ministry Culture shall advise that Conditions 108, 109 and 110 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- NOTE: Where final approval for registration has not been given within three (3) years after the date upon which approval to the proposed Plan of Subdivision was given, The Town of Richmond Hill may, in its discretion, and pursuant to the *Planning Act*, R.S.O. 1990, withdraw its approval to this proposed Plan of Subdivision, unless approval has been sooner withdrawn, but The Town of Richmond Hill may from time to time extend the duration of the approval.

In accordance with Section 51(41) of the <i>Planning Ac</i> the draft Plan of Subdivision, subject to the above co on	
Kelvin Kwan Commissioner of Planning and Regulatory Services The Town of Richmond Hill	

DATE:

Appendi	Commence of the second
SRPRS	18.059
File(s)	002-03031

THE CORPORATION OF THE TOWN OF RICHMOND HI

BY-LAW NO. __-18

A By-law to Amend By-law No. 2325-68, as amended, of The Corporation of the former Township of Markham, By-law 128-04 of The Corporation of the Town of Richmond Hill, and By-law No. 55-15, as amended, of The Corporation of the Town of Richmond Hill

WHEREAS t Meeting of Consideration:	ne Council of The Corporation of the Town of Richmond Hill at it , directed that this by-law be brought forward to Council fo
NOW THER	FORE THE COUNCIL OF THE CORPORATION OF THE TOWI L ENACTS AS FOLLOWS:

- 1. That By-law No. 2325-68, as amended, of The Corporation of the former Township of Markham, be and is hereby further amended by removing those lands shown on Schedule "A" to this By-law No. ___-18, and any provisions of By-law No. 2325-68, as amended, of the Corporation of the former Township of Markham, that previously applied to the lands shown on Schedule "A" to this By-law No. ____-18 shall no longer apply.
- 2. That By-law No. 128-04, as amended, of The Corporation of the Town Richmond Hill, be and is hereby further amended by removing those lands shown on Schedule "B" to this By-law No. __-18 and any provisions of By-law No. 128-04, as amended, of the Corporation of the Town of Richmond Hill, that previously applied to the lands shown on Schedule "B" to this By-law No. ____-18 shall no longer apply,
- 3. That By-law No. 55-15, as amended, of The Corporation of the Town of Richmond Hill, be and is hereby further amended as follows:
 - a) By expanding the boundary to include the Subject Lands and zoning them "Residential Wide Shallow Two [RWS2](a) Zone", "Multiple Residential Four [RM4](a)(b) Zone", "Residential Wide Shallow Two [RWS2](a)(c) Zone", "Residential Wide Shallow Two [RWS2](a)(d) Zone", "Residential Wide Shallow Two [RWS2](a)(e) Zone", "Residential Wide Shallow Two [RWS2](a)(d)(e) Zone", "Environmental Protection Two [EPA2] Zone", and "Open Space [O] Zone", as shown on Schedule "C" to By-law No. -18.

b) By adding the following to Section 7 - **EXCEPTIONS**:

"7.<u>a</u>:

Notwithstanding any other provisions of By-law No. 55-15, as amended, to the contrary, the following special provisions shall apply to those lands zoned RWS2 and RM4 and denoted by the bracketed number (<u>a</u>) as shown on Schedule "C" to By-law __-18:

The amendments to By-law 55-15 set out in Exception 7.3 implemented by By-law 82-16 shall also apply to the lands zoned "Residential Wide Shallow Two (RWS2)" and "Multiple Residential Four (RM4)" as shown on Schedule "C" to By-law ___-18.

7.<u>b</u>:

Notwithstanding any other provisions of By-law No. 55-15, as amended, to the contrary, the following special provisions shall apply to those lands zoned RM4 and denoted by the bracketed number (<u>b</u>) as shown on Schedule "C" to By-law __-18:

- The provisions of Section 5.7 shall not apply to Street Townhouse Dwellings or Quadruplex Dwellings or Block Townhouse Dwellings or Rear Lane Townhouse Dwellings nor to Back-to-back Dwellings that are designed so that the front façade of the Dwelling Unit faces a Street.
- 2) The minimum setback form the hypotenuse of a Daylighting Triangle taken by a Public Authority to a Main Building shall be 0.6 metres.

7.<u>c</u>:

Notwithstanding any other provisions of By-law No. 55-15, as amended, to the contrary, the following special provisions shall apply to those lands zoned RWS2 and denoted by the bracketed number (<u>c</u>) as shown on Schedule "C" to By-law __-18:

1) The Minimum Required Rear yard shall be 3.0 metres.

2) The Minimum Required Side yard shall be 7.0 metres on one side and 1.2 metres on the other.

7.d:

Notwithstanding any other provisions of By-law No. 55-15, as amended, to the contrary, the following special provisions shall apply to those lands zoned RWS2 and denoted by the bracketed number (<u>d</u>) as shown on Schedule "C" to By-law __-18:

1) The Minimum Required Rear yard shall be 6.0 metres.

7.e:

Notwithstanding any other provisions of By-law No. 55-15, as amended, to the contrary, the following special provisions shall apply to those lands zoned RWS2 and denoted by the bracketed number (<u>e</u>) as shown on Schedule "C" to By-law __-18:

- The minimum setback form the hypotenuse of a Daylighting Triangle taken by a Public Authority to a Main Building shall be 0.6 metres."
- 4. All other provisions of By-law 55-15, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown as Schedule "C" attached hereto.
- 5. 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.

Schedules "A", "B', and "C" attached to By-law ___-18 are declared to form a part of this by-law.

Town Clerk		
Mayor	Dave Barrow	
PASSED THIS	DAY OF	, 2018

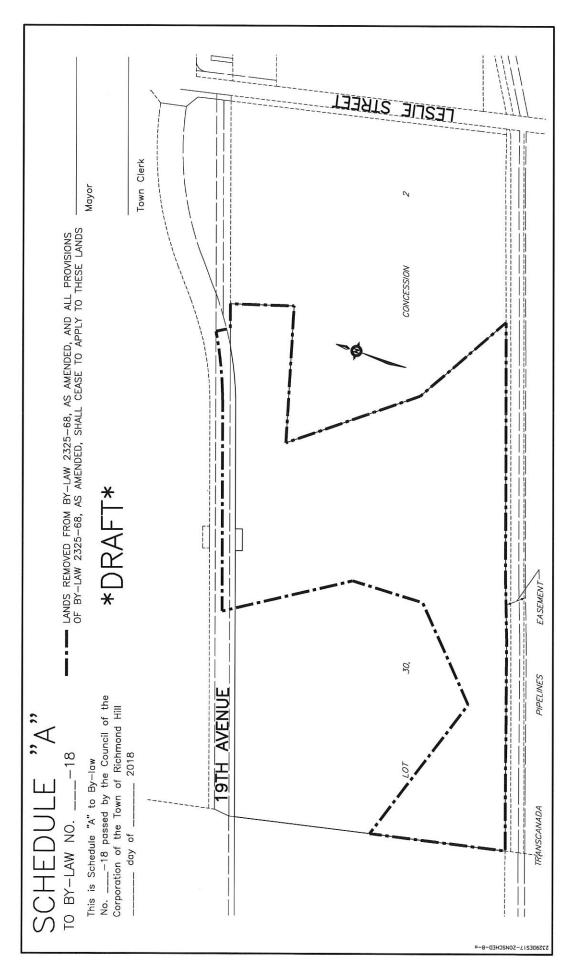
THE CORPORATION OF THE TOWN OF RICHMOND HILL EXPLANATORY NOTE TO BY-LAW NO. __-18

By-law No. ___-18 affects lands described as Parts of Lot 30, Concession 2.

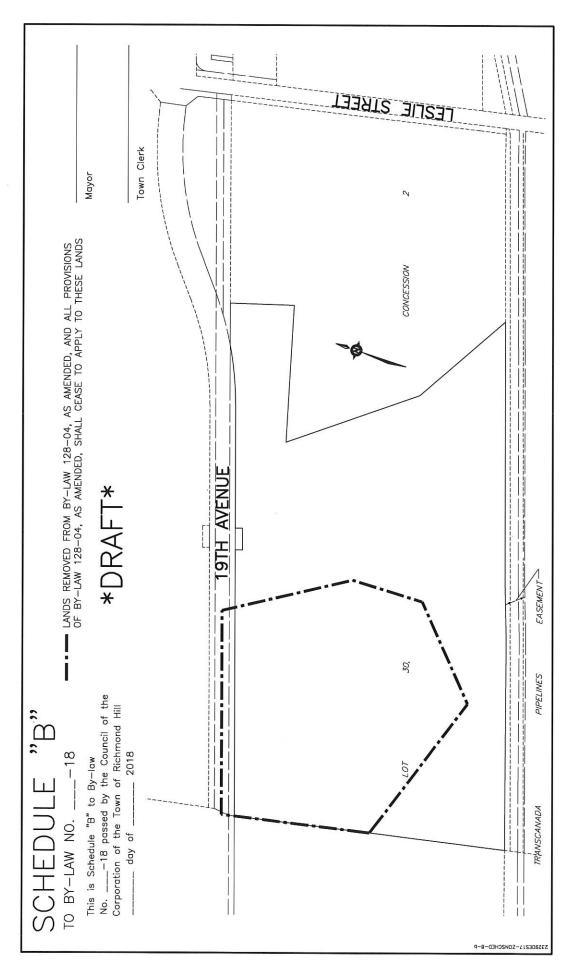
By-law No. 2325-68, as amended, presently zones the majority of the subject lands "Agricultural [A1] Zone". The permitted uses in the "A1 Zone" include agriculture and associated uses, kennels, veterinarian establishments, elementary or secondary schools, medical clinics, places of worship, conservation projects, one singe detached dwelling, and home occupations. The effect of By-law No. __-18 would be to repeal By-law No. 2325-68 insofar as it applies to the subject lands.

By-law 128-04, as amended, presently zones a portion of the Subject Lands "Urban [UR] Zone". The permitted uses in the "UR Zone" existing uses, bed and breakfast establishments, public infrastructure, one singe detached dwelling, and home occupations. The effect of By-law No. __-18 would be to repeal By-law No. 2325-68 insofar as it applies to the subject lands.

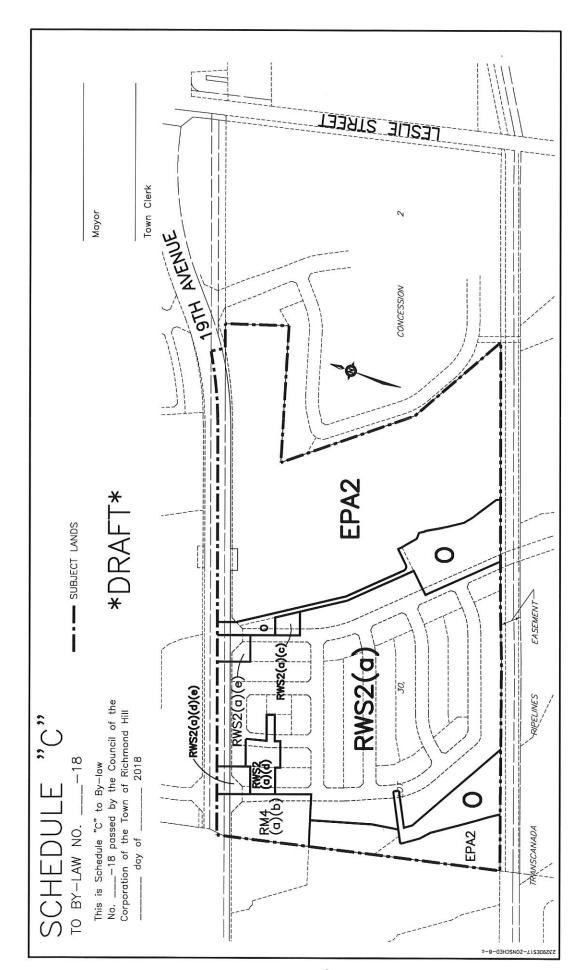
By-law No. ___-18 would expand the boundaries of By-law No. 55-15 to include and rezone the subject lands to Residential Wide Shallow Two [RWS2](a) Zone", "Residential "Multiple Residential Four [RM4](a)(b) Zone", "Residential Wide Shallow Two [RWS2](a)(c) Zone", "Residential Wide Shallow Two [RWS2](a)(d) Zone", "Residential Wide Shallow Two [RWS2](a)(e) Zone", "Residential Wide Shallow Two [RWS2](a)(d)(e) Zone", "Environmental Protection Two [EPA2] Zone", and "Open Space [O] Zone", and to provide housekeeping provisions on a site specific basis, to implement site specific development standards to facilitate development of one parcel with unusual lot configurations, establish the minimum setback required from the hypotenuse of daylighting triangles taken by the Region of York, and to reduce the minimum rear yard to accommodate a road throat widening.



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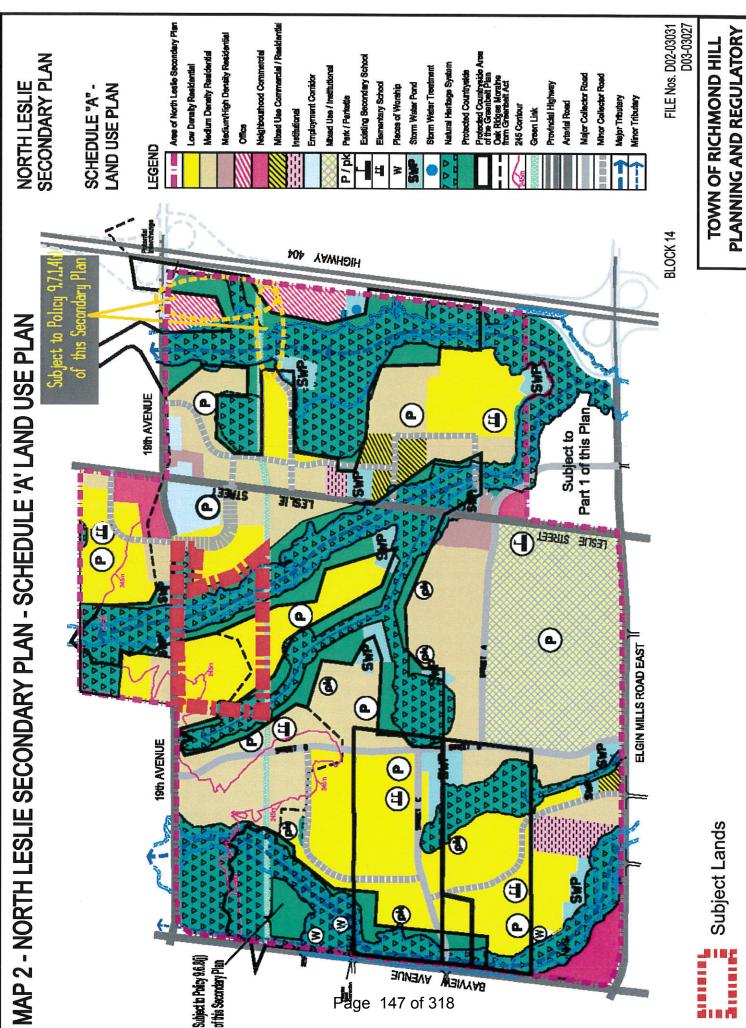
Copyright J.D.Barnes Limited 2017 Orthophotography LOCK 14 File Nos. D02-03031, D03-03007 TOWN OF RICHMOND HILL **MAP 1 - AERIAL PHOTOGRAPH** Legend Page 145 of 318

PLANNING AND REGULATORY SERVICES DEPARTMENT

BR/SS SRPRS.18.059.

Subject Area

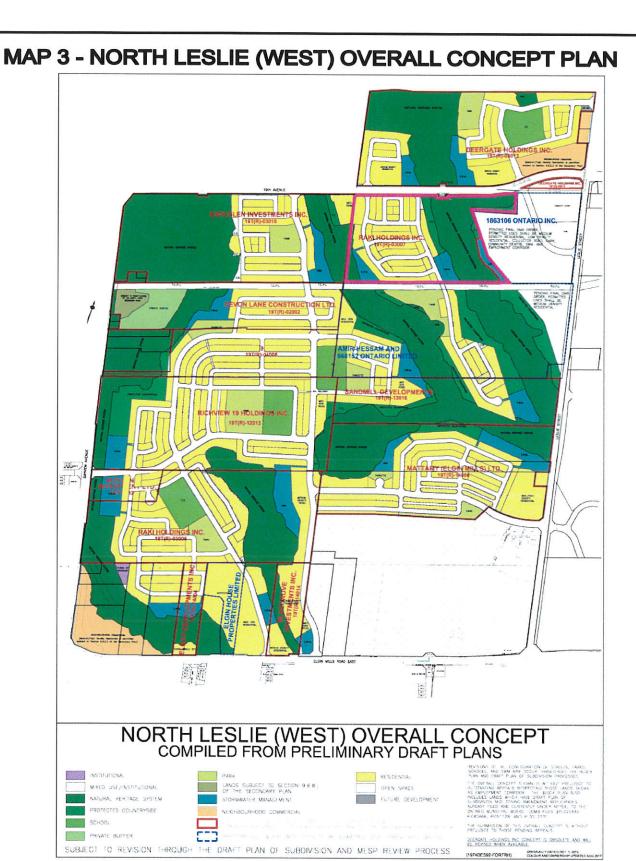
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SERVICES DEPARTMENT

BR/SS SRPRS.18.059

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BLOCK No. 14

FILE Nos. D02-03031 D03-03007

Subject Area

Town of Richmond Hill Planning and Regulatory Services Department

BR/SS SRPRS.18.059

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Staff Report for Committee of the Whole Meeting

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.053

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Approval – Private Street Naming

Application – Primont Homes (Bayview) Inc. –

Town File D15-17038 (SRPRS.18.053)

Owner:

Primont Homes (Bayview) Inc. 9130 Leslie Street, Suite 301 Richmond Hill, Ontario L4B 0B9

Agent:

Primont Homes (Bayview) Inc. 9130 Leslie Street, Suite 301 Richmond Hill, Ontario L4B 0B9

Location:

Legal Description: Part of Lot 56 Concession 1 E.Y.S. and Lot 14, Registered Plan 65M-

2217

Municipal Address: 0 19th Avenue and 5 Glen Meadow Lane

Purpose:

A request for approval concerning a Private Street Naming Application to facilitate the naming of the private streets to be established within an approved residential development to be constructed on the subject lands.

Recommendations:

1. That Staff Report SRPRS.18.523 regarding a Private Street Naming Application submitted by Primont Homes (Bayview) Inc. for the lands known as Part of Lot 56, Concession 1 E.Y.S. and Lot 14, Registered Plan 65M-2217, Town File D15-17038, be approved subject to the following:

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.053

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- a) That the proposed private street names (Credit Lane (P), Heart Lane (P), Ingersoll Lane (P), Shapely Lane (P) and Tiny Lane (P)) be approved in accordance with SRPRS.18.053; and,
- b) That staff be directed to bring forward a by-law to a regularly scheduled Council meeting to implement the proposed private street names.

Contact Person:

Kelsey Prentice, Planning Technician, phone number 905-771-2470 and/or Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

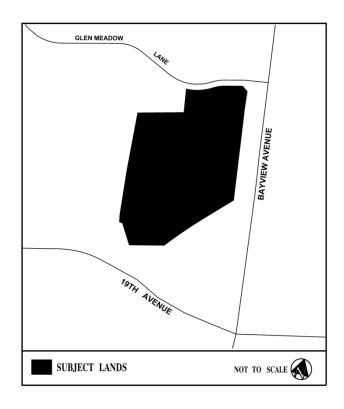
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under "Contact Person" above.



Date of Meeting: February 20, 2018 Report Number: SRPRS.18.053

Page 3

Background:

The subject Private Street Naming application was received and deemed complete on July 31, 2017. The application was subsequently circulated for review and comment to various Town departments and external agencies.

Staff Report SRPRS.17.196 was brought forward to the December 4, 2017 Committee of the Whole meeting regarding the applicant's request to add five (5) names to the Council Approved Street Name List and to assign these names to the private roads within the approved residential development to be constructed on the subject lands. Staff recommended denial of the applicant's request, on the basis that the proposed names were not in keeping with the Town's Municipal Addressing and Street Naming Guide. Council supported staff's recommendation to refuse the applicant's Private Street Naming application. However at the subsequent Council meeting on December 11th, the applicant advised that they would like to revise their proposal to conform with the Town's street naming policies and the application was referred back to staff (refer to Appendix B).

The applicant has since submitted a revised Street Naming Plan which conforms to the Town's policies. The purpose of this report is to seek Council's approval of the applicant's Private Street Naming Application.

Site Location and Adjacent Uses

The subject lands are located on the west side of Bayview Avenue, north of 19th Avenue, and have a total lot area of 6.45 hectares (15.93 acres). The lands currently contain a single detached dwelling and abut Glen Meadow Lane to the north, Bayview Avenue to the east, CN Rail lands to the south and a woodlot to the west (refer to Map 1).

Owner's Request

The applicant is seeking Council's approval of its revised proposal to facilitate the naming of five (5) private streets to be established as part of the approved residential development to be constructed on the subject lands.

Discussion

The applicant has submitted a revised plan that depicts Credit (P), Heart (P), Ingersoll (P), Shapely (P) and Tiny (P) as the proposed street names for the private streets to be established on its land holdings. Staff has reviewed the application and advises that the proposed street names are appropriate for the following reasons:

- the proposed names are listed on Council's Approved Street Names list (refer to Appendix "A");
- the proposed suffix Lane (P) is consistent with Council's policy for denoting a private street;

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.053

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- the proposed street names would facilitate an addressing scheme for the residential dwelling units that would be consistent with the Town's municipal addressing policies, specifically, sequential numbering with even numbers on one side of the private street and odd numbers on the other side;
- the proposed street names would apply to the new streets to be established within the proposed residential development and would not affect the established residential uses within close proximity or the existing streets in the area; and,
- the Town's Fire and Emergency Services has reviewed the proposed naming plan and have advised that they have no concerns.

On the basis of the preceding, staff recommends that Council approve the applicant's Private Street Naming Application and direct staff to forward an implementing by-law to a regularly scheduled Council meeting for adoption.

Financial/Staffing/Other Implications:

The recommendation does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The subject Private Street Naming Application would align with **Goal One - Stronger Connections in Richmond Hill** by providing physical connections in the community through improved function of buildings, streets and neighbourhoods. The proposed application would also align with **Goal Four of the Strategic Plan - Wise Management of Resources** in Richmond Hill as the Town is demonstrating it is a role model for municipal management amongst area municipalities through its established private street naming process.

Conclusion:

The applicant is seeking Council's approval of it's revised Private Street Naming Application submitted in consideration of its proposal to name the private streets to be established within the approved residential development to be constructed on its land holdings. In consideration of the preceding, it is recommended that this application be approved and that the implementing by-law be forwarded to a regularly scheduled Council meeting for adoption.

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.053

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Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Extract from Council Approved Street Name List
- Appendix B, Extract from Council Meeting Minutes December 11, 2017
- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Naming

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.053

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Appendix A

Extract from Council Approved Street Name List

"C"

Calabogie
Canonto
Carling (19T-93027 – Phase 3)
Carlow
Carp
Cassegrain
Cecebe
Cepheid
Chalk
Chapple
Cheepash
Chemong
Clyde
Credit (D06-15080)
Crow

"H"

Cudmore (D03-15003)

Heard Heart (D06-15080) Hornepayne Howick (D06-15077)

"|"

Ingersoll (D06-15080)
Ignace
Imogene
Innisfil

"S"

Sachigo Salerno (D03-15003) Saugeen Seal Seine

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.053

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Seguin (19T-14003)
Serpent
Shapely (D06-15080)
Smoothrock (reserved for Leslie Elgin)
Spanish
Speed River
Spey (D03-15003)
Sulpher
Sunfish
Swallow River

"T"

Talon (19T-93027 – Phase 3)

Tay

Terrace Bay

Thessalon

Tiny (D06-15080)

Turtle (19T-14012)

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.053

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Appendix B

Extract from Council Meeting Minutes - December 11, 2017

3.1.8 SRPRS.17.196 - Request for Approval - Private Street Naming Application - Primont Homes (Bayview) Inc. - File Number D15- 17038 (CW Item 11.8)

Moved by: Councillor Muench

Seconded by: Regional and Local Councillor Hogg

a) That staff report SRCFS.17.196, regarding the Private Street Naming Application submitted by Primont Homes (Bayview) Inc., be referred to staff.

Carried

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.053

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Report Approval Details

Document	SRPRS.18.053.docx
Title:	
Attachments:	- MAP_1_AERIAL_PHOTOGRAPH.pdf
	- MAP_2_NEIGHBOURHOOD_CONTEXT_SD15_17038A.png
	- MAP_3_STREET_NAMING_PLAN.pdf
Final Approval	Feb 12, 2018
Date:	

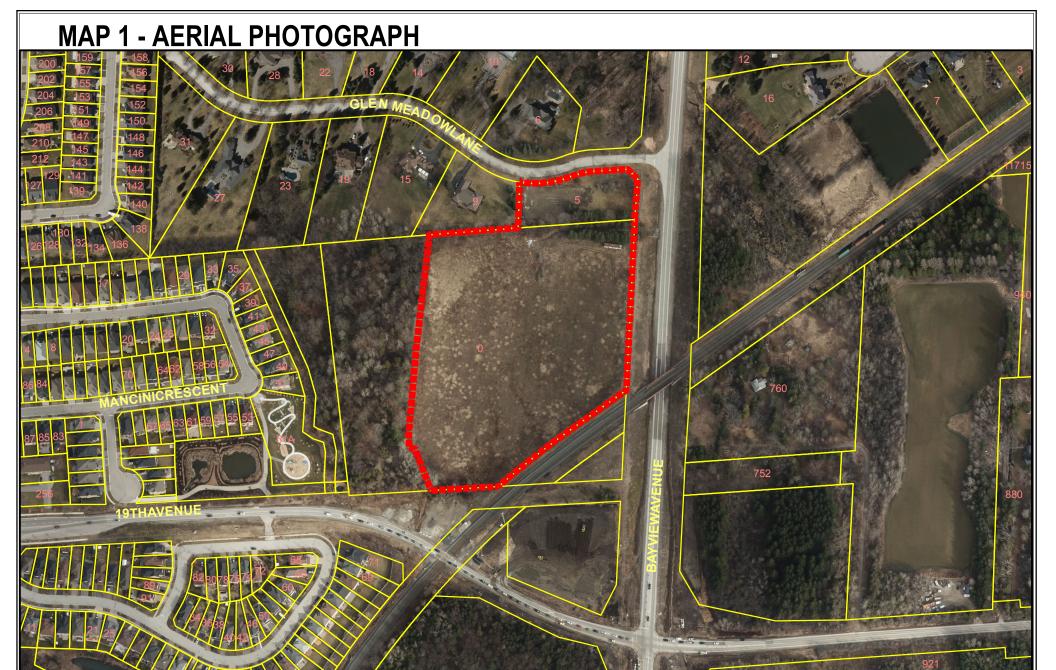
This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Feb 6, 2018 - 5:27 PM

Kelvin Kwan - Feb 7, 2018 - 3:35 PM

Neil Garbe - Feb 12, 2018 - 11:11 AM

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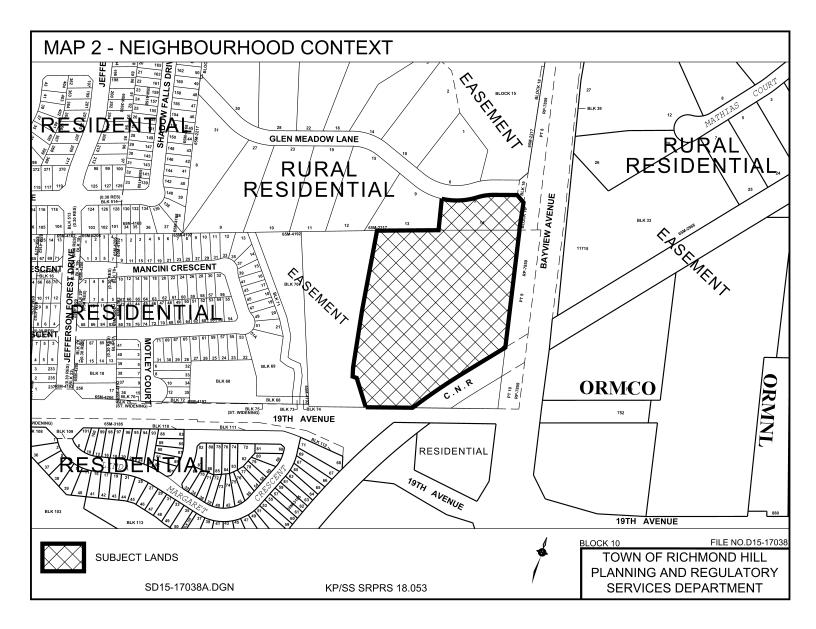
File No. D15-17038

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

Legend



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MAP 3 - STREET NAMING PLAN ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 **BAYVIEW AVENUE** WIDENING BY REGISTERED PLAN 3422 BLOCK 19 (STREET WIDEN GLEN MEADOW LANE INGERSOLL LANE LANDSCAPE BLOCK SHAPELY LANE LOT 13 PIN 03193-0012 0 0 0 0 NATURAL LINKAGE BLOCK 3 ROAD WIDENING LOT 12 PIN 03193-0013 Block 10 File No. D15-17038 **Town of Richmond Hill Planning and Regulatory** KP/SS SRPRS:098:1053 **Services Department**

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Staff Report for Committee of the Whole Meeting

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.044

Department: Planning and Regulatory Services

Division: Development Planning

Subject: SRPRS.18.044 – Request for Approval – Zoning

By-law Amendment and Draft Plan of

Subdivision Applications – Town Files D02-14024 and D03-14008, D02-14025 and D03-

14009, and D02-16001 and D03-16002

Owners:

Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto 1500 Highway 7 Concord, Ontario L4K 5Y4

Agent:

Evans Planning Inc. 8481 Keele Street, Unit 12 Vaughan, Ontario L4K 1Z7

Location:

Town Files D02-14024 and D03-14008

Lots 1 to 5, Plan 9597, and Lots 15 to 18, 20 to 24, 56 and 57, Plan 1916 Municipal Addresses: 226 to 288 Harris Avenue, 223 to 305 Jefferson Sideroad, and 30 Beech Avenue

Town Files D02-14025 and D03-14009

Lot 3, Plan 65M-2071

Municipal Address: 307 Harris Avenue

Town Files D02-16001 and D03-16002

Lots 11, 27 and 28, Plan 1916

Municipal Addresses: 196 and 210 Harris Avenue, and 211 Jefferson Sideroad

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.044

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Purpose:

A request for approval regarding Zoning By-law Amendment and draft Plan of Subdivision applications to facilitate the construction of three residential developments comprised of 51 single detached, 74 semi-detached and 34 townhouse dwelling units.

Recommendations:

- a) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. and Giuseppina Brunetto for lands known as Lots 1 to 5, Plan 9597, and Lots 15 to 18, 20 to 24, 56 and 57, Plan 1916 (Municipal Addresses: 226 to 288 Harris Avenue, 223 to 305 Jefferson Sideroad, and 30 Beech Avenue), Town Files D02-14024 and D03-14008, be approved subject to the following:
 - that Council approve the draft Zoning By-law Amendment as set out in Appendix A to SRPRS.18.044 and that it be brought forward to a regular meeting of Council for consideration and enactment;
 - ii. that prior to enactment of the Zoning By-law Amendment, the applicant pay the applicable processing fee in accordance with the Town's Tariff of Fees By-law;
- iii. that the draft Plan of Subdivision application be draft approved, subject to the conditions as set out in Appendix B to Staff Report SRPRS.18.044;
- iv. that prior to draft approval for the draft Plan of Subdivision being granted, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law; and,
- v. that servicing capacity for a maximum of 117 units or 371 persons equivalent be allocated to the subject lands.
- b) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. for lands known as Lot 3, Plan 65M-2071 (Municipal Address: 307 Harris Avenue), Town Files D02-14025 and D03-14009, be approved subject to the following:
 - that Council approve the draft Zoning By-law Amendment as set out in Appendix C to SRPRS.18.044 and that it be brought forward to a regular meeting of Council for consideration and enactment;

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.044

Page 3

- ii. that prior to enactment of the Zoning By-law Amendment, the applicant pay the applicable processing fee in accordance with the Town's Tariff of Fees By-law;
- iii. that the draft Plan of Subdivision be draft approved, subject to the conditions as set out in Appendix D to Staff Report SRPRS.18.044;
- iv. that prior to draft approval of the draft Plan of Subdivision being granted, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law; and,
- v. that servicing capacity for a maximum of 5 units or 18 persons equivalent be allocated to the subject lands.
- c) That the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Country Wide Homes (Jefferson) Inc. for lands known as Lots 11, 27 and 28, Plan 1916 (Municipal Addresses: 196 and 210 Harris Avenue, and 211 Jefferson Sideroad), Town Files D02-16001 and D03-16002, be approved subject to the following:
 - i. that Council approve the draft Zoning By-law Amendment as set out in Appendix A to SRPRS.18.044 and that it be brought forward to a regular meeting of Council for consideration and enactment;
 - ii. that the draft Plan of Subdivision be draft approved, subject to the conditions as set out in Appendix E to Staff Report SRPRS.18.044;
- iii. that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law; and,
- iv. that servicing capacity for a maximum of 19 units or 73 persons equivalent be allocated to the subject lands.

Contact Person:

Shelly Cham, Senior Planner, phone number 905-747-6470 Denis Beaulieu, Manager of Development, Subdivisions, phone number 905-771-2540

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

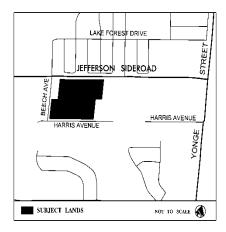
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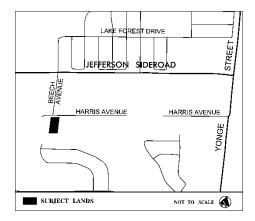
Location Maps:

Below are maps displaying the property locations. Should you require an alternative format call person listed under "Contact" above.

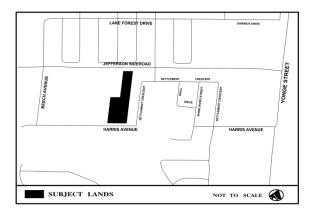
Town Files D02-14024 and D03-14008



Town Files D02-14025 and D03-14009



Town Files D02-16001 and D03-16002



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Background:

The subject applications were received and deemed complete by the Town as follows:

- 1. Town Files D02-14024 and D03-14008 were received and deemed complete on September 11, 2014. These applications are herein referred to as Phase 1;
- 2. Town Files D02-14025 and D03-14009 were received and deemed complete on September 11, 2014. These applications are herein referred to as Phase 2; and,
- 3. Town Files D02-16001 and D03-16002 were received on February 22, 2016 and deemed complete on February 25, 2016. These applications are herein referred to as Phase 3.

The applications with regards to the Phase 1 and 2 applications were considered at the May 6, 2015 Council Public Meeting wherein Council received Staff Report SRPRS.15.067 for its consideration (refer to Appendix G). The Phase 3 applications were considered at the June 8, 2016 Council Public Meeting wherein Council received Staff Report SRPRS.16.115 for its consideration (refer to Appendix H).

The purpose of this report is to seek Council's approval of the applicants' Zoning By-law Amendment and draft Plan of Subdivision applications.

Summary Analysis:

Further information in regards to site location is as follows:

Site Location and Adjacent Uses

The Phase 1 and 3 lands are located in the southeast quadrant of Jefferson Sideroad and Beech Avenue (refer to Maps 1 and 10). To the north is Jefferson Sideroad, to the east is the approved and constructed Heathwood subdivision, to the south is Harris Avenue, and to the west is Beech Avenue. The Phase 2 lands are located on the south side of Harris Avenue (refer to Maps 1 and 10). To the north are Harris Avenue and the termination of Beech Avenue. To the east is an existing residential dwelling, to the south are TRCA owned open space lands and Town owned lands to facilitate the extension of Beech Avenue to connect with Wicker Drive, and to the west is an existing residential lot forming part of a larger landholding subject to active development applications (Town Files D02-14028, D03-14011 and D06-16006) (refer to Map 1).

Development Proposal

The applicants are requesting Council's approval to construct three residential plans of subdivision. Outlined below are the relevant statistics for the development proposals based on the plans and drawings submitted to the Town (refer to Maps 7 to 9):

Phase 1 Lands (refer to Map 7):

• Lot Area: 5.63 hectares (13.91 per acres)

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- **Proposed Density:** 22.38 units per hectare (9.06 units per acre)
- Proposed Single Detached Lots: 30 lots
- Proposed Semi-Detached Lots: 31 lots or 62 units
- Proposed Street Townhouses: 5 blocks or 34 units
- Proposed Residential Reserve Blocks: 0.26 hectare (0.64 acre)
- Proposed Stormwater Management Pond: 0.46 hectare (1.14 acres)
- Proposed Walkway Blocks: 0.08 hectare (0.20 acre)
- Proposed Roads, Widening And Reserve Blocks: 1.28 hectares (3.16 acres)

Phase 2 Lands (refer to Map 8):

- **Lot Area:** 0.42 hectare (1.03 acres)
- **Proposed Density:** 14.39 units per hectare (5.83 units per acre)
- Proposed Single Detached Lots: 6 lots
- Proposed Road And Reserve Blocks: 0.17 hectare (0.42 acre)

Phase 3 Lands (refer to Map 9):

- Lot Area: 1.21 hectares (2.98 acres)
- **Proposed Density:** 15.75 units per hectare (3.36 units per acre)
- Proposed Single Detached Lots: 10 lots
- Proposed Semi-Detached lots: 5 lots or 10 units
- Proposed Residential Reserve Blocks: 0.19 hectare (0.47 acre)
- Proposed Road, Widening And Reserve Blocks: 0.23 hectare (0.58 acre)

Staff notes that the Phase 1 and 3 lands are located next to each other and that the proposed reserve blocks identified as Blocks 67 to 72 and Blocks 16 to 21 depicted on the Phase 1 and 3 plans, respectively, are intended to form an additional five single detached lots and one semi-detached lot. The proposed density over the Phase 1 and 3 lands is 22.37 units per hectare (9.06 units are acre).

Planning Analysis:

Planning staff has carefully reviewed the subject development proposals and can advise that they are consistent with the *Provincial Policy Statement (2014)*, and are in conformity with the policies of the *Growth Plan for the Greater Golden Horseshoe (2017)*, the *Oak Ridges Moraine Conservation Plan (ORMCP 2017)* and the Region of York Official Plan. Below is a detailed analysis of the proposed developments in consideration of the Town of Richmond Hill Official Plan (2010), and the Harris Beech Infill Study (2013).

Town of Richmond Hill Official Plan (2010)

The subject lands are designated **Neighbourhood** in accordance with Schedule A2 – Land Use of the Town's Official Plan, 2010 (the Plan) (refer to Map 2). Staff has the following comments:

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- the Neighbourhood designation permits low density, low rise forms of residential uses such as single detached and semi-detached dwellings;
- low-rise medium density residential uses such as townhouses would be permitted subject to the findings of the Harris Beech Infill Study, 2013. A detailed analysis of same is provided in the following section of this report;
- the proposed building height of two storeys would conform with the maximum prescribed building height of three storeys on local streets under the Neighbourhood designation;
- Schedule A8 Street Classification of the OP identifies a proposed local street connection between Beech Avenue and Wicker Drive (refer to Map 4). Staff notes that through the approval of the Autumn Grove subdivision to the south (which established Wicker Drive), the Town secured Block 246 on Registered Plan 65M-3754 to facilitate a future Wicker Drive right-of-way extension connecting the Autumn Grove subdivision to the Phase 2 lands (refer to Map 4). Proposed Street A of the Phase 2 Plan would complete the Wicker Drive extension; and,
- the subject lands are designated **Settlement Area** in the OP and the ORMCP (refer to Map 3). The lands are subject to Section 3.2.1.1 of the OP and Sections 19(3) and 31(4) of the ORMCP. The applicant has satisfactorily addressed the policies in the OP and the ORMCP as it relates to these sections.

Harris Beech Infill Study, 2013

The lands are located within the study area of the Harris Beech Infill Study, 2013 (the Study). The Study provides a number of findings intended to guide the redevelopment of the Harris-Beech neighbourhood and provides four development scenarios to demonstrate how the neighbourhood may be redeveloped. The subject development proposals are consistent with the findings and the development scenarios as follows:

- the proposals are in keeping with development scenarios A and D (refer to Maps 5 and 6);
- consistent with the aforementioned development scenarios, the proposals provide
 for the establishment of townhouse dwellings which are a medium density built form
 along Jefferson Sideroad. The proposed mix of semi-detached and single detached
 built forms is generally located within the areas identified as low density in the
 development scenarios. Further, the proposed semi-detached dwellings provide for
 an appropriate transition between the single detached and townhouse built forms as
 envisioned in the Study;
- the single and semi-detached dwelling lot frontages proposed for Beech Avenue and Harris Avenue meet the minimum lot frontage of 15 metres (49.2 feet) described in the Study;

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- the single detached dwelling lot frontages proposed for the new streets meet the
 minimum lot frontage of 12 metres (39.4 feet) as outlined in the study. Further, the
 proposed semi-detached dwelling lot frontages exceed the minimum 14.6 metres
 (47.9 feet) frontages and would have the same frontage as the other proposed semidetached dwelling lots fronting onto Beech Avenue;
- the proposed 6 metre (19.7 feet) townhouse lot frontages meet the minimum townhouse width of 6 metres (19.7 feet) as described in the Study;
- the Phase 2 Plan proposes lots with an interior lot frontage of 14 metres (45.9 feet) and a corner lot frontage of 17.5 metres (57.4 feet). The proposed 14 metre (45.9 feet) lot frontage meets the 12 metres (39.4 feet) lot frontage required for a new street and the 13.5 metres (44.3 feet) lot frontage where the lot depth is below 28 metres (91.9 feet) to facilitate a wide shallow single detached dwelling built form. Staff notes that the proposed lot depths range from 28.1(92.2 feet) to 29.1 metres (95.5 feet). Further, the proposed lot frontage would be consistent with the existing lots on Wicker Drive to the south of the Phase 2 lands. The proposed corner lot frontage of 17.5 metres (57.4 feet) is in keeping with the larger corner lot character that would be generally required to front onto Beech Avenue or Harris Avenue under the R6 Zone category and would provide an appropriate transition between the proposed 14 metre (45.9 feet) wide lots and the proposed larger lots fronting onto Beech Avenue and Harris Avenue;
- the proposed semi-detached lots in Phase 3 provide for an appropriate transition between the proposed townhouse dwellings in Phase 1, the proposed single detached lots in Phase 3 and the existing single detached lots in the Heathwood subdivision to the east;
- the proposed building heights of two storeys meet the findings of the Study which envisions maximum heights of two-storeys for low density housing forms and a maximum of three to four storeys for medium density housing forms;
- the proposal is consistent with the public street patterns envisioned for the area.
 Proposed Street B in the Phase 1 and Street A in the Phase 3 plans together would
 complete the street established in the Heathwood subdivision to the east of the
 subject lands. Further, proposed Street A in the Phase 2 Plan would complete the
 Wicker Drive extension; and,
- the proposed green linkages and walkway connections from the new streets to Jefferson Sideroad and Beech Avenue are consistent with the linkage and walkway locations depicted in the demonstration plans and described in the study.

In consideration of the preceding, staff can advise that all three phases of the proposed development conform with the policies of the OP and are consistent with the findings of the Harris Beech Infill Study. Further, the proposed developments represent good

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planning and on this basis recommend that Council approve the applications subject to the comments and conditions contained in the following sections of this report.

Proposed Zoning By-Law Amendments

The subject lands are presently zoned **Urban (UR)** under By-law Number 128-04, as amended (refer to Map 11). The **UR Zone** permits existing buildings and structures, single detached dwellings on lots of record, home businesses, bed and breakfast establishments, accessory uses and public transportation, infrastructure and utilities. The applicant's development proposal is not permitted under the **UR Zone**.

The applicants are seeking Council's approval to rezone the subject lands to **Single Detached Four (R4) Zone**, **Semi-Detached One (RD1) Zone**, **Multiple Residential One (RM1) Zone** and **Open Space (O) Zone** under By-law Number 235-97, as amended, and to establish site specific development standards. The following table summarizes the proposed site specific standards:

Proposed Development Standards	Proposed R4 Zone	R4 Zone under By-law 235-97	Proposed RD1 Zone	RD1 Zone under By-law 235-97	Proposed RM1 Zone	RM1 Zone under By-law 235-97
Minimum Interior Lot Area	360 square metres, 3,229 square feet	400 square metres, 4,306 square feet	420 square metres, 4,521 square feet	485 square metres, 5,220 square feet	170 square metres, 1,830 square feet	200 square metres, 2,153 square feet
Minimum Corner Lot Area	450 square metres, 4,844 square feet	465 square metres, 5,005 square feet	510 square metres, 5,490 square feet	555 square metres, 5,974 square feet	N/A	N/A
Minimum Corner Lot Frontage	N/A	N/A	16.3 metres, 53.5 feet	16.6 metres, 54.5 feet	N/A	N/A

Staff has reviewed the proposed standards and has the following comments:

 recently approved developments in the area have also been placed into By-law 235-97, as amended. This area specific by-law provides for development standards that would implement the proposal appropriately;

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- the proposed R4 Zone category would apply to the proposed single detached lots on new streets and is an appropriate zone category to implement the 12 metres (39 feet) wide lot frontages;
- the proposed R4 Zone exception would apply to the lots on the north side of the new street identified in the Phase 1 and 3 plans. These lots have a lot depth of approximately 30 metres (98.4 feet) and are constrained by the location of Street B, which is an extension of the street approved through the Heathwood subdivision. The proposed interior lot area would be in keeping with the Town's newest standard found in the North Leslie Zoning By-law and the proposed corner lot area is in keeping with the permitted corner lot areas for the Heathwood subdivision;
- the proposed R6 Zone category would apply to the proposed lots fronting onto Harris Avenue and is appropriate to implement the 15 metres (49.2 feet) lot frontages;
- the proposed RD1 Zone category would apply to the proposed semi-detached dwelling lots. It is an appropriate zone category as it permits semi-detached dwellings and would implement the proposed 15 metres (49.2 feet) lot frontages;
- the proposed site specific exception for minimum interior and corner lot areas in the RD1 Zone applies to the lots fronting onto the new streets. The lot area reduction is due to the lot depths being approximately 30 metres (98.4 feet). The proposed lot depths are as a result of the location of Street B, and to facilitate a Street B right-of-way width of 20 metres (66 feet). The proposed minimum lot area of 420 square metres (4,521 square feet) is a minor reduction compared to the permitted minimum lot area of 430 square metres (4,628 square feet) for the RD1 Zone found in the North Leslie Zoning By-law. Staff notes that the proposed lot areas in the subject draft plans would exceed 430 square metres (4,628 square feet) with the exception of Lot 2 on the Phase 3 plan due to the curvature design of the proposed road:
- the proposed site specific exception for minimum corner lot frontage in the RD1
 Zone from 16.6 metres (54.5 feet) to 16.3 (53.5 feet) metres represents a minimal decrease in the requirement and would only apply to two lots on the south side of proposed Street A in the Phase 1 Plan;
- the proposed RM1 Zone category would apply to the proposed townhouse dwellings
 and is appropriate to implement the townhouse use. The requested site specific
 exception for lot area is due to the lot depth being approximately 31 metres (101.7
 feet). Similar to the above noted site specific exceptions for the R4 and RD1 lots,
 due to the location of proposed Street B and to facilitate 20 metres (66 feet) rightsof-way, all the lots on the north side of Street B are proposed to have shallower lot
 depths which reduces the proposed lot areas;

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 the proposed RWS1 Zone category for the Phase 2 lands is appropriate to implement the 14 metre (45.9 feet) lot frontages and the proposed zone category would facilitate a wide shallow single detached dwelling built form;

- the proposed **Open Space Zone** is an appropriate zone category for the proposed stormwater management pond in Phase 1; and,
- the proposed walkway blocks in Phase 1 are to be placed in the same residential zone categories as the adjacent dwelling lots. Staff notes that uses by a public authority are permitted within any residential zone categories.

The draft Zoning By-law amendments serve to implement the policies of the Official Plan and the findings of the Harris Beech Infill Study. In this regard, staff recommends that Council approve the draft Zoning By-law Amendment for the Phase 1 and 3 lands, and the Phase 2 lands contained in Appendix A and C, respectively.

Draft Plan of Subdivision Applications

The proposed draft Plans of Subdivision for Phases 1 and 3 (refer to Maps 7 and 9) provide for the complete redevelopment of the lands located within the southeast quadrant of Jefferson Sideroad and Beech Avenue, west of the Heathwood subdivision, with the exception of one corner property at the southeast corner of Jefferson Sideroad and Beech Avenue. The applicant has submitted a concept plan to demonstrate how this corner property could redevelop in the future (refer to Map 10). Staff is satisfied that the proposed draft plans will not preclude the redevelopment potential of this corner property. Further, staff is satisfied that the draft plans for Phases 1 and 3 provide for the completion of key infrastructure pertaining to matters such as stormwater management, road network and pedestrian connections within this quadrant.

The proposed draft Plan of Subdivision for Phase 2 (refer to Map 8) provides for redevelopment of the subject lands consistent with the study. As noted previously, Street A on the proposed draft Plan provides for the Wicker Drive extension as partially secured for through the Autumn Grove subdivision, contemplated in the OP and identified on Schedule A8 of the OP (refer to Map 4). The conditions of approval contained in Appendix D provide for the construction of this connection over the subject lands and the Town owned block.

In light of the preceding, staff recommends that Council approve the draft Plans of Subdivision conditions for Phases 1, 2 and 3 as contained in Appendices B, D and E to this report.

Department and External Agency Comments

The subject development applications and the associated background studies and reports submitted in support of same have been circulated to various Town departments and external agencies for their review and comment. With the exception of the

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Development Planning comments noted below, the comments received were forwarded to the applicant for consideration and have not been appended to this report.

Comments received at the Council Public Meetings pertained to matters regarding impacts to existing wells, the design of the municipal servicing scheme to permit future servicing of existing lots, the redesign of Street A on the Phase 2 lands to remove the Wicker Drive extension as a through connection in order to address matters such as increased traffic and infiltration, snow removal, pedestrian safety and impacts to environmental lands. With respect to the preceding, staff provides the following comments:

 to address potential impacts to existing wells, the conditions of approval for the proposed draft Plans of Subdivision include the following clause:

"Prior to final approval, the Owner shall agree in the Subdivision Agreement to retain a qualified hydrogeologist to assess the condition of all private wells with respect to quantity of water produced and its quality for drinking purposes. The hydrogeologist will identify the potential area of impact of the proposed construction and assess and report on the potential for construction activity, associated with the servicing of the subdivision, to detrimentally impact any of the wells. In the event any of the identified wells deteriorate as a result of this development, as determined by the hydrogeological assessment, the Owner agrees to provide the services of a hydrogeologist to investigate claims and recommend appropriate solutions, in a timely manner, and that the cost of any or all investigations and remedies will be the sole responsibility of the Owner."

- in regards to concerns with the proposed servicing scheme, Development Engineering staff has reviewed the submitted plans and reports and are satisfied that the proposed municipal servicing scheme is consistent with the Harris Beech Master Environmental Servicing Plan (MESP). Staff notes that as redevelopment of the balance of the existing lots occur, the design scheme for these lands will be evaluated through the development approval process to ensure that there is consistency with the Harris Beech MESP; and,
- with respect to concerns raised about the extension of Wicker Drive, Town staff has the following comments:
 - Development Engineering staff notes that the connection is identified in the Town's Official Plan as a planned public road connection intended to improve connectivity between the existing neighbourhood and the Harris Beech Infill area;
 - the connection shall provide for a more direct pedestrian connection between the existing subdivision to the south to transit services on Jefferson Sideroad and to the Oak Ridges Trail system. This connection will significantly reduce the walking

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and cycling distances between the Harris Beech area and existing schools and parks in the subdivision to the south;

- the Wicker Drive extension shall provide the proposed servicing connection from the south into the Harris Beech area which is required to support infill development within the Harris Beech Infill Study area;
- o regarding traffic infiltration, staff has reviewed the approved Harris Beech MESP and the Traffic Impact Study submitted in support of the subject development applications. Staff notes that Yonge Street and Jefferson Side Road are expected to operate within capacity to serve the anticipated traffic that would be generated for the larger area. In this regard, staff expects that there will be minimum traffic infiltration through the neighbourhood, using Wicker Drive extension as an alternate route; and,
- o if applicable, the proposed road design may incorporate ecopassage design features to maintain the east/west environmental linkage. Amongst others, ecopassage design may include signage, fencing or berming. Parks staff has noted that the lands east and west of the proposed Wicker Drive extension are owned by the TRCA who have ongoing restoration and management plans with the Town for the environmental lands.

Interim Growth Management Strategy:

Staff has reviewed the Sustainability Metrics submission provided by the applicant in support of its development proposals and can provide the following comments:

- the overall application score is 23 out of 82 points and a score of 21 to 35 points represents a "good" score;
- the applicant's proposal has met all the mandatory metrics; and,
- the draft Plans of Subdivision contain appropriate draft plan conditions intended to secure the metrics that the applicant has committed to.

On the basis that the proposed developments would achieve a "good" score, staff recommends that Council allocate servicing. Staff notes that Phase 1 is comprised of 14 existing lots of record, Phase 2 is comprised of 1 existing lot of record and Phase 3 is comprised of 3 existing lots of record. These lots are to be deducted from the overall allocation. Further, the combined reserve blocks within Phases 1 and 3 would form seven additional lots requiring servicing allocation. In this regard, staff would recommends that Council allocate servicing as follows:

- for Phase 1, a total of 117 units or 371 persons equivalent;
- for Phase 2, a total of 5 units or 18 persons equivalent. This figure discounts the one
 (1) existing single detached lot of record; and,
- for Phase 3, a total of 19 units or 63 persons equivalent.

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Staff notes that the recommended allocation by units and persons equivalent has accounted for the five additional single detached dwelling lots and two semi-detached dwelling units that would result from combining the reserve blocks in both Phase 1 and 3. Further, the figure also discounted for the eighteen (18) existing single detached lots of record.

Financial/Staffing/Other Implications:

The recommendations do not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The recommendations of this report do not have any direct implications with respect to the Town's Strategic Plan. The proposed Zoning By-law Amendments and draft Plans of Subdivision are generally aligned with **Goal One: Stronger Connections in Richmond Hill** by providing for physical connections in the community and improving connections in our environment. The proposal would also align with **Goal Two: Better Choice in Richmond Hill** by providing better options for where to live, and **Goal Four: Wise Management of Resources in Richmond Hill** by being responsible through committing to use land responsibly.

Conclusion:

This report provides an analysis of the current development proposals for the subject lands in relation to the applicable regulatory regime governing the approval process. The proposed development applications conform with the Town of Richmond Hill Official Plan and are consistent with the Harris Beech Infill Study. Further, the draft Plans of Subdivision applications have had regard for Section 51(24) of the *Planning Act*. Staff has undertaken a thorough review of the current development proposals for the subject lands and recommends approval of the Zoning By-law Amendment, draft Plans of Subdivision applications for the principle reasons and recommendations as set out in this report.

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Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Draft Zoning By-law Amendment
- Appendix B, Draft Plan of Subdivision D03-14008 Conditions of Approval
- Appendix C, Draft Zoning By-law Amendment
- Appendix D, Draft Plan of Subdivision D03-14009 Conditions of Approval
- Appendix E, Draft Plan of Subdivision D03-16002 Conditions of Approval
- Appendix F, Extract from Council Public Meeting, C#20-15 Held May 6, 2015
- Appendix G, Extract from Council Public Meeting, C#20-16 Held June 8, 2016
- Map 1 Aerial Photograph
- Map 2 Town of Richmond Hill Schedule A2
- Map 3 Town of Richmond Hill Schedule A3
- Map 4 Town of Richmond Hill Schedule A8
- Map 5 Harris Beech Infill Study Demonstration Scenario A
- Map 6 Harris Beech Infill Study Demonstration Scenario D
- Map 7 Draft Plan of Subdivision D03-14008
- Map 8 Draft Plan of Subdivision D03-14009
- Map 9 Draft Plan of Subdivision D03-16002
- Map 10 Concept Plan
- Map 11 Existing Zoning

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Report Approval Details

Document	SRPRS.18.044 - Request for Approval - 226 to 288 Harris Avenue, 223 to
Title:	305 Jefferson Sideroad, and 30 Beech Avenue.docx
Attachment s:	- Appendix A.pdf - Appendix B.pdf - Appendix C.pdf - Appendix D.pdf - Appendix E.pdf - Appendix F.pdf - Appendix F.pdf - Appendix G.pdf - Appendix G.pdf - MAP_1_AERIAL PHOTOGRAPH.pdf - MAP_2_TOWN_OF_RICHMOND_HILL_SCHEDULE_A2.pdf - MAP_3_TOWN_OF_RICHMOND_HILL_SCHEDULE_A3.pdf - MAP_4_TOWN_OF_RICHMOND_HILL_SCHEDULE_A8.pdf - MAP_5_HARRIS_BEECH_INFILL_STUDY_DEMONSTRATION_SCENA RIO_A.pdf - MAP_6_HARRIS_BEECH_INFILL_STUDY_DEMONSTRATION_SCENA RIO_D.pdf - MAP_7_DRAFT_PLAN_OF_SUBDIVISION_D03-14008.pdf - MAP_8_DRAFT_PLAN_OF_SUBDIVISION_D03-14009.pdf - MAP_9_DRAFT_PLAN_OF_SUBDIVISION_D03-16002.pdf - MAP_10_CONCEPT_PLAN.pdf - MAP_11_EXISTING_ZONING_S214024A_S0214025_S0216001.pdf
Final Approval Date:	Feb 12, 2018

This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Feb 7, 2018 - 12:23 PM

Kelvin Kwan - Feb 7, 2018 - 3:33 PM

Neil Garbe - Feb 12, 2018 - 11:09 AM

The Corporation of the Town of Richmond Hill

Appendix A SRPRS.18.044 Files D02-14024,

D02-14025, D02-16001,

D03-14008, D03-14009 and

D03-16002

By-law **-18

A By-law to Amend By-law 128-04, as amended of

The Corporation of the Town of Richmond Hill and

By-law 235-97, as amended of

The Corporation of the Town of Richmond Hill

Whereas the Council of The Corporation of the Town of Richmond Hill at its Meeting of _____, directed that this by-law be brought forward to Council for its consideration;

The Council of The Corporation of the Town of Richmond Hill enacts as follows:

- 1. That By-law 128-04, as amended of The Corporation of the Town of Richmond Hill ("By-Law 128-04"), be and hereby is further amended by:
 - a) removing those lands shown on Schedule "A" to this By-law **-18 (the "Lands") and any provisions of By-law 128-04, as amended, that previously applied to the Lands shall no longer apply to the Lands.
- 2. That By-law 235-97, as amended of The Corporation of the Town of Richmond Hill ("By-law 235-97") be and is hereby further amended as follows:
 - a) by expanding the area of By-law 235-97 to include the Lands;
 - b) by rezoning the Lands to "Single Detached Four (R4) Zone", "Single Detached Six (R6) Zone", "Semi-detached One (RD1) Zone", "Multiple Residential One (RM1) Zone", and "Open Space (O) Zone" under By-law 235-97, as amended, as shown on Schedule "A" of this By-law **-18; and,
 - c) by adding the following to Section 7 Exceptions

"7.50

Notwithstanding any inconsistent or conflicting provisions of By-Law 235-97, as amended, the following special provisions shall apply to the lands zoned "Single Detached Four (R4) Zone" and more particularly shown as "R4 (50)" on Schedule "A" to By-law **-18:

- i) Minimum Lot Area (Interior Lot): 360 square metres (3875 square feet)
- ii) Minimum Lot Area (Corner Lot): 450 square metres (4844 square feet)"
- d) by adding the following to Section 7 Exceptions

"7.51

Notwithstanding any inconsistent or conflicting provisions of By-Law 235-97, as amended, the following special provisions shall apply to the lands zoned "Semi-detached One (RD1) Zone" and more particularly shown as "RD1 (51)" on Schedule "A" to By-law **-18:

- i) Minimum Lot Area (Interior Lot): 420 square metres (4521 square feet)
- ii) Minimum Lot Area (Corner Lot): 510 square metres (5490 square feet)
- iii) Minimum Lot Frontage (Corner Lot): 16.3 metres (53.48 feet)"

e) by adding the following to Section 7 – Exceptions

"7.52

Notwithstanding any inconsistent or conflicting provisions of By-Law 235-97, as amended, the following special provisions shall apply to the lands zoned "Multiple Residential One (RM1) Zone" and more particularly shown as "RM1 (52)" on Schedule "A" to By-law **-18:

- i) Minimum Lot Area (Interior Lot): 170 square metres (1830 square feet)"
- 3. All other provisions of By-law 235-97, as amended, not inconsistent with the foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
- 4. 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.
- 5. Schedule "A" attached to By-law **-18 is declared to form a part of this by-law.

Passed this	_day of	, 2018.
Dave Barrow Mayor		
Stephen M.A. H	luycke	

File: D02-14024 (SC)

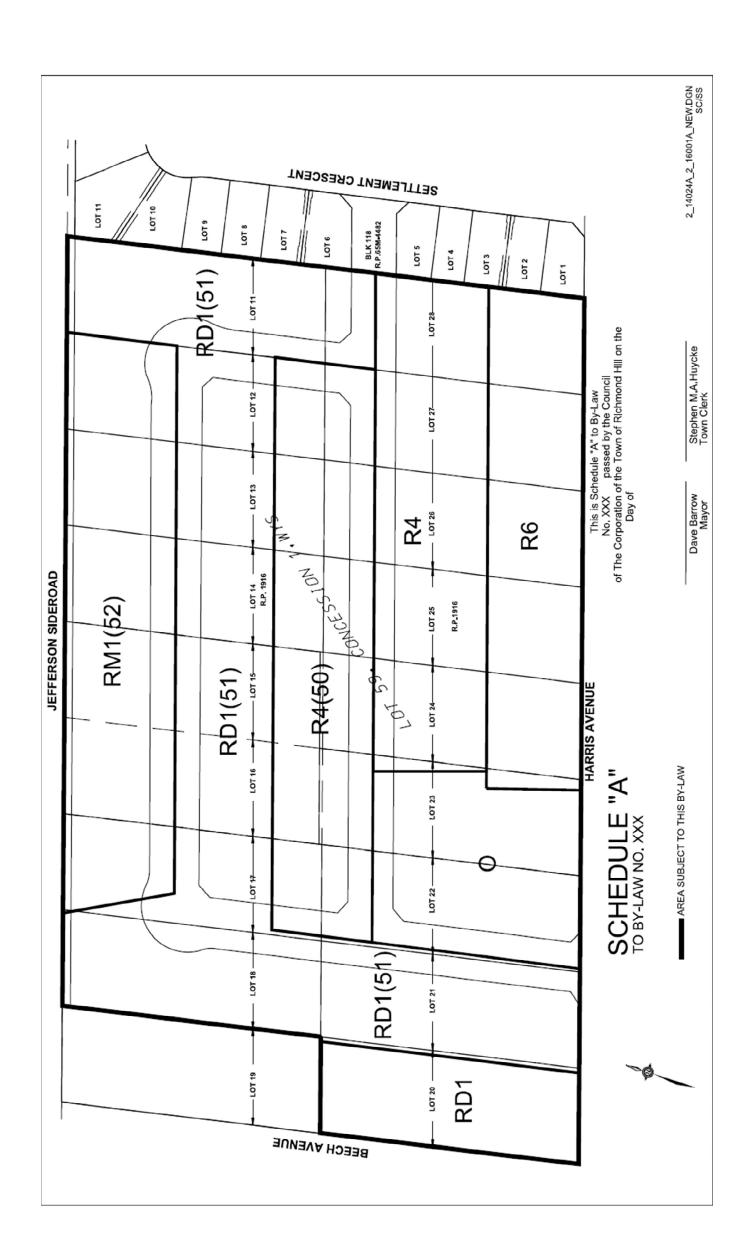
The Corporation of The Town Of Richmond Hill

Explanatory Note to By-Law **-18

By-law **-18 affects the lands described as Lots 1 to 5, Plan 9597, Lot 11, 15 to 18, 20 to 24, 27 and 28, Registered Plan 1916, municipally known as 30 Beech Avenue, 196, 210, 226, 234, 246, 260, 276 and 288 Harris Avenue, and 211, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad.

By-law **-18 will have the following effect:

- 1. remove the Lands from By-law Number 128-04, as amended;
- add the Lands to By-law Number 235-97, as amended and zone the Lands to "Single Detached Four (R4) Zone", "Single Detached Six (R6) Zone", "Semidetached One (RD1) Zone", "Multiple Residential One (RM1) Zone", and "Open Space (O) Zone" to facilitate a residential development comprised of 45 single detached dwellings, 74 semi-detached dwellings and 34 townhouse dwellings; and,
- 3. establish appropriate development standards under the R4, RD1 and RM1 Zone over a portion of the Lands.



Appendix B SRPRS.18.044 Files D02-14024,

D02-14025, D02-16001,

D03-14008, D03-14009

and D03-16002

The Corporation of The Town of Richmond Hill

Schedule of Conditions

Draft Plan of Subdivision

File 19T(R)-14008

Country Wide Homes (Jefferson) Inc. and

Guiseppina Brunetto

Lots 1 to 5, Plan 9597, and Lots 15 to 18, 20 to 24, 56 and 57, Plan 1916

Town of Richmond Hill

Town of Richmond Hill

Development Planning Division

- 1. Approval shall relate to a draft Plan of Subdivision prepared by Evans Planning Inc., having a revision number 9, dated August 21, 2017.
- 2. The lands within this draft Plan of Subdivision shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the *Planning Act*.
- 3. Prior to final approval of the Plan, the Owner shall provide the Town with evidence in the form of an Ontario Land Surveyor Certificate that:
 - a. any existing buildings or structures on the lands as of the date of final approval, are situated so as to comply with applicable zoning by-laws after registration of the plan; and,
 - b. all lot frontages and lot areas within the plan conform to the applicable zoning bylaw.
- 4. The road allowances included within this draft Plan of Subdivision shall be named to the satisfaction of the Town and the York Region Planning and Development Services Department. The Owner shall agree in the Subdivision Agreement that all street names shall be identified to the satisfaction of the Town prior to construction of any buildings.
- 5. The Owner shall agree in the Subdivision Agreement that no building permit application will be submitted for any individual lot or block until the Owner has submitted architectural design plans of the building facades, for all lots and/or blocks within the plan and obtained the approval of the Town through the Architectural Design Control process. Such architectural design plans shall be in accordance with Town approved Architectural Design Control Guidelines. The Owner shall agree to build in accordance with the approved plans.

Development Engineering Division

- 6. The road allowances and road widenings included within this draft Plan of Subdivision shall be dedicated as public highways to the Town without monetary consideration and free of all charges and encumbrances.
- 7. Any dead ends or open sides of road allowances created by this draft Plan of Subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Town without monetary consideration and free of all charges and encumbrances.
- 8. a) Prior to final approval of the draft plan or any portion thereof, the Owner shall enter into one or more Subdivision Agreements with the Town in order to satisfy the financial, servicing and other requirements of the Town, including the construction and installation of municipal services (including, inter alia, roads, curbs, gutters, sidewalks, watermains, sanitary sewers, storm sewers, street lights, traffic lights, street name and regulatory signs) at the Owner's expense, both upon the lands within the draft plan and upon lands external thereof, provision of insurance, payment of Development Charges and prepayment of Local Improvement charges as required by the Town.
 - b) The Owner shall agree in the Subdivision Agreement to pay all processing fees in accordance with the Town's Tariff of Fees By-Law with respect to the subdivision of lands, and shall pay any new or additional costs or fees imposed upon the Town by the Province of Ontario or The Regional Municipality of York which relate to the lands within the draft plan and which may arise prior to the final execution of the Subdivision Agreement. Payment of applicable Regional, Educational and Town-wide Development Charges will be required prior to the issuance of any building permit upon the subdivision lands.
- 9. Prior to final approval of the draft plan or in any portion thereof, the Owner shall enter into an agreement with a distributor as that term is defined in the <u>Electricity Act</u>, 1998, respecting the provisions of electric service and street lighting.
- 10. Such easements as may be required for utility, municipal servicing or drainage purposes, or grading alteration shall be granted to the Town or other appropriate authority in priority to all charges and encumbrances. Such easements to be conveyed to the Town, Region, the Province or the Toronto and Region Conservation Authority shall be conveyed without monetary consideration.
- 11. Prior to entering into any agreement with any telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, which is to be deeded or dedicated to the Town, the Region, Her Majesty the Queen in the Right of the Province of Ontario or any other public authority, including, inter alia, land which is to be dedicated to the Town the Region, Her Majesty the Queen in the Right of the Province of Ontario as public highways, the Owner shall obtain the approval of the Town of the location of any services permitted by such agreement and the wording of the agreement.

Wherever any agreement with a telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, and any easement which has been transferred or is to be transferred to a telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, permits or will permit the installation of aboveground services or facilities, prior to entering into the agreement or transferring such easement, the Owner shall obtain the approval of the Town of the design of such services and facilities. The Owner shall agree in the Subdivision Agreement to not construct or permit to be constructed any aboveground services or facilities inconsistent with or not in accordance with approved design drawings.

The Owner shall agree in the Subdivision Agreement to provide evidence satisfactory to the Town that the aforesaid restrictions have been complied with prior to registration of the Subdivision Agreement.

- 12. The Owner shall agree in the Subdivision Agreement to obtain the approval of the appropriate authority for the installation of electric, gas, telephone and telecommunication services and that the installation of those services shall be underground within the road allowances or within other appropriate easements.
- 13. The Owner shall permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the Town. The Owner shall ensure that any such provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed. The Owner shall agree to the foregoing in the Subdivision Agreement.
- 14. Public highways shall be designed in accordance with the Town's standards for road and intersection design, temporary turning circles, day lighting triangles, and 0.3 metre reserves. For public highways designated as local roads, curb radii shall be designed to provide a 9.5 metre pavement width within the horizontal curve at all changes in horizontal alignment between 60 to 90 degrees.
- 15. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the Town and the Regional Transportation Department.
- 16. The Owner shall agree in the Subdivision Agreement that all portions of public highways which are not paved and all drainage swales on public or private property shall be graded and sodded in accordance with the standards of the Town.
- 17. The Owner shall agree in the Subdivision Agreement to grade and seed all undeveloped lands within the plan, other than conservation lands, and to maintain, to the satisfaction of the Town, all undeveloped lands within the plan.

- 18. The Owner shall agree in the Subdivision Agreement that maintenance of any retaining walls constructed within this draft Plan of Subdivision shall be the responsibility of the Owner, and of subsequent Owners. Retaining walls shall not be constructed upon lands to be transferred to the Town, unless otherwise approved by the Commissioner of Planning and Regulatory Services.
- 19. Prior to final approval, a soils report with respect to the sufficiency and adequacy of the soil within the draft plan to sustain the municipal services and buildings and other structures to be constructed within the draft plan shall be submitted to the Town for review and approval.
- 20. The Owner shall provide to the Town, engineering drawings for, and shall agree in the Subdivision Agreement to install, to the satisfaction of the Town, watermains, sanitary sewage works, storm sewage works, adequate pavement width for roadways, curbs, gutters, sidewalks, street lighting, traffic signals, regulatory signs, street name signs, and any other services or facilities as required. The Owner shall not connect any watermain or sewer to existing municipal systems without the written approval of the Town. All lands to be conveyed to the Town for open space purposes and all easements shall be shown on the engineering drawings. The Owner shall obtain the approval of the Region and/or the Ministry of the Environment, by way of certificate of approval, for the installation of watermains, sanitary sewage works, and storm sewage works.

Further, the Owner shall agree in the Subdivision Agreement that the plan or any portion thereof shall not be granted final approval and registered until:

- a. adequate sanitary sewage is available as determined by the Town and has been allocated, by the Town, to the plan; and,
- b. adequate water supply capacity is available, as determined by the Town, and has been allocated, by the Town, to the plan.

And further, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town and the Regional Municipality of York from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

- 21. The Owner shall agree in the Subdivision Agreement that the sanitary and storm sewers shall be connected and drained to outlets approved by the Ministry of the Environment, the Region of York, the Town of Richmond Hill and where applicable, the Toronto and Region Conservation Authority.
- 22. The Owner shall agree in the Subdivision Agreement that the water distribution system for this draft Plan of Subdivision shall be looped within this draft Plan of Subdivision and with the existing watermain system on the periphery of this draft Plan of Subdivision as necessary, and that allowance shall be made for the future servicing of parcels of land abutting this draft Plan of Subdivision as required by the Town.

- 23. The Plan of Subdivision or any portion thereof shall not be given final approval for registration until such time as storm and sanitary sewer outlets, water distribution systems, and site access via local and collector road systems are available or other arrangements satisfactory to the Town have been made.
- 24. The Owner shall agree in the Subdivision Agreement that no building permits will be applied for or issued for any individual lot or block until the Owner has submitted an individual house siting and grading plan and obtained the approval of the Town for such individual lot or block plan showing inter alia, the driveway location(s) within the road allowance and the building(s) on the lot. The Owner shall agree to build in accordance with the approved plan.
- 25. The pattern of streets and the layout of reserve blocks within this draft Plan of Subdivision shall be designed to align precisely with the pattern and layout for existing plans or any adjoining proposed Plan of Subdivision.
- 26. The Owner shall agree in the Subdivision Agreement:
 - a. to be responsible for the proper drainage within this draft Plan of Subdivision and the effect of such drainage on all lands abutting this draft plan;
 - that all lot and block grading plans shall be prepared by the engineer for the Owner in accordance with the Town's Design Criteria and Design Standards and to provide individual lot grading plans for each lot on the plan prior to the issuance of building permits;
 - c. that for the purpose of preparation of the overall lot and/or block grading plans and the individual lot grading plans, the Owner shall comply with the Town policy with respect to usable yard criteria;
 - d. to develop the lands within the plan in accordance with the approved grading plans and individual lot grading plans; and,
 - e. that the overall lot and/or block grading plans and the individual lot grading plans shall reflect the Tree Inventory and Management Plan and shall minimize grade changes in areas of trees to be retained.
- 27. The Owner(s) shall agree in the Subdivision Agreement to provide the Town with digital copies of the draft and final Plan of Subdivision and all reference plans in accordance with the Town's digital submission requirements. These plans shall be tied to horizontal control at a minimum of three (3) locations at the extreme corners of the plan. The Owner(s) shall agree in the Subdivision Agreement to provide as built engineering drawings (including tributary areas drawings), in accordance with the digital and hard copy submission requirements specified in Town Standards and shall include the database required to satisfy the Town's Infrastructure Management System.

- 28. Prior to final approval of the draft plan or any portion thereof, arrangements satisfactory to the Town shall be in place to provide for the following community services (at a time and with securities satisfactory to the Town and with the conveyance of the necessary lands or easements for the community services to the Town at a time satisfactory to it), which community services are in accordance with, or necessarily incidental to the Master Environmental Servicing Plan (MESP) for the Harris Beach Infill Area and the Functional Servicing Report (FSR) prepared by Masongsong Associates Engineering Limited.
 - a. Construction of one primary means of public road access from the roads within the draft plan to Harris Avenue, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
 - b. Construction of a secondary means of public road access from the roads within the draft plan to Settlement Crescent, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
 - c. Construction of a public road access from the roads within the draft plan to Wicker Drive, if deemed necessary by the Town, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
 - d. Construction of the piped water supply system and appurtenances external to the draft plan, including upgrades to the existing system, for the pressure district servicing the draft plan (to the satisfaction of the Region as well as the Town) and construction of the piped water supply system to service the draft plan, all as outlined in the MESP and FSR;
 - e. Construction of the sanitary sewer system and appurtenances external to the draft plan to an established outlet and construction of sanitary sewers and appurtenances to service the draft plan, all as outlined in the MESP and FSR;
 - f. Construction of the stormwater system to service the draft plan, including Storm Water Management (SWM) Facilities as shown in the MESP and FSR, together with required outlet(s) to the existing watercourse(s) for stormwater management and municipal servicing purposes; and,
 - g. Conveyance of all lands external to the draft plan required for municipal servicing purposes, all as outlined in the MESP and FSR.
- 29. Prior to any grading, stripping or servicing of the lands included within the draft plan, the Owner shall provide a detailed Stormwater Management Report. This report shall be completed to the satisfaction of the Commissioner of Planning and Regulatory Services and shall address:
 - a. the selection of stormwater management source, conveyance, low impact development and end-of pipe practices to be implemented within and external to the draft plan to address water quantity, water quality, and erosion control;
 - b. the protection of groundwater quality and quantity;

- c. the stormwater management design, inspection, operation and maintenance procedures and associated costs;
- d. a water balance analysis for the groundwater system to compare pre and post development conditions, identify the annual water balance deficit and proposed measures to remediate any deficit;
- e. erosion and sediment control measures to be implemented before stripping and grading of the subject lands to protect downstream watercourses and environmental features; and.
- f. monitoring plans, programs, equipment, procedures and associated costs required to address stormwater management performance in accordance with the requirements of the MESP and FSR.

Such report(s) shall utilize as guidelines the Ministry of the Environment Stormwater Management Planning and Design Manual, and the Town of Richmond Hill Stormwater Management Design Criteria. The Owner shall incorporate the recommendations of this report into the applicable engineering plans to be prepared for approval by the Commissioner of Planning and Regulatory Services.

- 30. The Owner shall agree in the Subdivision Agreement:
 - a. to implement the recommendations of the Stormwater Management Report;
 - b. to undertake the performance monitoring program specified in the MESP and FSR and to provide appropriate securities to carry out or cause to be carried out the performance monitoring program; and,
 - c. to convey lands to the Town for the necessary stormwater management facilities without monetary consideration and free of all charges and encumbrances to the satisfaction of the Commissioner of Planning and Regulatory Services.
- 31. The Owner shall agree in the Subdivision Agreement:
 - a. to demonstrate that, prior to assumption of municipal services, all stormwater management facilities are performing in accordance with their approved design to the satisfaction of the Commissioner of Planning and Regulatory Services; and.
 - to satisfy the quality and quantity performance monitoring requirements during construction and for assumption specified in the Town of Richmond Hill Stormwater Management Design.
- 32. The Owner shall engage the services of a certified noise consultant to complete a noise study recommending noise control features satisfactory to the Town, the Regional Transportation and Works Department and in accordance with Ministry of the Environment and Energy noise guidelines.

- 33. The Owner shall agree in the Subdivision Agreement that the noise control features recommended by the study referred to in Condition 32, shall be implemented as approved. Prior to final approval of the Plan of Subdivision, a copy of the fully executed Subdivision Agreement shall be forwarded to the Regional Transportation and Works Department.
- 34. Where the noise study has determined that a noise level of between 55 dBA to 60 dBA will remain, despite the implementation of the recommendations of that study, the following warning clause shall be included in the registered Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise control features within the development area and within the individual building units, noise levels may continue to be of concern, occasionally interfering with some activities of the building occupants."

Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.

35. Where the noise study has determined that noise attenuation fences will be constructed onto lots or blocks within the plan, the following warning clause shall be included in the registered Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that where noise attenuation fences are shown on the plans attached to the Subdivision Agreement with the Town (Schedule B), it is the requirement of the Town that such noise attenuation fences be constructed on private property and that they be maintained by the individual Owner of the lot(s) or block(s) to the satisfaction of the Town."

Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.

36. Prior to final approval, the Owner shall agree in the Subdivision Agreement to retain a qualified hydrogeologist to assess the condition of all private wells with respect to quantity of water produced and its quality for drinking purposes. The hydrogeologist will identify the potential area of impact of the proposed construction and assess and report on the potential for construction activity, associated with the servicing of the subdivision, to detrimentally impact any of the wells. In the event any of the identified wells deteriorate as a result of this development, as determined by the hydrogeological assessment, the Owner agrees to provide the services of a hydrogeologist to investigate claims and recommend appropriate solutions, in a timely manner, and that the cost of any or all investigations and remedies will be the sole responsibility of the Owner.

37. The Owner shall agree in the Subdivision Agreement that Blocks 67 to 72 all inclusive, shall be shown as blocks on the final plan and shall be developed only in conjunction with abutting lands. If the Owner acquires the abutting lands prior to the release of this draft plan for registration, the abutting lands may be combined with the said blocks and shown as lots within the final plan. Further, with respect to this restriction, the Owner shall provide and register restrictions under Section 118 of the Land Titles Act, satisfactory to the Town.

38. Prior to final approval of the Plan either:

- a. Draft plan **19T-16002** in the form approved by the Town (or OMB) shall be registered and adequate public road access to Settlement Crescent adjacent to the Plan (to the east) shall have been provided, together with storm, sanitary and water services, to the satisfaction of the Town; or,
- b. The lands to form the public road access adjacent to the Plan (to the east) shall have been conveyed to the Town without cost and free of encumbrances, and arrangements satisfactory to the Town shall be in place for the construction of the road thereon, together with storm, sanitary and water services.

39. The Owner shall:

- a. pay **Duke of Richmond Developments Inc.** and **Autumn Grove Builders Ltd.** the following amounts and provide the Town with a written acknowledgment from **Duke of Richmond Developments Inc.** and **Autumn Grove Builders Ltd.** of receipt of the monies, or, at the sole option of the Town;
- b. make such other arrangements satisfactory to the Town for these payments to **Duke of Richmond Developments Inc.** and **Autumn Grove Builders Ltd.**

The amount of such payment is \$57,865 to Duke of Richmond Developments Inc. and \$10,212 to Autumn Grove Builders Ltd., subject to adjustment in accordance with the index of Statistics Canada Quarterly, Construction Price Statistics, Catalogue Number 62-007, Table 6.1, Toronto, Institutional Building (School), Index P-10019 or such other index as determined by the Town, at its sole discretion, from the date of issuance of draft approval of the plan to the date of payment as aforesaid. Adjustments to the date of the giving of draft approval shall be based on the change in the said Index from that date for the periods (monthly, semi-annual or otherwise) as determined by the Town in its sole discretion.

- 40. The Owner shall agree in the Subdivision Agreement to implement the following Sustainability Metrics as described in Richmond Hill Sustainability Performance Metrics Tool, and as depicted on the plans as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work:
 - a. Metric 2.E.1 100% of streets will have continuous sidewalks, or equivalent provisions, provided on both sides of streets; and,

b. Metric 4.C.2 Uplighting will not be included in the design and all exterior lighting fixtures > 1,000 lumens will be shielded to prevent nightsky lighting.

Policy Planning Division – Park and Natural Heritage Planning Section

- 41. The Owner shall agree in the Subdivision Agreement to convey to the Town, stormwater management Block 73, and walkway Blocks 75, 76 and 77.
- 42. The Owner shall convey to the Town Blocks 73, 75, 76 and 77 free and clear of all encumbrances and/or encroachments unless otherwise directed in writing by the Town.
- 43. Prior to registration of the plan, the Owner shall submit a Phase 1 Environmental Site Assessment (ESA) for Blocks 73, 75, 76 and 77 carried out consistent with the Canadian Standards Association Standard Z768-01. Additionally the Owner shall agree in the Subdivision Agreement to implement the recommendations of the Phase 1 Environmental Site Assessment including the undertaking of a phase II ESA and/or a remedial plan, if such work is recommended, and to pay for all costs associated with the implementation. Any required ESA/Remedial Plan should not contain a limitation upon the right of the Town to rely upon it and/or the information contained therein.
- 44. The Owner agrees that no trees, vegetation or environmentally significant features within the draft plan shall be removed or altered without the written consent of the Town. Further, in the event that any trees, vegetation or environmentally significant features within the draft plan are removed or altered without the written consent of the Town, the Owner shall restore the lands and/or provide compensation to the municipality as required by the Town.
- 45. Prior to any grading, development, pre-servicing or site alteration the Owner shall submit a Tree Inventory and Preservation Plan completed consistent with the Town's guidelines for the preparation of such reports and to the satisfaction of the Town. The Owner shall agree to implement the recommendations of Tree Inventory and Preservation Plan finally approved by the Town, to pay all costs associated with implementation, to replace the loss of tree cover either through replanting and/or cash-in-lieu of planting, and provide associated securities upon request to guarantee undertaking of the work.
- 46. Prior to execution of the Subdivision Agreement, the Owner shall prepare and submit for approval by the Town Landscape Plans, which will provide for:
 - a. Landscaping traffic islands and circles;
 - b. Boulevard/street trees:
 - c. Pedestrian/trail linkages and associated landscaping through Block 75 from 'Street A' to Beech Avenue, and through Blocks 76 and 77 from 'Street A' to Jefferson Sideroad;
 - d. Entrance features;

- e. Any landscaping indicated in the applicants IGMS/Sustainability Metrics proposal specifically soil quality, soil volume and tree replacement;
- f. Landscaping of the stormwater management block (Block 73);
- g. Tree cover replacement; and,
- h. Any other specific landscaping required.

The Owner shall agree in the Subdivision Agreement to implement the Landscape Plans as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work.

- 47. The Owner shall agree in the Subdivision Agreement that topsoil used throughout the Plan will be fertile and consistent with Town standards. Further, the Owner shall confirm that such is the case by submitting reports and soil test results as requested by the Town. If the results of the reports and soil tests indicate that the topsoil is not fertile and/or does not meet Town standards, reports must recommend how the topsoil should be amended to meet such requirements.
- 48. Prior to any grading, stripping or pre-servicing of the lands, the Owner shall prepare and submit for approval by the Town, grading and servicing plans, which provide for:
 - a. consistency with the recommendations of the approved Tree Inventory and Preservation Plan; and,
 - b. permanent chain link fencing consistent with Town standards, where valleylands, stormwater management facilities and pedestrian walkway blocks abut nonmunicipal lands.
- 49. The Owner shall agree in the Subdivision Agreement that warning clauses will be included in all agreements of purchase and sale, and that information will be provided on all community information maps and promotional sales materials, providing notice as follows:
 - a. that encroachments of any kind are not permitted in natural heritage blocks, valleylands, valleyland buffers, stormwater management blocks, or park lands;
 - b. that Block 73 will be used for stormwater detention purposes and may have a pond retaining from time to time a level of water that may be dangerous to unattended children or to other persons not adequately supervised. Neither the Owner nor the Town shall be responsible to provide any supervision on the said land of any kind and purchasers agree to release, indemnify and save harmless the Owner and Town from any and all claims arising from the use or occupation of Block 73 by the purchasers, their family, friends or invitees;

- c. that it is the intention of the Town that all or part of the stormwater management lands are to be naturalized and left in its natural state, provided the Purchasers acknowledge that nothing in this notice shall in any manner whatsoever preclude or be interpreted as precluding the Town from undertaking any improvements to the said lands at any further date; and,
- d. That adjacent lands are intended to include public walkways and trails and that such uses may result in increased vehicular and pedestrian traffic on the street and adjacent to or in the vicinity of the property and a high volume of pedestrian traffic on the walkways. Purchasers are further advised that properties adjacent to such Blocks may be affected by noise and lighting from such uses.

Region of York

Regional Planning and Development Services Department

- 50. The road allowances included within the draft Plan of Subdivision shall be named to the satisfaction of the Town of Richmond Hill and York Region.
- 51. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of Richmond Hill for the development proposed within this draft Plan of Subdivision or any phase thereof. Registration of the Plan of Subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
- 52. The Owner shall enter into an agreement with the Region wherein the Owner shall save harmless the Town of Richmond Hill and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- 53. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
- 54. The Owner shall enter into an agreement with the Region that any direct connection (temporary or permanent) to the York Region water or wastewater system requires Regional approval prior to construction, and engineering drawings showing details of the connection shall be submitted to the Infrastructure Asset Management Branch for approval.
- 55. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway(s) listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and by provided by the Owner along the subject lands' frontage onto roadway(s) that have/will have transit services. Existing YRT/Viva transit services operate on the following roadway in the vicinity of the subject lands:
 - Jefferson Sideroad

- 56. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadway(s) to the Regional roadway as follows:
 - Connecting Street A to Jefferson Sideroad

The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.

- 57. The Owner shall enter into an agreement with the Region to convey the lands to the local municipality to provide for such pedestrian access connection referred to in Condition No. 56 above.
- 58. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk location(s) and concrete pedestrian access, to the satisfaction of York Region.
- 59. The Owner shall enter into an agreement with the Region to advise all potential purchasers of the existing and/or future introduction of transit services in this development as identified in Condition 55. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps and providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
- 60. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all street(s) which have or will have transit services, sidewalks, pedestrian access and bus stop location(s).
- 61. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Corporate Services Department.
- 62. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.

Toronto and Region Conservation Authority

63. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit, provide and/or attain the approval from the TRCA for:

- a. A detailed engineering report stamped by a professional engineer that in addition to describing the storm drainage system for the proposed development of the subject lands, includes:
 - i. Location and description of all outlets and other facilities, grading, site alterations or development which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
 - ii. Confirmation that TRCA's stormwater management criteria and the criteria requirements for water balance have been met or exceeded;
 - iii. Water balance measures with supporting calculations;
 - iv. Detailed drawings, locations and plans for proposed water balance and LID measures on the appropriate drawings;
 - v. Detailed grading plans and site servicing plans.
- b. A detailed and comprehensive Erosion and Sediment Control Report, which complies with the TRCA's *Erosion and Sediment Control Guidelines for Urban Construction* (available at www.sustainabletechnologies.ca). The report should address sensitives on and adjacent to the site as identified in an environmental study.
- c. A comprehensive Monitoring Plan for potential downstream erosion resulting from the stormwater management facility is prepared to our satisfaction. This monitoring plan must include monitoring throughout construction and post-construction (5 years after municipal assumption).
- 64. That the applicant obtain all Ontario Regulation 166/06 (as amended) permits from the TRCA for all works proposed on the subject property for which permits would be required.
- 65. That the Owner agrees in the Subdivision Agreement, in wording acceptable to the TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and analyses to be approved by TRCA, including water balance and infiltration measures identified in the engineering report;
 - To agree to, and implement, the requirements of the TRCA's conditions in wording acceptable to the TRCA;
 - c. To design and implement on-site erosion and sediment controls in accordance with the Erosion and Sediment Control Report and current TRCA standards;
 - To maintain all stormwater management and erosion and sedimentation control structures operating in good repair during the construction period, in a manner satisfactory to the TRCA;

- e. To obtain all necessary TRCA permits pursuant to Ontario Regulation 166/06 (as amended) from the TRCA;
- f. To provide and install the LID measures identified in the engineering report for the purchaser prior to occupancy, these include increased topsoil depth and any other LID measures proposed and found acceptable to the Town and TRCA;
- g. To provide securities for the long-term monitoring of the downstream receiving system (5 years after municipal assumption) in accordance with the Monitoring Plan to the satisfaction of the TRCA and the Town:
- h. To provide securities to conduct remediation works to the downstream receiving system in the event of erosion caused by discharge from the stormwater management facility (which form a part of this subdivision) during the monitoring period to the satisfaction of the TRCA and the Town;
- i. That a warning clause be included in all agreements of purchase and sale, and information is to be highlighted on all community information maps and promotional sales materials for lots which contain LID/infiltration measures which identifies the following:
 - "The Low Impact Development measure(s) located on the subject property form an integral part of the stormwater management infrastructure for the community. It is the Owner's responsibility to maintain this system and to ensure that proper drainage is maintained."
- 66. That the draft plan be red-line revised (if necessary), to meet the requirements of TRCA's conditions, or to meet current established standards in place as of the date of a request for registration of the Plan or any phase thereof.

Ministry Of Culture

- 67. Prior to final approval, and prior to the initiation of any grading, the Owner shall carry out an archaeological assessment of the entire area within this draft Plan of Subdivision and shall prepare a report which will identify significant archaeological sites to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.
- 68. The Owner shall agree in the Subdivision Agreement that no development or grading shall occur on any site identified as being archaeologically significant by the assessment referred to in Condition 67, until archaeological excavations of all significant sites within any phase for which final approval is sought has been carried out to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.

Clearance Conditions

- 69. Final approval for registration may be issued in phases provided that:
 - a. all government agencies agree to registration by phases and provide clearances as required in Conditions 70, 71, 72, and 73; clearances will be required for each phase proposed for registration by the Owner; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 70. The Town of Richmond Hill shall advise that Conditions 1 to 49 inclusive and 69 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 71. The Regional Planning and Development Services Department shall advise that Conditions 50 to 62 and 69 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 72. The Toronto and Region Conservation Authority shall advise that Conditions 63 to 66 and 69 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 73. The Ministry Culture shall advise that Conditions 67 to 69 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- NOTE: Where final approval for registration has not been given within three (3) years after the date upon which approval to the proposed Plan of Subdivision was given, The Town of Richmond Hill may, in its discretion, and pursuant to the *Planning Act*, R.S.O. 1990, withdraw its approval to this proposed Plan of Subdivision, unless approval has been sooner withdrawn, but The Town of Richmond Hill may from time to time extend the duration of the approval.

In accordance with Section 51(41) of the <i>Planning Act</i> , R.S.O. 1990, the decision to approve the draft Plan of Subdivision, subject to the above conditions, is deemed to nave been made on

Kelvin Kwan
Commissioner of Planning and Regulatory Services
The Town of Richmond Hill

Date:

The Corporation of the Town of Richmond Hill

By-law **-18

A By-law to Amend By-law 128-04, as amended of

The Corporation of the Town of Richmond Hill

The Corporation of the Town of Richmond Hill and By-law 235-97, as amended of

Appendix C SRPRS.18.044 Files D02-14024,

D02-14025, D02-16001.

D03-14008, D03-14009 and

D03-16002

Whereas the Council of The Corporation of the Town of Richmond Hill 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 Town of Richmond Hill enacts as follows:

- That By-law 128-04, as amended of The Corporation of the Town of Richmond 1. Hill ("By-Law 128-04"), be and hereby is further amended by:
 - removing those lands shown on Schedule "A" to this By-law **-18 (the "Lands") and any provisions of By-law 128-04, as amended, that previously applied to the Lands shall no longer apply to the Lands.
- 2. That By-law 235-97, as amended of The Corporation of the Town of Richmond Hill ("By-law 235-97") be and is hereby further amended as follows:
 - by expanding the area of By-law 235-97 to include the Lands; a)
 - b) by rezoning the Lands to "Residential Wide Shallow One Zone (RWS1)" under By-law 235-97, as amended, as shown on Schedule "A" of this Bylaw **-18.
- All other provisions of By-law 235-97, as amended, not inconsistent with the 3. foregoing, shall continue to apply to the lands shown on Schedule "A" attached hereto.
- The imperial measurements found in this by-law in brackets are provided for 4. 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.

5.	Schedule "A'	attached to By	y-law **-18	8 is declare	d to form a	part of this	by-law
Passe	ed this	_day of	, 2018.				
Dave Mayo	Barrow r			-			
	•						

Stephen M.A. Huycke Town Clerk

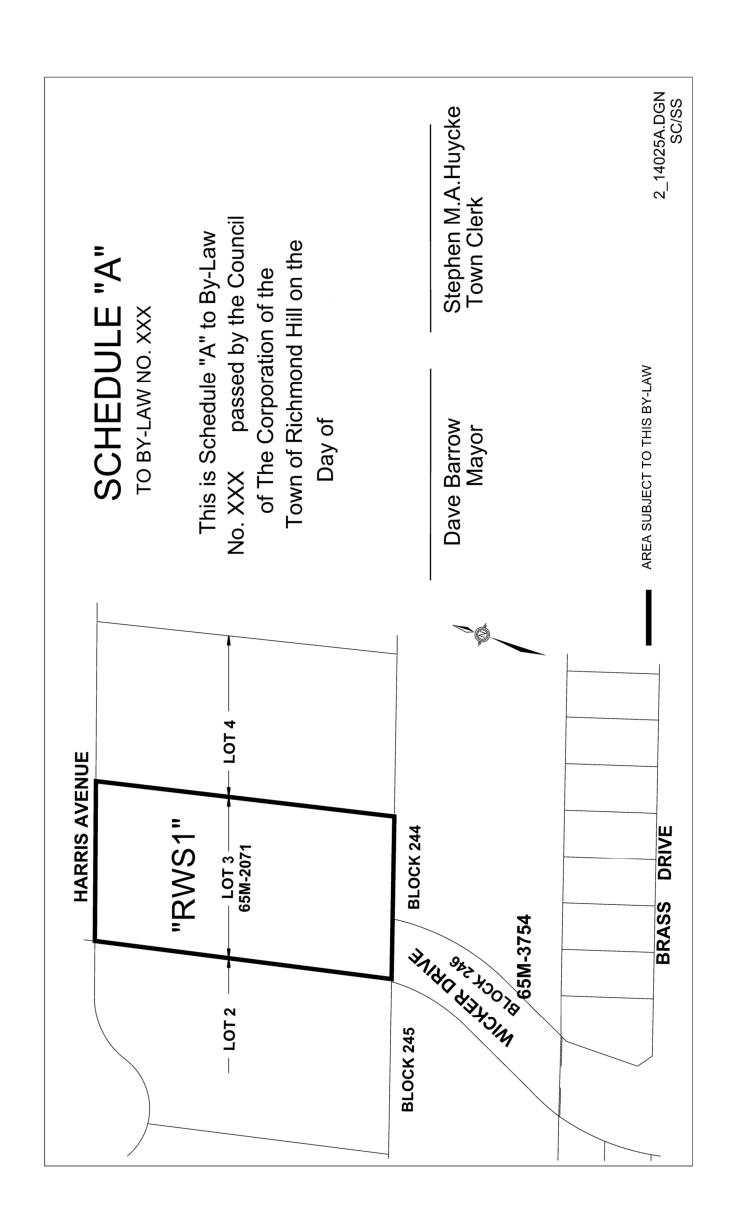
File: D02-14024 (SC)

The Corporation of The Town Of Richmond Hill

Explanatory Note to By-Law **-18

By-law **-18 affects the lands described as Lot 3, Plan 65M-2071, municipally known as 307 Harris Avenue.

By-law **-18 will have the effect of removing the Lands from By-law Number 128-04, as amended and adding the Lands to By-law Number 235-97, as amended. Further, the Lands will be zoned RWS1 under By-law Number 235-97, as amended to facilitate a residential development comprised of six single detached lots.



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The Corporation of The Town of Richmond Hill

Appendix D SRPRS.18.044 Files D02-14024,

D02-14025, D02-16001,

D03-14008, D03-14009

and D03-16002

Schedule of Conditions

Draft Plan of Subdivision

File 19T(R)-14009

Country Wide Homes (Jefferson) Inc.

Lot 3, Plan 65M-2071

Town of Richmond Hill

Town of Richmond Hill

Development Planning Division

- 1. Approval shall relate to a draft Plan of Subdivision prepared by Evans Planning Inc., having a revision number 5, dated January 12, 2016.
- 2. The lands within this draft Plan of Subdivision shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the *Planning Act*.
- 3. Prior to final approval of the Plan, the Owner shall provide the Town with evidence in the form of an Ontario Land Surveyor Certificate that:
 - a. any existing buildings or structures on the lands as of the date of final approval, are situated so as to comply with applicable zoning by-laws after registration of the plan; and,
 - b. all lot frontages and lot areas within the plan conform to the applicable zoning by-
- 4. The road allowances included within this draft Plan of Subdivision shall be named to the satisfaction of the Town and the York Region Planning and Development Services Department. The Owner shall agree in the Subdivision Agreement that all street names shall be identified to the satisfaction of the Town prior to construction of any buildings.
- 5. The Owner shall agree in the Subdivision Agreement that no building permit application will be submitted for any individual lot or block until the Owner has submitted architectural design plans of the building facades, for all lots and/or blocks within the plan and obtained the approval of the Town through the Architectural Design Control process. Such architectural design plans shall be in accordance with Town approved Architectural Design Control Guidelines. The Owner shall agree to build in accordance with the approved plans.

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Development Engineering Division

- 6. The road allowances and road widenings included within this draft Plan of Subdivision shall be dedicated as public highways to the Town without monetary consideration and free of all charges and encumbrances.
- 7. Any dead ends or open sides of road allowances created by this draft Plan of Subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Town without monetary consideration and free of all charges and encumbrances.
- 8. a) Prior to final approval of the draft plan or any portion thereof, the Owner shall enter into one or more Subdivision Agreements with the Town in order to satisfy the financial, servicing and other requirements of the Town, including the construction and installation of municipal services (including, inter alia, roads, curbs, gutters, sidewalks, watermains, sanitary sewers, storm sewers, street lights, traffic lights, street name and regulatory signs) at the Owner's expense, both upon the lands within the draft plan and upon lands external thereof, provision of insurance, payment of Development Charges and prepayment of Local Improvement charges as required by the Town.
 - b) The Owner shall agree in the Subdivision Agreement to pay all processing fees in accordance with the Town's Tariff of Fees By-Law with respect to the subdivision of lands, and shall pay any new or additional costs or fees imposed upon the Town by the Province of Ontario or The Regional Municipality of York which relate to the lands within the draft plan and which may arise prior to the final execution of the Subdivision Agreement. Payment of applicable Regional, Educational and Town-wide Development Charges will be required prior to the issuance of any building permit upon the subdivision lands.
- 9. Prior to final approval of the draft plan or in any portion thereof, the Owner shall enter into an agreement with a distributor as that term is defined in the <u>Electricity Act</u>, 1998, respecting the provisions of electric service and street lighting.
- 10. Such easements as may be required for utility, municipal servicing or drainage purposes, or grading alteration shall be granted to the Town or other appropriate authority in priority to all charges and encumbrances. Such easements to be conveyed to the Town, Region, the Province or the Toronto and Region Conservation Authority shall be conveyed without monetary consideration.
- 11. Prior to entering into any agreement with any telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, which is to be deeded or dedicated to the Town, the Region, Her Majesty the Queen in the Right of the Province of Ontario or any other public authority, including, inter alia, land which is to be dedicated to the Town the Region, Her Majesty the Queen in the Right of the Province of Ontario as public highways, the Owner shall obtain the approval of the Town of the location of any services permitted by such agreement and the wording of the agreement.

Wherever any agreement with a telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, and any easement which has been transferred or is to be transferred to a telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, permits or will permit the installation of aboveground services or facilities, prior to entering into the agreement or transferring such easement, the Owner shall obtain the approval of the Town of the design of such services and facilities. The Owner shall agree in the Subdivision Agreement to not construct or permit to be constructed any aboveground services or facilities inconsistent with or not in accordance with approved design drawings.

The Owner shall agree in the Subdivision Agreement to provide evidence satisfactory to the Town that the aforesaid restrictions have been complied with prior to registration of the Subdivision Agreement.

- 12. The Owner shall agree in the Subdivision Agreement to obtain the approval of the appropriate authority for the installation of electric, gas, telephone and telecommunication services and that the installation of those services shall be underground within the road allowances or within other appropriate easements.
- 13. The Owner shall permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the Town. The Owner shall ensure that any such provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed. The Owner shall agree to the foregoing in the Subdivision Agreement.
- 14. Public highways shall be designed in accordance with the Town's standards for road and intersection design, temporary turning circles, day lighting triangles, and 0.3 metre reserves. For public highways designated as local roads, curb radii shall be designed to provide a 9.5 metre pavement width within the horizontal curve at all changes in horizontal alignment between 60 to 90 degrees.
- 15. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the Town and the Regional Transportation Department.
- 16. The Owner shall agree in the Subdivision Agreement that all portions of public highways which are not paved and all drainage swales on public or private property shall be graded and sodded in accordance with the standards of the Town.
- 17. The Owner shall agree in the Subdivision Agreement to grade and seed all undeveloped lands within the plan, other than conservation lands, and to maintain, to the satisfaction of the Town, all undeveloped lands within the plan.

- 18. The Owner shall agree in the Subdivision Agreement that maintenance of any retaining walls constructed within this draft Plan of Subdivision shall be the responsibility of the Owner, and of subsequent Owners. Retaining walls shall not be constructed upon lands to be transferred to the Town, unless otherwise approved by the Commissioner of Planning and Regulatory Services.
- 19. Prior to final approval, a soils report with respect to the sufficiency and adequacy of the soil within the draft plan to sustain the municipal services and buildings and other structures to be constructed within the draft plan shall be submitted to the Town for review and approval.
- 20. The Owner shall provide to the Town, engineering drawings for, and shall agree in the Subdivision Agreement to install, to the satisfaction of the Town, watermains, sanitary sewage works, storm sewage works, adequate pavement width for roadways, curbs, gutters, sidewalks, street lighting, traffic signals, regulatory signs, street name signs, and any other services or facilities as required. The Owner shall not connect any watermain or sewer to existing municipal systems without the written approval of the Town. All lands to be conveyed to the Town for open space purposes and all easements shall be shown on the engineering drawings. The Owner shall obtain the approval of the Region and/or the Ministry of the Environment, by way of certificate of approval, for the installation of watermains, sanitary sewage works, and storm sewage works.

Further, the Owner shall agree in the Subdivision Agreement that the plan or any portion thereof shall not be granted final approval and registered until:

- a. adequate sanitary sewage is available as determined by the Town and has been allocated, by the Town, to the plan; and,
- b. adequate water supply capacity is available, as determined by the Town, and has been allocated, by the Town, to the plan.

And further, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town and the Regional Municipality of York from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

- 21. The Owner shall agree in the Subdivision Agreement that the sanitary and storm sewers shall be connected and drained to outlets approved by the Ministry of the Environment, the Region of York, the Town of Richmond Hill and where applicable, the Toronto and Region Conservation Authority.
- 22. The Owner shall agree in the Subdivision Agreement that the water distribution system for this draft Plan of Subdivision shall be looped within this draft Plan of Subdivision and with the existing watermain system on the periphery of this draft Plan of Subdivision as necessary, and that allowance shall be made for the future servicing of parcels of land abutting this draft Plan of Subdivision as required by the Town.

- 23. The Plan of Subdivision or any portion thereof shall not be given final approval for registration until such time as storm and sanitary sewer outlets, water distribution systems, and site access via local and collector road systems are available or other arrangements satisfactory to the Town have been made.
- 24. The Owner shall agree in the Subdivision Agreement that no building permits will be applied for or issued for any individual lot or block until the Owner has submitted an individual house siting and grading plan and obtained the approval of the Town for such individual lot or block plan showing inter alia, the driveway location(s) within the road allowance and the building(s) on the lot. The Owner shall agree to build in accordance with the approved plan.
- 25. The pattern of streets and the layout of reserve blocks within this draft Plan of Subdivision shall be designed to align precisely with the pattern and layout for existing plans or any adjoining proposed Plan of Subdivision.
- 26. The Owner shall agree in the Subdivision Agreement:
 - a. to be responsible for the proper drainage within this draft Plan of Subdivision and the effect of such drainage on all lands abutting this draft plan;
 - that all lot and block grading plans shall be prepared by the engineer for the Owner in accordance with the Town's Design Criteria and Design Standards and to provide individual lot grading plans for each lot on the plan prior to the issuance of building permits;
 - c. that for the purpose of preparation of the overall lot and/or block grading plans and the individual lot grading plans, the Owner shall comply with the Town policy with respect to usable yard criteria;
 - d. to develop the lands within the plan in accordance with the approved grading plans and individual lot grading plans; and,
 - e. that the overall lot and/or block grading plans and the individual lot grading plans shall reflect the Tree Inventory and Management Plan and shall minimize grade changes in areas of trees to be retained.
- 27. The Owner(s) shall agree in the Subdivision Agreement to provide the Town with digital copies of the draft and final Plan of Subdivision and all reference plans in accordance with the Town's digital submission requirements. These plans shall be tied to horizontal control at a minimum of three (3) locations at the extreme corners of the plan. The Owner(s) shall agree in the Subdivision Agreement to provide as built engineering drawings (including tributary areas drawings), in accordance with the digital and hard copy submission requirements specified in Town Standards and shall include the database required to satisfy the Town's Infrastructure Management System.

- 28. Prior to final approval of the draft plan or any portion thereof, arrangements satisfactory to the Town shall be in place to provide for the following community services (at a time and with securities satisfactory to the Town and with the conveyance of the necessary lands or easements for the community services to the Town at a time satisfactory to it), which community services are in accordance with, or necessarily incidental to the Master Environmental Servicing Plan (MESP) for the Harris Beach Infill Area and the Functional Servicing Report (FSR) prepared by Masongsong Associates Engineering Limited.
 - a. Construction of one primary means of public road access from the roads within the draft plan to Harris Avenue, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
 - Construction of one secondary means of public road access from the roads within the draft plan to Wicker Drive, if deemed necessary by the Town, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
 - c. Construction of the piped water supply system and appurtenances external to the draft plan, including upgrades to the existing system, for the pressure district servicing the draft plan (to the satisfaction of the Region as well as the Town) and construction of the piped water supply system to service the draft plan, all as outlined in the MESP and FSR;
 - d. Construction of the sanitary sewer system and appurtenances external to the draft plan to an established outlet and construction of sanitary sewers and appurtenances to service the draft plan, all as outlined in the MESP and FSR;
 - e. Construction of the stormwater system to service the draft plan, including Storm Water Management (SWM) Facilities as shown in the MESP and FSR, together with required outlet(s) to the existing watercourse(s) for stormwater management and municipal servicing purposes; and,
 - f. Conveyance of all lands external to the draft plan required for municipal servicing purposes, all as outlined in the MESP and FSR.
- 29. Prior to any grading, stripping or servicing of the lands included within the draft plan, the Owner shall provide a detailed Stormwater Management Report. This report shall be completed to the satisfaction of the Commissioner of Planning and Regulatory Services and shall address:
 - a. the selection of stormwater management source, conveyance, low impact development and end-of pipe practices to be implemented within and external to the draft plan to address water quantity, water quality, and erosion control;
 - b. the protection of groundwater quality and quantity;
 - c. the stormwater management design, inspection, operation and maintenance procedures and associated costs;

- d. a water balance analysis for the groundwater system to compare pre and post development conditions, identify the annual water balance deficit and proposed measures to remediate any deficit;
- e. erosion and sediment control measures to be implemented before stripping and grading of the subject lands to protect downstream watercourses and environmental features; and,
- f. monitoring plans, programs, equipment, procedures and associated costs required to address stormwater management performance in accordance with the requirements of the MESP and FSR.

Such report(s) shall utilize as guidelines the Ministry of the Environment Stormwater Management Planning and Design Manual, and the Town of Richmond Hill Stormwater Management Design Criteria. The Owner shall incorporate the recommendations of this report into the applicable engineering plans to be prepared for approval by the Commissioner of Planning and Regulatory Services. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the Stormwater Management Report.

30. Prior to final approval, the Owner shall agree in the Subdivision Agreement to retain a qualified hydrogeologist to assess the condition of all private wells with respect to quantity of water produced and its quality for drinking purposes. The hydrogeologist will identify the potential area of impact of the proposed construction and assess and report on the potential for construction activity, associated with the servicing of the subdivision, to detrimentally impact any of the wells. In the event any of the identified wells deteriorate as a result of this development, as determined by the hydrogeological assessment, the Owner agrees to provide the services of a hydrogeologist to investigate claims and recommend appropriate solutions, in a timely manner, and that the cost of any or all investigations and remedies will be the sole responsibility of the Owner.

31. The Owner shall:

- a. pay Duke of Richmond Developments Inc. and Autumn Grove Builders Ltd.
 the following amounts and provide the Town with a written acknowledgment from
 Duke of Richmond Developments Inc. and Autumn Grove Builders Ltd. of
 receipt of the monies, or, at the sole option of the Town;
- b. make such other arrangements satisfactory to the Town for these payments to **Duke of Richmond Developments Inc.** and **Autumn Grove Builders Ltd.**

The amount of such payment is \$7,440 to **Duke of Richmond Developments Inc.** and \$41,424 to **Autumn Grove Builders Ltd.**, subject to adjustment in accordance with the index of Statistics Canada Quarterly, Construction Price Statistics, Catalogue Number 62-007, Table 6.1, Toronto, Institutional Building (School), Index P-10019 or such other index as determined by the Town, at its sole discretion, from the date of issuance of draft approval of the plan to the date of payment as aforesaid. Adjustments to the date of the giving of draft approval shall be based on

- the change in the said Index from that date for the periods (monthly, semi-annual or otherwise) as determined by the Town in its sole discretion.
- 32. The Owner shall agree in the Subdivision Agreement to implement the following Sustainability Metrics as described in Richmond Hill Sustainability Performance Metrics Tool, and as depicted on the plans as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work:
 - a. Metric 2.E.1 100% of streets will have continuous sidewalks, or equivalent provisions, provided on both sides of streets; and,
 - b. Metric 4.C.2 Uplighting will not be included in the design and all exterior lighting fixtures > 1,000 lumens will be shielded to prevent nightsky lighting.

Policy Planning Division – Park and Natural Heritage Planning Section

- 33. The Owner agrees that no trees, vegetation or environmentally significant features within the draft plan shall be removed or altered without the written consent of the Town. Further, in the event that any trees, vegetation or environmentally significant features within the draft plan are removed or altered without the written consent of the Town, the Owner shall restore the lands and/or provide compensation to the municipality as required by the Town.
- 34. Prior to any grading, development, pre-servicing or site alteration the Owner shall submit a Tree Inventory and Preservation Plan completed consistent with the Town's guidelines for the preparation of such reports and to the satisfaction of the Town. The Owner shall agree to implement the recommendations of Tree Inventory and Preservation Plan finally approved by the Town, to pay all costs associated with implementation, to replace the loss of tree cover either through replanting and/or cash-in-lieu of planting, and provide associated securities upon request to guarantee undertaking of the work.
- 35. Prior to execution of the Subdivision Agreement, the Owner shall prepare and submit for approval by the Town Landscape Plans, which will provide for:
 - a. Boulevard/street trees;
 - b. Entrance features
 - c. Any landscaping indicated in the applicants IGMS/Sustainability Metrics proposal specifically topsoil quality, tree replacement and soil volumes for trees;
 - d. Tree cover replacement; and,
 - e. Any other specific landscaping required.

The Owner shall agree in the Subdivision Agreement to implement the Landscape Plans as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work.

- 36. The Owner shall agree in the Subdivision Agreement that topsoil used throughout the Plan will be fertile and consistent with Town standards. Further, the Owner shall confirm that such is the case by submitting reports and soil test results as requested by the Town. If the results of the reports and soil tests indicate that the topsoil is not fertile and/or does not meet Town standards, reports must recommend how the topsoil should be amended to meet such requirements.
- 37. Prior to any grading, stripping or pre-servicing of the lands, the Owner shall prepare and submit for approval by the Town, grading and servicing plans, which provide for:
 - a. Consistency with the recommendations of the approved Tree Inventory and Preservation Plan; and,
 - b. Permanent chain link fencing consistent with Town standards, where parkland, valleylands, stormwater management facilities and pedestrian walkway blocks abut non-municipal lands.
- 38. The Owner shall agree in the Subdivision Agreement that warning clauses will be included in all agreements of purchase and sale, and that information will be provided on all community information maps and promotional sales materials, providing notice as follows:
 - a. that encroachments of any kind are not permitted in natural heritage blocks, valleylands, valleyland buffers, stormwater management blocks, or park lands;
 - b. that it is the intention of the Town that all or part of the stormwater management lands are to be naturalized and left in its natural state, provided the Purchasers acknowledge that nothing in this notice shall in any manner whatsoever preclude or be interpreted as precluding the Town from undertaking any improvements to the said lands at any further date; and,
 - c. that the subdivision is near lands intended to include public walkways and trails, and that such uses may result in increased vehicular and pedestrian traffic on the street and adjacent to or in the vicinity of the property, and a high volume of pedestrian traffic on the walkways. Purchasers are further advised that properties adjacent to such lands may be affected by noise and lighting from such uses.

Region of York

Regional Planning and Development Services Department

- 39. The road allowances included within this draft Plan of Subdivision shall be named to the satisfaction of the Town and York Region.
- 40. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of Richmond Hill for the development proposed within this draft Plan of Subdivision or any phase thereof. Registration of the Plan of Subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.

- 41. The Owner shall enter into an agreement with the Region wherein the Owner shall save harmless the Town of Richmond Hill and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- 42. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
- 43. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Corporate Services Department, outlining all requirements of the Corporate Services Department.
- 44. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.

Toronto and Region Conservation Authority

- 45. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit, provide and/or attain the approval from the TRCA for:
 - a. A detailed engineering report stamped by a professional engineer that in addition to describing the storm drainage system for the proposed development of the subject lands, includes:
 - Location and description of all outlets and other facilities, grading, site alterations or development which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
 - ii. Confirmation that TRCA's stormwater management criteria and the criteria requirements for water balance have been met or exceeded;
 - iii. Water balance measures with supporting calculations;
 - Detailed drawings, locations and plans for proposed water balance and LID measures on the appropriate drawings;
 - v. Detailed grading plans and site servicing plans.
 - b. A detailed and comprehensive Erosion and Sediment Control Report, which complies with the TRCA's *Erosion and Sediment Control Guidelines for Urban Construction* (available at www.sustainabletechnologies.ca). The report should address sensitives on and adjacent to the site as identified in an environmental study.

- c. A comprehensive Monitoring Plan for potential downstream erosion resulting from the stormwater management facility is prepared to our satisfaction. This monitoring plan must include monitoring throughout construction and post-construction (5 years after municipal assumption).
- 46. That the applicant obtain all Ontario Regulation 166/06 (as amended) permits from the TRCA for all works proposed on the subject property for which permits would be required.
- 47. That the Owner agrees in the Subdivision Agreement, in wording acceptable to the TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and analyses to be approved by TRCA, including water balance and infiltration measures identified in the engineering report;
 - b. To agree to, and implement, the requirements of the TRCA's conditions in wording acceptable to the TRCA;
 - c. To design and implement on-site erosion and sediment controls in accordance with the Erosion and Sediment Control Report and current TRCA standards;
 - To maintain all stormwater management and erosion and sedimentation control structures operating in good repair during the construction period, in a manner satisfactory to the TRCA;
 - e. To obtain all necessary TRCA permits pursuant to Ontario Regulation 166/06 (as amended) from the TRCA;
 - f. To provide and install the LID measures identified in the engineering report for the purchaser prior to occupancy, these include increased topsoil depth and any other LID measures proposed and found acceptable to the Town and TRCA;
 - g. To provide securities for the long-term monitoring of the downstream receiving system (5 years after municipal assumption) in accordance with the Monitoring Plan to the satisfaction of the TRCA and the Town:
 - h. To provide securities to conduct remediation works to the downstream receiving system in the event of erosion caused by discharge from the stormwater management facility (which form a part of this subdivision) during the monitoring period to the satisfaction of the TRCA and the Town;
 - i. That a warning clause be included in all agreements of purchase and sale, and information is to be highlighted on all community information maps and promotional sales materials for lots which contain LID/infiltration measures which identifies the following:

"The Low Impact Development measure(s) located on the subject property form an integral part of the stormwater management infrastructure for the community. It is the Owner's responsibility to maintain this system and to ensure that proper drainage is maintained."

48. That the draft plan be red-line revised (if necessary), to meet the requirements of TRCA's conditions, or to meet current established standards in place as of the date of a request for registration of the Plan or any phase thereof.

Ministry Of Culture

- 49. Prior to final approval, and prior to the initiation of any grading, the Owner shall carry out an archaeological assessment of the entire area within this draft Plan of Subdivision and shall prepare a report which will identify significant archaeological sites to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.
- 50. The Owner shall agree in the Subdivision Agreement that no development or grading shall occur on any site identified as being archaeologically significant by the assessment referred to in Condition 49, until archaeological excavations of all significant sites within any phase for which final approval is sought has been carried out to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.

Clearance Conditions

- 51. The Town of Richmond Hill shall advise that Conditions 1 to 38 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 52. The Regional Planning and Development Services Department shall advise that Conditions 39 to 44 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 53. The Toronto and Region Conservation Authority shall advise that Conditions 45 to 48 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 54. The Ministry Culture shall advise that Conditions 49 and 50 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- NOTE: Where final approval for registration has not been given within three (3) years after the date upon which approval to the proposed Plan of Subdivision was given, The Town of Richmond Hill may, in its discretion, and pursuant to the *Planning Act*, R.S.O. 1990, withdraw its approval to this proposed Plan of Subdivision, unless approval has been sooner withdrawn, but The Town of Richmond Hill may from time to time extend the duration of the approval.

In accordance with Section 51(41) of the <i>Planning Act</i> , R.S.O. 1990, the decision to approve the draft Plan of Subdivision, subject to the above conditions, is deemed to have been made on
Kelvin Kwan Commissioner of Planning and Regulatory Services The Town of Richmond Hill

Date:

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The Corporation of The Town of Richmond Hill

Schedule of Conditions

Draft Plan of Subdivision

File 19T(R)-16002

Country Wide Homes (Jefferson) Inc.

Lots 11, 27 and 28, Plan 1916

Town of Richmond Hill

Town of Richmond Hill

Development Planning Division

- 1. Approval shall relate to a draft Plan of Subdivision prepared by Evans Planning Inc., having a revision date of August 21, 2017.
- 2. The lands within this draft Plan of Subdivision shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the *Planning Act*.
- 3. Prior to final approval of the Plan, the Owner shall provide the Town with evidence in the form of an Ontario Land Surveyor Certificate that:
 - a. any existing buildings or structures on the lands as of the date of final approval, are situated so as to comply with applicable zoning by-laws after registration of the plan; and,
 - b. all lot frontages and lot areas within the plan conform to the applicable zoning bylaw.
- 4. The road allowances included within this draft Plan of Subdivision shall be named to the satisfaction of the Town and the York Region Planning and Development Services Department. The Owner shall agree in the Subdivision Agreement that all street names shall be identified to the satisfaction of the Town prior to construction of any buildings.
- 5. The Owner shall agree in the Subdivision Agreement that no building permit application will be submitted for any individual lot or block until the Owner has submitted architectural design plans of the building facades, for all lots and/or blocks within the plan and obtained the approval of the Town through the Architectural Design Control process. Such architectural design plans shall be in accordance with Town approved Architectural Design Control Guidelines. The Owner shall agree to build in accordance with the approved plans.

Appendix E SRPRS.18.044 Files D02-14024, D02-14025, D02-16001, D03-14008, D03-14009 and D03-16002

Development Engineering Division

- 6. The road allowances and road widenings included within this draft Plan of Subdivision shall be dedicated as public highways to the Town without monetary consideration and free of all charges and encumbrances.
- 7. Any dead ends or open sides of road allowances created by this draft Plan of Subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Town without monetary consideration and free of all charges and encumbrances.
- 8. a) Prior to final approval of the draft plan or any portion thereof, the Owner shall enter into one or more Subdivision Agreements with the Town in order to satisfy the financial, servicing and other requirements of the Town, including the construction and installation of municipal services (including, inter alia, roads, curbs, gutters, sidewalks, watermains, sanitary sewers, storm sewers, street lights, traffic lights, street name and regulatory signs) at the Owner's expense, both upon the lands within the draft plan and upon lands external thereof, provision of insurance, payment of Development Charges and prepayment of Local Improvement charges as required by the Town.
 - b) The Owner shall agree in the Subdivision Agreement to pay all processing fees in accordance with the Town's Tariff of Fees By-Law with respect to the subdivision of lands, and shall pay any new or additional costs or fees imposed upon the Town by the Province of Ontario or The Regional Municipality of York which relate to the lands within the draft plan and which may arise prior to the final execution of the Subdivision Agreement. Payment of applicable Regional, Educational and Town-wide Development Charges will be required prior to the issuance of any building permit upon the subdivision lands.
- 9. Prior to final approval of the draft plan or in any portion thereof, the Owner shall enter into an agreement with a distributor as that term is defined in the <u>Electricity Act</u>, 1998, respecting the provisions of electric service and street lighting.
- 10. Such easements as may be required for utility, municipal servicing or drainage purposes, or grading alteration shall be granted to the Town or other appropriate authority in priority to all charges and encumbrances. Such easements to be conveyed to the Town, Region, the Province or the Toronto and Region Conservation Authority shall be conveyed without monetary consideration.
- 11. Prior to entering into any agreement with any telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, which is to be deeded or dedicated to the Town, the Region, Her Majesty the Queen in the Right of the Province of Ontario or any other public authority, including, inter alia, land which is to be dedicated to the Town the Region, Her Majesty the Queen in the Right of the Province of Ontario as public highways, the Owner shall obtain the approval of the Town of the location of any services permitted by such agreement and the wording of the agreement.

Wherever any agreement with a telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, and any easement which has been transferred or is to be transferred to a telecommunications service provider, any natural gas or electricity service distributor or transmitter or any other public utility provider for the use of any lands within the Plan, permits or will permit the installation of aboveground services or facilities, prior to entering into the agreement or transferring such easement, the Owner shall obtain the approval of the Town of the design of such services and facilities. The Owner shall agree in the Subdivision Agreement to not construct or permit to be constructed any aboveground services or facilities inconsistent with or not in accordance with approved design drawings.

The Owner shall agree in the Subdivision Agreement to provide evidence satisfactory to the Town that the aforesaid restrictions have been complied with prior to registration of the Subdivision Agreement.

- 12. The Owner shall agree in the Subdivision Agreement to obtain the approval of the appropriate authority for the installation of electric, gas, telephone and telecommunication services and that the installation of those services shall be underground within the road allowances or within other appropriate easements.
- 13. The Owner shall permit any telephone or telecommunications service provider to locate its plant within the proposed subdivision prior to the registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the Town. The Owner shall ensure that any such provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed. The Owner shall agree to the foregoing in the Subdivision Agreement.
- 14. Public highways shall be designed in accordance with the Town's standards for road and intersection design, temporary turning circles, day lighting triangles, and 0.3 metre reserves. For public highways designated as local roads, curb radii shall be designed to provide a 9.5 metre pavement width within the horizontal curve at all changes in horizontal alignment between 60 to 90 degrees.
- 15. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the Town and the Regional Transportation Department.
- 16. The Owner shall agree in the Subdivision Agreement that all portions of public highways which are not paved and all drainage swales on public or private property shall be graded and sodded in accordance with the standards of the Town.
- 17. The Owner shall agree in the Subdivision Agreement to grade and seed all undeveloped lands within the plan, other than conservation lands, and to maintain, to the satisfaction of the Town, all undeveloped lands within the plan.
- 18. The Owner shall agree in the Subdivision Agreement that maintenance of any retaining walls constructed within this draft Plan of Subdivision shall be the

responsibility of the Owner, and of subsequent Owners. Retaining walls shall not be constructed upon lands to be transferred to the Town, unless otherwise approved by the Commissioner of Planning and Regulatory Services.

- 19. Prior to final approval, a soils report with respect to the sufficiency and adequacy of the soil within the draft plan to sustain the municipal services and buildings and other structures to be constructed within the draft plan shall be submitted to the Town for review and approval.
- 20. The Owner shall provide to the Town, engineering drawings for, and shall agree in the Subdivision Agreement to install, to the satisfaction of the Town, watermains, sanitary sewage works, storm sewage works, adequate pavement width for roadways, curbs, gutters, sidewalks, street lighting, traffic signals, regulatory signs, street name signs, and any other services or facilities as required. The Owner shall not connect any watermain or sewer to existing municipal systems without the written approval of the Town. All lands to be conveyed to the Town for open space purposes and all easements shall be shown on the engineering drawings. The Owner shall obtain the approval of the Region and/or the Ministry of the Environment, by way of certificate of approval, for the installation of watermains, sanitary sewage works, and storm sewage works.

Further, the Owner shall agree in the Subdivision Agreement that the plan or any portion thereof shall not be granted final approval and registered until:

- a. adequate sanitary sewage is available as determined by the Town and has been allocated, by the Town, to the plan; and,
- b. adequate water supply capacity is available, as determined by the Town, and has been allocated, by the Town, to the plan.

And further, the Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the Town and the Regional Municipality of York from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

- 21. The Owner shall agree in the Subdivision Agreement that the sanitary and storm sewers shall be connected and drained to outlets approved by the Ministry of the Environment, the Region of York, the Town of Richmond Hill and where applicable, the Toronto and Region Conservation Authority.
- 22. The Owner shall agree in the Subdivision Agreement that the water distribution system for this draft Plan of Subdivision shall be looped within this draft Plan of Subdivision and with the existing watermain system on the periphery of this draft Plan of Subdivision as necessary, and that allowance shall be made for the future servicing of parcels of land abutting this draft Plan of Subdivision as required by the Town.
- 23. The Plan of Subdivision or any portion thereof shall not be given final approval for registration until such time as storm and sanitary sewer outlets, water distribution

- systems, and site access via local and collector road systems are available or other arrangements satisfactory to the Town have been made.
- 24. The Owner shall agree in the Subdivision Agreement that no building permits will be applied for or issued for any individual lot or block until the Owner has submitted an individual house siting and grading plan and obtained the approval of the Town for such individual lot or block plan showing inter alia, the driveway location(s) within the road allowance and the building(s) on the lot. The Owner shall agree to build in accordance with the approved plan.
- 25. The pattern of streets and the layout of reserve blocks within this draft Plan of Subdivision shall be designed to align precisely with the pattern and layout for existing plans or any adjoining proposed Plan of Subdivision.
- 26. The Owner shall agree in the Subdivision Agreement:
 - a. to be responsible for the proper drainage within this draft Plan of Subdivision and the effect of such drainage on all lands abutting this draft plan;
 - b. that all lot and block grading plans shall be prepared by the engineer for the Owner in accordance with the Town's Design Criteria and Design Standards and to provide individual lot grading plans for each lot on the plan prior to the issuance of building permits;
 - c. that for the purpose of preparation of the overall lot and/or block grading plans and the individual lot grading plans, the Owner shall comply with the Town policy with respect to usable yard criteria;
 - d. to develop the lands within the plan in accordance with the approved grading plans and individual lot grading plans; and,
 - e. that the overall lot and/or block grading plans and the individual lot grading plans shall reflect the Tree Inventory and Management Plan and shall minimize grade changes in areas of trees to be retained.
- 27. The Owner(s) shall agree in the Subdivision Agreement to provide the Town with digital copies of the draft and final Plan of Subdivision and all reference plans in accordance with the Town's digital submission requirements. These plans shall be tied to horizontal control at a minimum of three (3) locations at the extreme corners of the plan. The Owner(s) shall agree in the Subdivision Agreement to provide as built engineering drawings (including tributary areas drawings), in accordance with the digital and hard copy submission requirements specified in Town Standards and shall include the database required to satisfy the Town's Infrastructure Management System.
- 28. Prior to final approval of the draft plan or any portion thereof, arrangements satisfactory to the Town shall be in place to provide for the following community services (at a time and with securities satisfactory to the Town and with the conveyance of the necessary lands or easements for the community services to the Town at a time satisfactory to it), which community services are in accordance with,

or necessarily incidental to the Master Environmental Servicing Plan (MESP) for the Harris Beach Infill Area and the Functional Servicing Report (FSR) prepared by Masongsong Associates Engineering Limited.

- a. Construction of one primary means of public road access from the roads within the draft plan to Settlement Crescent, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
- b. Construction of an public road access from the roads within the draft plan to Wicker Drive, if deemed necessary by the Town, together with all appurtenant watermain(s), sanitary sewer(s) and storm drainage sewer(s) thereunder;
- c. Construction of the piped water supply system and appurtenances external to the draft plan, including upgrades to the existing system, for the pressure district servicing the draft plan (to the satisfaction of the Region as well as the Town) and construction of the piped water supply system to service the draft plan, all as outlined in the MESP and FSR;
- d. Construction of the sanitary sewer system and appurtenances external to the draft plan to an established outlet and construction of sanitary sewers and appurtenances to service the draft plan, all as outlined in the MESP and FSR;
- e. Construction of the stormwater system to service the draft plan, including Storm Water Management (SWM) Facilities as shown in the MESP and FSR, together with required outlet(s) to the existing watercourse(s) for stormwater management and municipal servicing purposes; and,
- f. Conveyance of all lands external to the draft plan required for municipal servicing purposes, all as outlined in the MESP and FSR.
- 29. Prior to any grading, stripping or servicing of the lands included within the draft plan, the Owner shall provide a detailed Stormwater Management Report. This report shall be completed to the satisfaction of the Commissioner of Planning and Regulatory Services and shall address:
 - a. the selection of stormwater management source, conveyance, low impact development and end-of pipe practices to be implemented within and external to the draft plan to address water quantity, water quality, and erosion control;
 - b. the protection of groundwater quality and quantity;
 - c. the stormwater management design, inspection, operation and maintenance procedures and associated costs;
 - d. a water balance analysis for the groundwater system to compare pre and post development conditions, identify the annual water balance deficit and proposed measures to remediate any deficit;
 - e. erosion and sediment control measures to be implemented before stripping and grading of the subject lands to protect downstream watercourses and environmental features; and,

f. monitoring plans, programs, equipment, procedures and associated costs required to address stormwater management performance in accordance with the requirements of the MESP and FSR.

Such report(s) shall utilize as guidelines the Ministry of the Environment Stormwater Management Planning and Design Manual, and the Town of Richmond Hill Stormwater Management Design Criteria. The Owner shall incorporate the recommendations of this report into the applicable engineering plans to be prepared for approval by the Commissioner of Planning and Regulatory Services.

- 30. The Owner shall agree in the Subdivision Agreement:
 - a. to implement the recommendations of the Stormwater Management Report;
 - b. to undertake the performance monitoring program specified in the MESP and FSR and to provide appropriate securities to carry out or cause to be carried out the performance monitoring program; and,
 - c. to convey lands to the Town for the necessary stormwater management facilities without monetary consideration and free of all charges and encumbrances to the satisfaction of the Commissioner of Planning and Regulatory Services.
- 31. The Owner shall agree in the Subdivision Agreement:
 - a. to demonstrate that, prior to assumption of municipal services, all stormwater management facilities are performing in accordance with their approved design to the satisfaction of the Commissioner of Planning and Regulatory Services; and.
 - to satisfy the quality and quantity performance monitoring requirements during construction and for assumption specified in the Town of Richmond Hill Stormwater Management Design.
- 32. The Owner shall engage the services of a certified noise consultant to complete a noise study recommending noise control features satisfactory to the Town, the Regional Transportation and Works Department and in accordance with Ministry of the Environment and Energy noise guidelines.
- 33. The Owner shall agree in the Subdivision Agreement that the noise control features recommended by the study referred to in Condition 32, shall be implemented as approved. Prior to final approval of the Plan of Subdivision, a copy of the fully executed Subdivision Agreement shall be forwarded to the Regional Transportation and Works Department.
- 34. Where the noise study has determined that a noise level of between 55 dBA to 60 dBA will remain, despite the implementation of the recommendations of that study, the following warning clause shall be included in the registered Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise control features within the development area and within the individual building

units, noise levels may continue to be of concern, occasionally interfering with some activities of the building occupants."

Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.

35. Where the noise study has determined that noise attenuation fences will be constructed onto lots or blocks within the plan, the following warning clause shall be included in the registered Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that where noise attenuation fences are shown on the plans attached to the Subdivision Agreement with the Town (Schedule B), it is the requirement of the Town that such noise attenuation fences be constructed on private property and that they be maintained by the individual Owner of the lot(s) or block(s) to the satisfaction of the Town."

Such clause shall be required to be included in all offers of purchase and sale for the lots or blocks affected.

- 36. Prior to final approval, the Owner shall agree in the Subdivision Agreement to retain a qualified hydrogeologist to assess the condition of all private wells with respect to quantity of water produced and its quality for drinking purposes. The hydrogeologist will identify the potential area of impact of the proposed construction and assess and report on the potential for construction activity, associated with the servicing of the subdivision, to detrimentally impact any of the wells. In the event any of the identified wells deteriorate as a result of this development, as determined by the hydrogeological assessment, the Owner agrees to provide the services of a hydrogeologist to investigate claims and recommend appropriate solutions, in a timely manner, and that the cost of any or all investigations and remedies will be the sole responsibility of the Owner.
- 37. The Owner shall agree in the Subdivision Agreement that Blocks 16 to 21 all inclusive, shall be shown as blocks on the final plan and shall be developed only in conjunction with abutting lands. If the Owner acquires the abutting lands prior to the release of this draft plan for registration, the abutting lands may be combined with the said blocks and shown as lots within the final plan. Further, with respect to this restriction, the Owner shall provide and register restrictions under Section 118 of the Land Titles Act, satisfactory to the Town.
- 38. Prior to final approval of the Plan either:
 - a. Draft plan 19T-14008 in the form approved by the Town (or OMB) shall be registered and adequate public road access for Lots 1 to 5 and Block 16 adjacent to the Plan (to the west) shall have been provided, together with storm, sanitary and water services, to the satisfaction of the Town; or,
 - b. The lands to form the public road access for Lots 1 to 5 and Block 16 adjacent to the Plan (to the west) shall have been conveyed to the Town without cost and

free of encumbrances, and arrangements satisfactory to the Town shall be in place for the construction of the road thereon, together with storm, sanitary and water services.

39. The Owner shall:

- a. pay Duke of Richmond Developments Inc. and Autumn Grove Builders Ltd. the following amounts and provide the Town with a written acknowledgment from Duke of Richmond Developments Inc. and Autumn Grove Builders Ltd. of receipt of the monies, or, at the sole option of the Town,
- b. make such other arrangements satisfactory to the Town for these payments to **Duke of Richmond Developments Inc.** and **Autumn Grove Builders Ltd.**

The amount of such payment is \$2,364 to **Duke of Richmond Developments Inc.** and \$13,394 to **Autumn Grove Builders Ltd.**, subject to adjustment in accordance with the index of Statistics Canada Quarterly, Construction Price Statistics, Catalogue Number 62-007, Table 6.1, Toronto, Institutional Building (School), Index P-10019 or such other index as determined by the Town, at its sole discretion, from the date of issuance of draft approval of the plan to the date of payment as aforesaid. Adjustments to the date of the giving of draft approval shall be based on the change in the said Index from that date for the periods (monthly, semi-annual or otherwise) as determined by the Town in its sole discretion.

- 40. The Owner shall agree in the Subdivision Agreement to implement the following Sustainability Metrics as described in Richmond Hill Sustainability Performance Metrics Tool, and as depicted on the plans as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work:
 - a. Metric 2.E.1 100% of streets will have continuous sidewalks, or equivalent provisions, provided on both sides of streets; and,
 - b. Metric 4.C.2 Uplighting will not be included in the design and all exterior lighting fixtures > 1,000 lumens will be shielded to prevent nightsky lighting.

Policy Planning Division – Park and Natural Heritage Planning Section

- 41. The Owner agrees that no trees, vegetation or environmentally significant features within the draft plan shall be removed or altered without the written consent of the Town. Further, in the event that any trees, vegetation or environmentally significant features within the draft plan are removed or altered without the written consent of the Town, the Owner shall restore the lands and/or provide compensation to the municipality as required by the Town.
- 42. Prior to any grading, development, pre-servicing or site alteration the Owner shall submit a Tree Inventory and Preservation Plan completed consistent with the Town's guidelines for the preparation of such reports and to the satisfaction of the Town. The Owner shall agree to implement the recommendations of Tree Inventory and Preservation Plan finally approved by the Town, to pay all costs associated with

implementation, to replace the loss of tree cover either through replanting and/or cash-in-lieu of planting, and provide associated securities upon request to guarantee undertaking of the work.

- 43. Prior to execution of the Subdivision Agreement, the Owner shall prepare and submit for approval by the Town Landscape Plans, which will provide for:
 - Landscaping traffic islands and circles;
 - b. Boulevard/street trees;
 - c. Entrance features
 - d. Any landscaping indicated in the applicants IGMS/Sustainability Metrics proposal specifically soil volumes, soil quality street tree planting and tree replacement;
 - e. Tree cover replacement; and,
 - f. Any other specific landscaping required.

The Owner shall agree in the Subdivision Agreement to implement the Landscape Plans as finally approved by the Town, to pay all costs associated with implementation, and to provide associated securities as requested to guarantee undertaking of the work.

- 44. The Owner shall agree in the Subdivision Agreement that topsoil used throughout the Plan will be fertile and consistent with Town standards. Further, the Owner shall confirm that such is the case by submitting reports and soil test results as requested by the Town. If the results of the reports and soil tests indicate that the topsoil is not fertile and/or does not meet Town standards, reports must recommend how the topsoil should be amended to meet such requirements.
- 45. Prior to any grading, stripping or pre-servicing of the lands, the Owner shall prepare and submit for approval by the Town, grading and servicing plans, which provide for:
 - a. Consistency with the recommendations of the approved Tree Inventory and Preservation Plan; and,
 - b. Permanent chain link fencing consistent with Town standards, where parkland, valleylands, stormwater management facilities and pedestrian walkway blocks abut non-municipal lands.
- 46. The Owner shall agree in the Subdivision Agreement that warning clauses will be included in all agreements of purchase and sale, and that information will be provided on all community information maps and promotional sales materials, providing notice as follows:
 - a. that encroachments of any kind are not permitted in natural heritage blocks, valleylands, valleyland buffers, stormwater management blocks, or park lands; and,
 - b. The Town intends on developing public walkways and trails on nearby lands, and such uses may result in increased vehicular and pedestrian traffic on the street and adjacent to or in the vicinity of the property, and a high volume of pedestrian

traffic on the walkways. Purchasers are further advised that properties near such Blocks may be affected by noise and lighting from such uses.

Region of York

Regional Planning and Development Services Department

- 47. The road allowances included within the draft Plan of Subdivision shall be named to the satisfaction of the Town of Richmond Hill and York Region.
- 48. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing capacity are available and have been allocated by the Town of Richmond Hill for the development proposed within this draft Plan of Subdivision or any phase thereof. Registration of the Plan of Subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
- 49. The Owner shall enter into an agreement with the Region wherein the Owner shall save harmless the Town of Richmond Hill and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
- 50. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
- 51. The Owner shall agree in the Subdivision Agreement that any direct connection(s) to and/or the crossing(s) of a York Region waste or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) and/or crossing(s) shall be submitted to the Infrastructure Asset Management Branch for approval.
- 52. Prior to final approval, the Owner shall provide a copy of the Executed Subdivision Agreement to the Corporate Services Department.
- 53. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.

Toronto and Region Conservation Authority

- 54. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit, provide and/or attain the approval from the TRCA for:
 - a. A detailed engineering report stamped by a professional engineer that in addition to describing the storm drainage system for the proposed development of the subject lands, includes:

- Location and description of all outlets and other facilities, grading, site alterations or development which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
- ii. Confirmation that TRCA's stormwater management criteria and the criteria requirements for water balance have been met or exceeded;
- iii. Water balance measures with supporting calculations;
- iv. Detailed drawings, locations and plans for proposed water balance and LID measures on the appropriate drawings;
- v. Detailed grading plans and site servicing plans.
- b. A detailed and comprehensive Erosion and Sediment Control Report, which complies with the TRCA's *Erosion and Sediment Control Guidelines for Urban Construction* (available at www.sustainabletechnologies.ca). The report should address sensitives on and adjacent to the site as identified in an environmental study.
- c. A comprehensive Monitoring Plan for potential downstream erosion resulting from the stormwater management facility is prepared to our satisfaction. This monitoring plan must include monitoring throughout construction and post-construction (5 years after municipal assumption).
- 55. That the applicant obtain all Ontario Regulation 166/06 (as amended) permits from the TRCA for all works proposed on the subject property for which permits would be required.
- 56. That the Owner agrees in the Subdivision Agreement, in wording acceptable to the TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and analyses to be approved by TRCA, including water balance and infiltration measures identified in the engineering report;
 - b. To agree to, and implement, the requirements of the TRCA's conditions in wording acceptable to the TRCA;
 - c. To design and implement on-site erosion and sediment controls in accordance with the Erosion and Sediment Control Report and current TRCA standards;
 - d. To maintain all stormwater management and erosion and sedimentation control structures operating in good repair during the construction period, in a manner satisfactory to the TRCA;
 - e. To obtain all necessary TRCA permits pursuant to Ontario Regulation 166/06 (as amended) from the TRCA;

- f. To provide and install the LID measures identified in the engineering report for the purchaser prior to occupancy, these include increased topsoil depth and any other LID measures proposed and found acceptable to the Town and TRCA;
- g. To provide securities for the long-term monitoring of the downstream receiving system (5 years after municipal assumption) in accordance with the Monitoring Plan to the satisfaction of the TRCA and the Town;
- h. To provide securities to conduct remediation works to the downstream receiving system in the event of erosion caused by discharge from the stormwater management facility (which form a part of this subdivision) during the monitoring period to the satisfaction of the TRCA and the Town;
- i. That a warning clause be included in all agreements of purchase and sale, and information is to be highlighted on all community information maps and promotional sales materials for lots which contain LID/infiltration measures which identifies the following:
 - "The Low Impact Development measure(s) located on the subject property form an integral part of the stormwater management infrastructure for the community. It is the Owner's responsibility to maintain this system and to ensure that proper drainage is maintained."
- 57. That the draft plan be red-line revised (if necessary), to meet the requirements of TRCA's conditions, or to meet current established standards in place as of the date of a request for registration of the Plan or any phase thereof.

Ministry Of Culture

- 58. Prior to final approval, and prior to the initiation of any grading, the Owner shall carry out an archaeological assessment of the entire area within this draft Plan of Subdivision and shall prepare a report which will identify significant archaeological sites to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.
- 59. The Owner shall agree in the Subdivision Agreement that no development or grading shall occur on any site identified as being archaeologically significant by the assessment referred to in Condition 58, until archaeological excavations of all significant sites within any phase for which final approval is sought has been carried out to the satisfaction of the Town of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Culture.

Clearance Conditions

- 60. Final approval for registration may be issued in phases provided that:
 - a. all government agencies agree to registration by phases and provide clearances as required in Conditions 61, 62, 63 and 64; clearances will be required for each phase proposed for registration by the Owner; furthermore, the required

clearances may relate to lands not located within the phase sought to be registered.

- 61. The Town of Richmond Hill shall advise that Conditions 1 to 46 inclusive and 60 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 62. The Regional Planning and Development Services Department shall advise that Conditions 47 to 53 inclusive and 60 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 63. The Toronto and Region Conservation Authority shall advise that Conditions 54 to 57 inclusive and 60 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- 64. The Ministry Culture shall advise that Conditions 58, 59 and 60 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
- NOTE: Where final approval for registration has not been given within three (3) years after the date upon which approval to the proposed Plan of Subdivision was given, The Town of Richmond Hill may, in its discretion, and pursuant to the *Planning Act*, R.S.O. 1990, withdraw its approval to this proposed Plan of Subdivision, unless approval has been sooner withdrawn, but The Town of Richmond Hill may from time to time extend the duration of the approval.

In accordance with Section 51(41) of the <i>Plan</i> approve the draft Plan of Subdivision, subject have been made on	•	
Kaluin Kuun		

Kelvin Kwan
Commissioner of Planning and Regulatory Services
The Town of Richmond Hill

Date:

Appendix F SRPRS.18.044 Files D02-14024, D02-14025, D02-16001, D03-14008, D03-14009 and D03-16002

3.2 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications

Jefferson South Developments Inc. and Guiseppina Brunetto - Lots 1-5 on Registered Plan 9597, and Part of Lots 15 and 16, Lots 17-24 on Registered Plan 1916 - 30 Beech Avenue, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad and 226, 234, 246, 260, 276, and 288 Harris Avenue - File Nos.: D02-14024 and D03-14008 (19T(R)-14008)

Jefferson South Developments 307 Inc. - Lot 3, Registered Plan 65M-2071 - 307 Harris Avenue - File Nos.: D02-14025 and D03-14009 (19T(R)-14009)

Pearl View Land Developers Inc. - Lots 54 and 55, Registered Plan 1916 and Lot 1, Registered Plan 65M-2071 - 12 and 24 Beech Avenue and 319 Harris Avenue - File Nos.: D02-14028 and D03-14011 (19T(R)-14011)

Jefferson South Developments 48 Inc., Jefferson South Developments 60 Inc., and Jefferson South Developments 363 Inc. - Part of Lots 57, 58 and 59, Plan 1916 - 363 Jefferson Sideroad, 60 Beech Avenue and 48 Beech Avenue - File Nos.: D02-14036 and D03-14015 (19T(R)-14015)

Shelly Cham of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the construction of four (4) residential developments on the subject lands. Ms. Cham advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Murray Evans, Evans Planning Inc., agent for Jefferson South Developments 48 Inc., Jefferson South Developments 60 Inc., and Jefferson South Developments 363 Inc., Jefferson South Developments Inc. and Guiseppina Brunetto and Jefferson South Developments 307 Inc., reviewed the details of the proposed development submitted by his clients noting the style of residential development, lot frontages and stormwater management pond. He advised of the number of units being proposed within the three applications and noted the extension of Wicker Drive to facilitate connections in the area. M. Evans noted that the Harris-Beech Infill study was referred to as a guideline for development in the area and advised of his opinion that the staff report presented was overly prescriptive.

Tim Jessop, Weston Consulting, agent for Pearl View Land Developers Inc., reviewed the details of his client's proposed development including type of units, laneways and possible future connection to the north of the subject lands. He advised that he was available to answer questions.

continuea)		

Michael Mannett advised that he was representing the owners of 247 and 257 Harris Avenue and was also monitoring the project on behalf of 219 and 277 Harris Avenue. He advised that he was present to listen to comments made by the public and Council and would be submitting written correspondence at a later time.

Vladimir Mirkin, 301 Harris Avenue, expressed his concerns regarding the impact of the proposed development and related work on his well water. He requested protection measures for wells on area properties and that piping be put in place to allow for area homes to connect to Town services in the future. Mr. Mirkin advised of the negative affect the area development has had on the sale and rental of his property and advised that he was opposed to the connection of Wicker Drive as well as the proposed development of 6 lots on 307 Harris Avenue.

Joseph Doria, 211 Jefferson Sideroad, advised that he was present to hear comments related to the proposed development and that he was observing development in the area. He noted concerns related to the removal of trees on the lands between Jefferson Sideroad and Harris Avenue.

Adriana Pisano Beaumont, 62 Wicker Drive, noted the negative impacts the proposed extension of Wicker Drive would have on the surrounding neighbourhood including increased traffic, snow removal and safety concerns related to narrow streets and pedestrian safety. She noted that the proposed extension of Wicker Drive did not offer benefits to the neighbourhood and advised of her support for a nature trail in the area.

Aliakbar Kabiri Rahini, 196 Harris Avenue, expressed his objection to the incorporation of two hammerhead road ends within the proposed development noting concerns related to safety and emergency vehicle use.

Kar-Wing Lai, 80 Brass Drive, noted his concerns related to the extension of Wicker Drive including safety, increased traffic and the disruption of nature. He requested that development in the area be limited and advised that the extension of Wicker Drive would not assist with emergency vehicle access.

Robert Verhovsek, 63 Wicker Drive, advised that he was opposed to the extension of Wicker Drive noting concerns related to increased traffic, safety and the value of area homes. He expressed his support for the incorporation of a nature trail to connect the two communities.

(continued)

Marcelo Almeida, 82 Wicker Drive, advised of the negative effects that the extension of Wicker Drive would have on the community and requested that an alternate option be considered. He noted concerns relate to increased traffic, visibility on road curves, the impact on green space and advised that the connection would not provide a faster response time for emergency vehicles. Mr. Almeida raised issues related to the ownership of the land where the extension was being proposed and required permits from other agencies.

Ingrid Sunar, 53 Wicker Drive, advised that she concurred with comments made by previous speakers and noted her concerns related to the extension of Wicker Drive including increased traffic, narrow roads, visibility, green space, the impact on the environment and the density of the proposed development.

Joel Durocher, 72 Wicker Drive, advised of his concerns related to the extension of Wicker Drive noting the negative impact the street connection would have on the existing neighbourhood. He advised of further concerns related to increased traffic, safety, narrow roads, interrupted green space and the use of the connection as a short cut to Yonge Street.

Nat Albano, 277 Harris Avenue, advised of the uniqueness of the area and raised questions related to drinking water, ponds and drainage.

Moved by: Councillor West Seconded by: Councillor Cilevitz

That Staff Report SRPRS.15.067 with respect to the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by the following Owners for the lands described below, be received for information purposes only and that all comments be referred back to staff:

- a) Jefferson South Developments Inc. and Giuseppina Brunetto for Lots 1-5 on Registered Plan 9597, and Part of Lots 15 and 16, Lots 17-24 on Registered Plan 1916 and municipally known as 30 Beech Avenue, 223, 235, 251, 273, 291 and 305 Jefferson Sideroad, and 226, 234, 246, 260, 276, and 288 Harris Avenue (Town File Nos.: D02-14024 and D03-14008 (19T(R)-14008));
- b) Jefferson South Developments 307 Inc. for Lot 3 on Registered Plan 65M-2071 and municipally known as 307 Harris Avenue (Town File Nos. D02-14025 and D03-14009 (19T(R)-14009));

(continued)

- c) Pearl View Land Developers Inc. for Lots 54 and 55 on Registered Plan 1916 and Lot 1 on Registered Plan 65M-2071 and municipally known as 12 and 24 Beech Avenue and 319 Harris Avenue (Town File No. D02-14028 and D03-14011 (19T(R)-14011)); and,
- d) Jefferson South Developments 48 Inc., Jefferson South Developments 60 Inc. And Jefferson South Developments 363 Inc. for Part of Lots 57, 58 and 59, Plan 1916 and municipally known as 363 Jefferson Sideroad, 60 Beech Avenue and 48 Beech Avenue (Town File Nos. D02-14036 and D03-14015 (19T(R)-14015))

Carried

Appendix G SRPRS.18.044 Files D02-14024, D02-14025, D02-16001, D03-14008, D03-14009 and D03-16002

3.3 Request for Comments – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Jefferson South Developments 211 Inc., Rahni Aliakbar Kabiri and Ruby Sadeghian - Lots 11, 27 and 28, Plan 1916 - 211 Jefferson Sideroad, and 196 and 210 Harris Avenue – File Nos.: D02-16001 and D03-16002 – (SRPRS.16.115)

Shelly Cham of the Planning and Regulatory Services Department provided an overview of the proposed Zoning By-law Amendment and draft Plan of Subdivision applications to permit the construction of 12 single detached dwelling lots, three semi-detached dwelling lots (six units), three residential reserve blocks and two streets on the subject lands. Ms. Cham advised that staff's recommendation was that the staff report be received for information purposes only and all comments be referred back to staff.

Murray Evans, Evans Planning Inc., agent for the applicant, reviewed the proposed development application highlighting development in the surrounding area. He advised of his client's assembly of lands and their associated applications for development which included a complete road circulation. Mr. Evans referenced comments contained in the staff report related to Oak Ridges Moraine conformity, land form conservation and environmental features to the south of the subject lands. He provided an overview of the proposed development including lot width and structure details, noting the structure currently located in the north east corner of the subject lands which would remain intact and would not be included in the medium density transition to the south. Mr. Evans advised of his belief that the proposed development was in compliance with the Harris-Beech Infill Study and noted the related documents that were with staff and various agencies for review and comment.

There were no members of the public who responded to the Chair's invitation to address Council on this matter.

Moved by: Councillor West

Seconded by: Regional and Local Councillor Spatafora

That staff report SRPRS.16.115 with respect to the Zoning By-law Amendment and draft Plan of Subdivision applications submitted by Jefferson South Developments 211 Inc. Rahni Aliakbar Kabiri, and Ruby Sadeghian for lands known as Lots 11, 27 and 28, Plan 1916 (Municipal Addresses: 211 Jefferson Sideroad, and 196 and 210 Harris Avenue), Town File Nos. D02-16001 and D03-16002 be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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MAP 1 - AERIAL PHOTOGRAPH



Copyright J.D.Barnes Limited 2016 Orthophotography BLOCK 09

File Nos. D02-14024,D03-14008,D02-14025 D02-14025,D03-14009,D02-16001

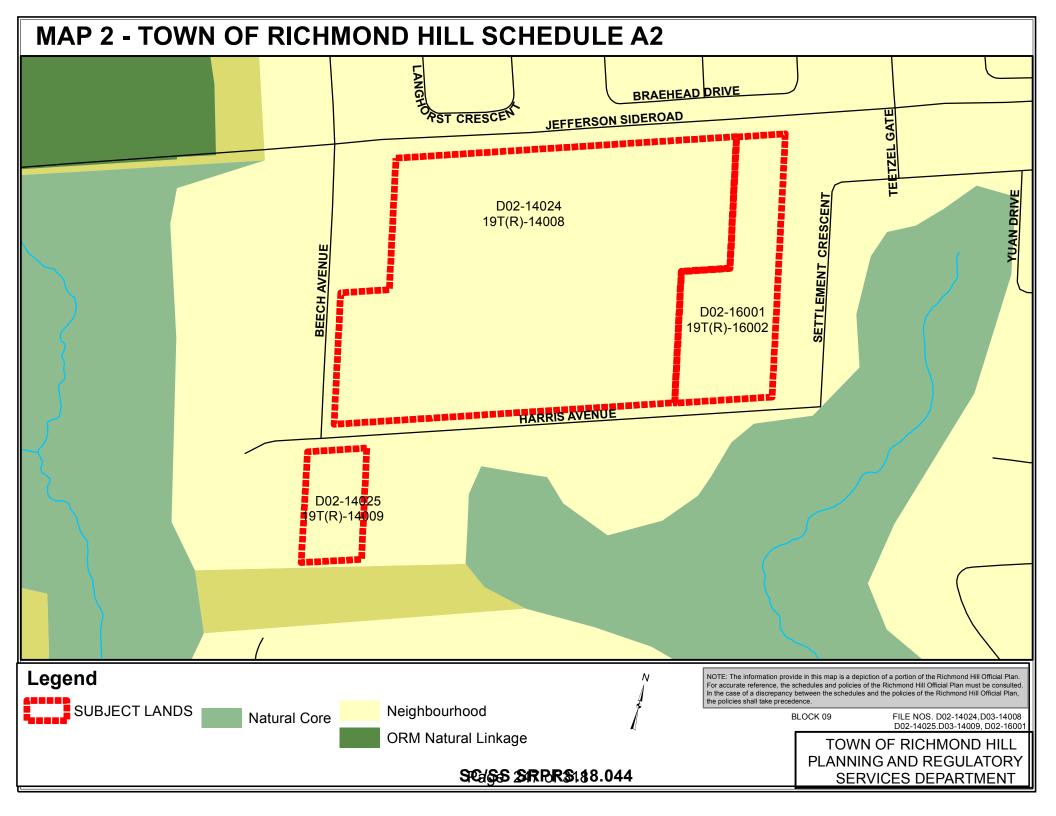
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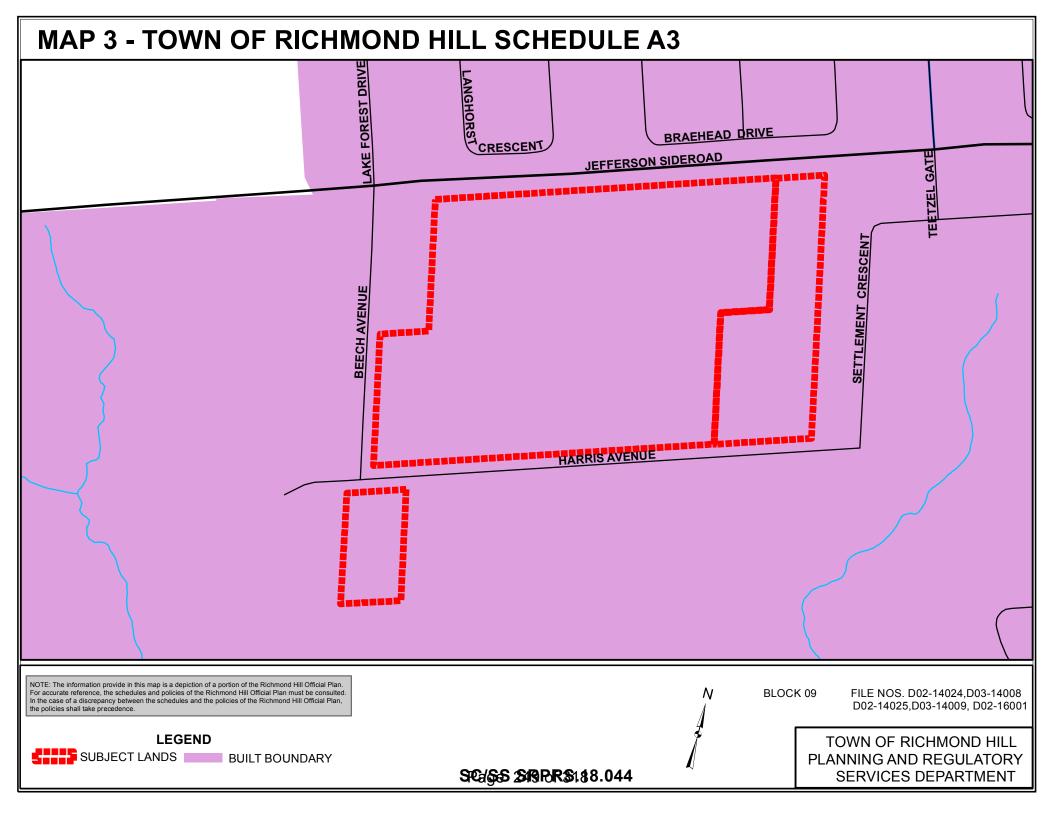
TOWN OF RICHMOND HILL PLANNING AND REGULATORY SERVICES DEPARTMENT

SUBJECT AREAS

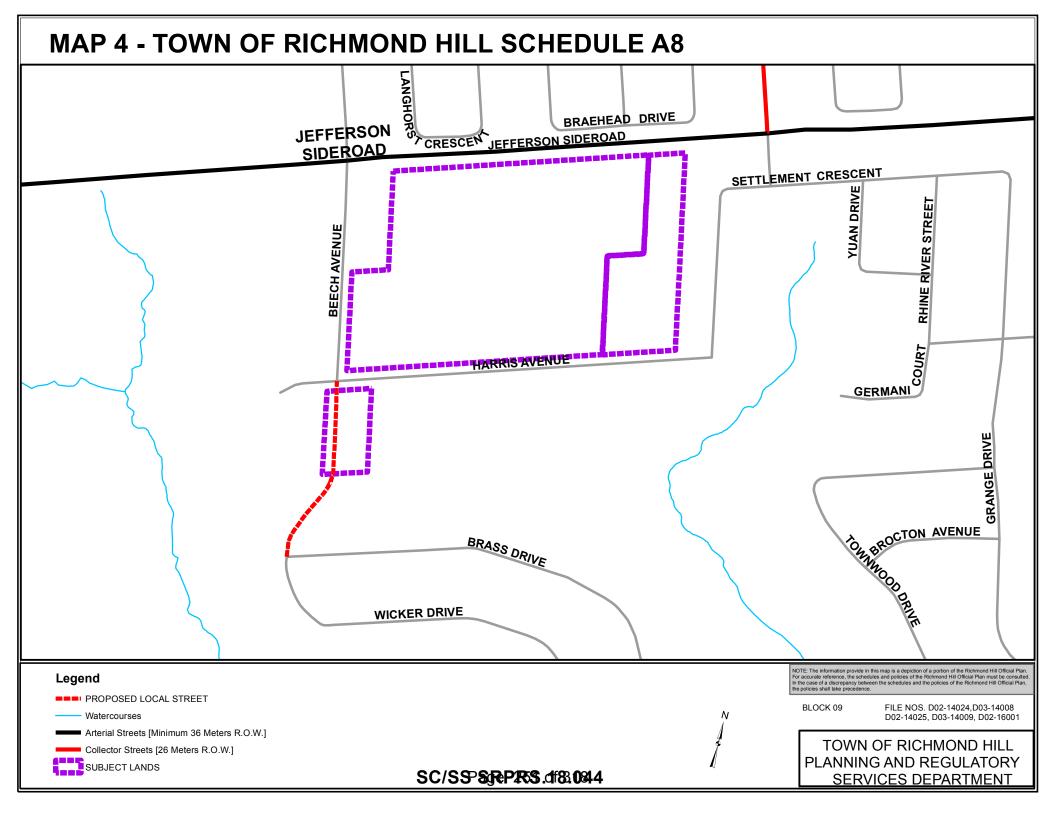
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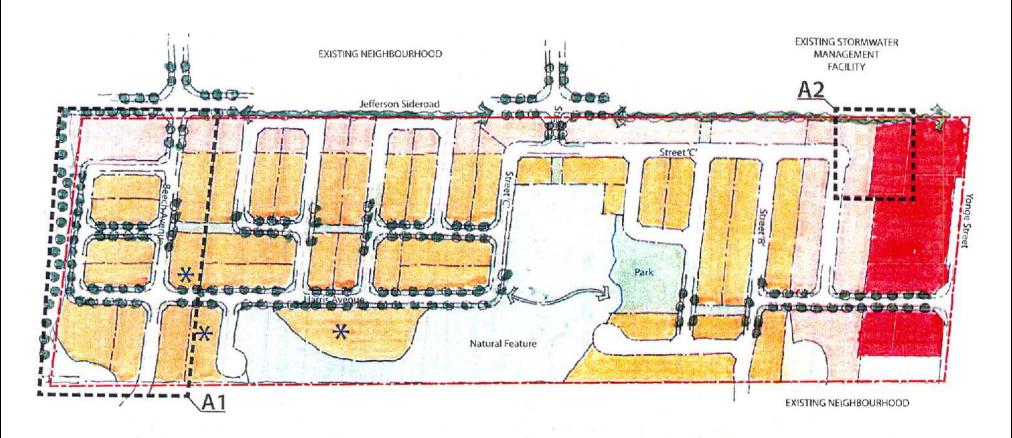


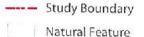
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MAP 5 HARRIS - BEECH INFILL STUDY - DEMONSTRATION - SCENARIO A





Park

Low Density (Single/Semi Detached)

Medium Density

Mixed-Use/Commercial





Potential Stormwater Management Pond Location

Public Road

::::: Potential Private Road/Lane

= Potential Driveway Access

Block 09

FILE NOS. D02-14024,D03-14008,D02-140025, D03-14009, D02-16001

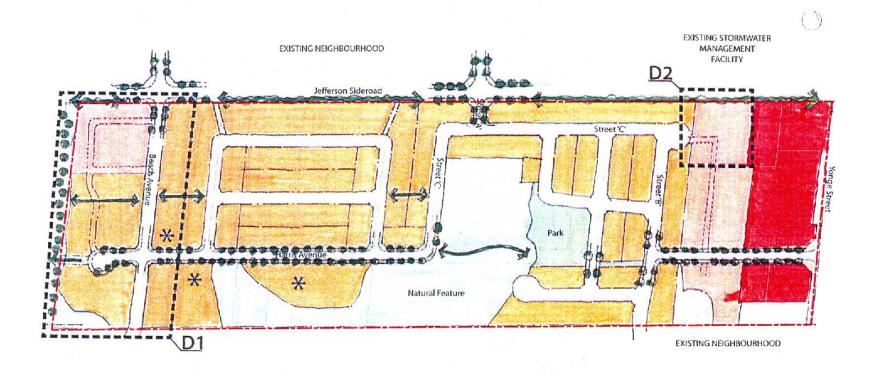
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MAP 6 - HARRIS - BEECH INFILL STUDY - DEMONSTRATION SCENARIO D

scenario D



---- Study Boundary

Natural Feature

Park

Low Density (Single/Semi Detached)

Medium Density

Mixed-Use/Commercial

Potential Pedestrian Link/Vista Block
Urban Hedgerow
Potential Stormwater Management Pond Location
Public Road
Potential Private Road/Lane
Potential Driveway Access

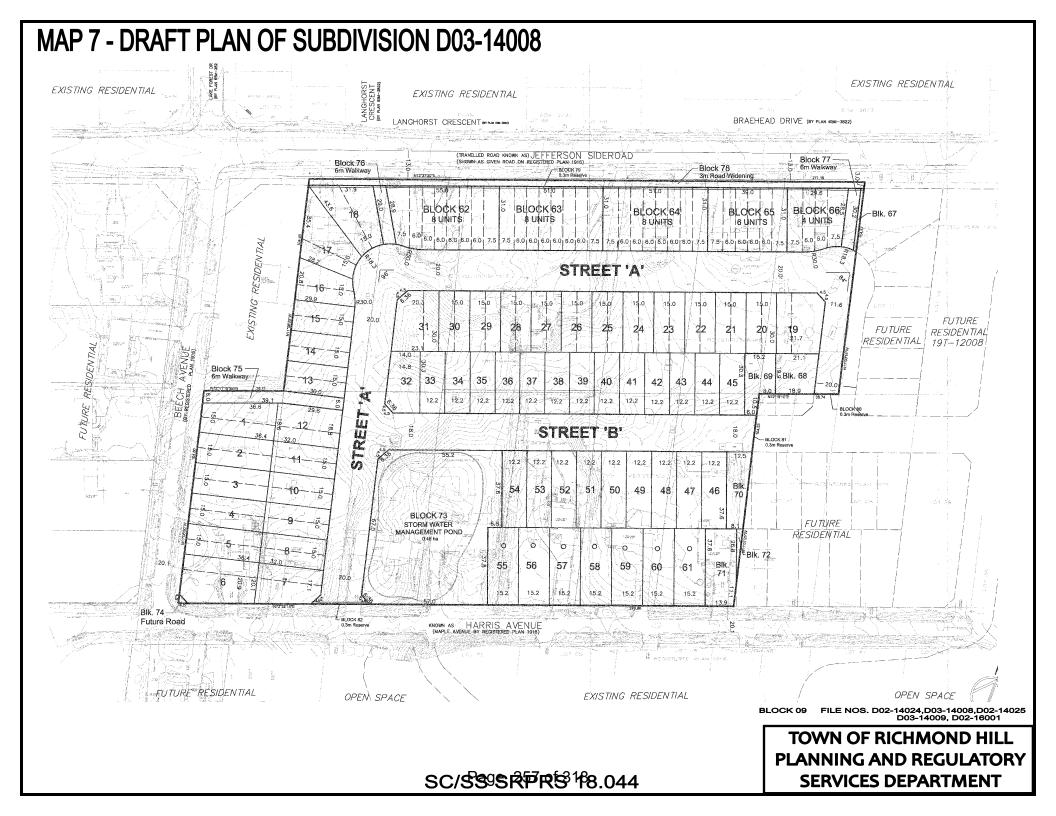
Block 09

FILE NOS. D02-14024,D03-14008,D02-140025, D03-14009, D02-16001

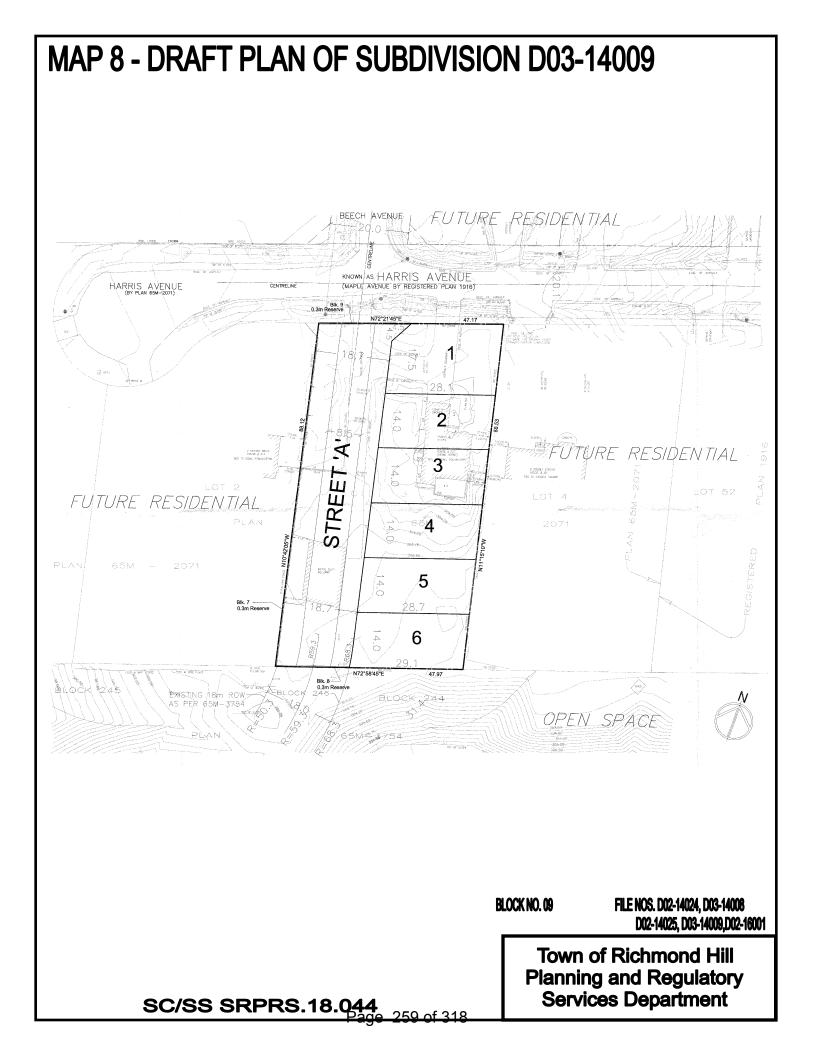
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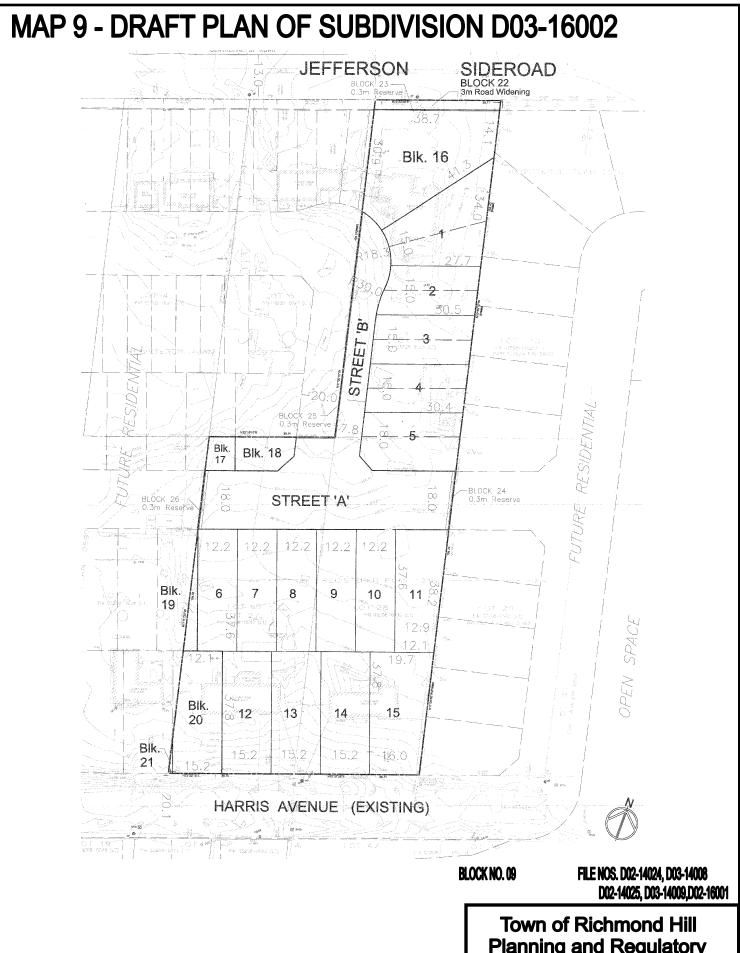
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Planning and Regulatory Services Department

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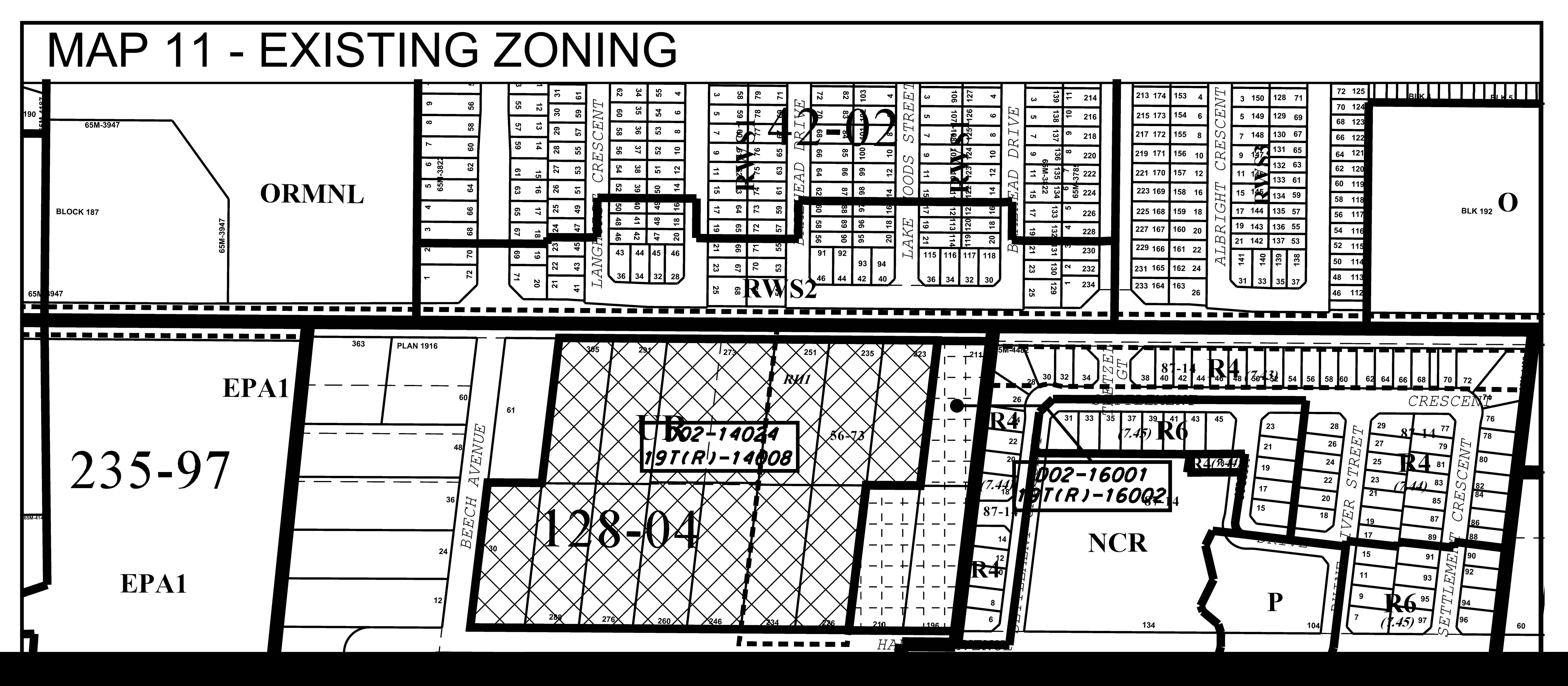
MAP 10 - CONCEPT PLAN **JEFFERSON SIDEROAD** - Block ?? 8m Walkway Block 73 -AVENUE (EXISTING) STREET 'A' 32 33 34 35 39 38 OPEN SPACE STREET 'B' OPEN SPACE 50 52 11 BLOCK 70 STORM WATER MANAGEMENT POND 0 0 20.1 61 62 15 13 HARRIS AVENUE (EXISTING) 3 20.1 L BLOCK 78 15.2 | 15.2 | 15.2 15.2 **15.2** 15.2 20.0 3 15.7

BLOCK 09 FILE NOS. D02-14024,D03-14008,D02-14025 D03-14009, D02-16001

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

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land use planning & development

23 Foxwood Road. Thornhill, ON L4J 9C4 Tel: 905.889.1564 | Fax: 905.889.6309 Website: Manettplanning.com

June 8, 2016

Mayor Barrow and Members of Council Town of Richmond Hill Box 300 Richmond Hill, Ontario L4C 4Y5

Dear Mayor Barrow and Members of Council:

Re:

Request for Comments – Zoning by-law and Draft Plan of Subdivision Applications Jefferson South Developments 211 Inc., Rahni Aliakbar Kabiri and Ruby Sadeghian

Response to Report SRPRS.16.115 File Nos. D02-16001 and D03-16.115

I act on behalf of the owners of 247 and 257 Harris Avenue, neighbours to the south and west of the proposed development. At the current time we are in support of the proposed lotting identified in the subject applications for the north side of Harris Avenue which indicates lots with frontages of 15.2m or greater.

As part of the consideration of this application, and the related applications referenced in SRPRS.15.067 for lands to the west of this proposed development, can the Town please advise us how the overall municipal servicing of the lands in the subject application, the lands proposed for development in SRPRS.15.067 report and the remaining lands on Harris Avenue are to be serviced in a comprehensive manner. We met with Angelo Vincent of the Development Engineering Section on May of this year in an attempt to understand the servicing for this area and at that time he was reviewing engineering (FSR) reports from the applicants consultants but could not provide a determinative answer as to how the servicing all of the proposal developments in the area, and specifically for lands along Harris Avenue, was to be tied together.

Can you advise, as part of this analysis, where the stormwater pond(s) will be located within the area and how the remaining lands that are outside of these development applications are to be serviced within the Harris Beech Infill Area.

Also, please ensure that we are placed on the contact list for this application's development process, as well as that related in any matters associated with

SRPRS.15.067 and that we are provided with all decisions and notices related to these applications in the future. Thank you.

Yours truly,

MPLAN Inc.

per: Michael S. Manett, M.C.I.P., R.P.P.

cc. Sridhar Reddy Methuku Karen Trofimchuk

Shelly Cham, Richmond Hill Planning

Chael S. Manoth

From: Olena

Sent: Sunday, February 11, 2018 6:00 PM

To: Clerks Richmondhill

Subject: development at Harris Ave

Hello,

We would like to provide our opinion regarding the development proposed at 307 Harris Avenue.

As per our previous communications, we are strongly opposed to building a connection in an already established (10 years) community between Beech Ave and Wicker Dr. A new road with only six houses will change life for numerous households on Brass Dr, Wicker Dr, Beech Ave, Tower Hill and other streets in our neighborhoods, because drivers will use it as a shortcut road. The new road will bring a lot of pass-through traffic that will affect safety of our street, and bring a lot of noise. It will totally eliminate already small conservation area, negatively affecting natural habitat. Furthermore, the road would depreciate the value of many properties. When we bought the house, we paid addition amount of money for conservation area, which is supposed to be preserved and undeveloped.

Who will gain profit if this road will be built?

Please, consider our opinion.

Thank you,

Okhotov Family.

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Staff Report for Committee of the Whole Meeting

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.041

Department: Planning and Regulatory Services

Division: Development Planning

Subject: Request for Comments – Site Plan Application –

The Gates of Bayview Glen Phase XI

Corporation - 65 Oneida Crescent – Town File

D06-17085 (SRPRS.18.041)

Owner:

The Gates of Bayview Glen Phase XI Corporation 50 Confederation Parkway Concord, Ontario L4K 4T8

Agent:

KLM Planning Partners Inc. 64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

Location:

Legal Description: Part of Lot 38, Concession 1, E.Y.S., Part of Blocks 16, 17, 18, 21, 26 and 38 and all of Blocks 19 and 20 and Part of Lot 1, Registered Plan 65M-2838. Municipal Address: 65 Oneida Drive

Purpose:

A request for comments with respect to a Site Plan application to facilitate the construction of a high density residential development on the subject lands.

Recommendation:

a) That the Site Plan application submitted by The Gates of Bayview Glen Phase XI Corporation for lands known as Part of Lot 38, Concession 1, E.Y.S., Part of Blocks 16, 17, 18, 21, 26 and 38 and All of Blocks 19 and 20 and Part of Lot 1, Registered Plan 65M-2838 (Municipal Address: 65 Oneida

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.041

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Crescent), Town File No. D06-17085, be received and that all comments be referred back to staff.

Contact Person:

Ferdi Toniolo, Acting Senior Planner – Site Plans, phone number 905-771-2442 and/or

Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-2465

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

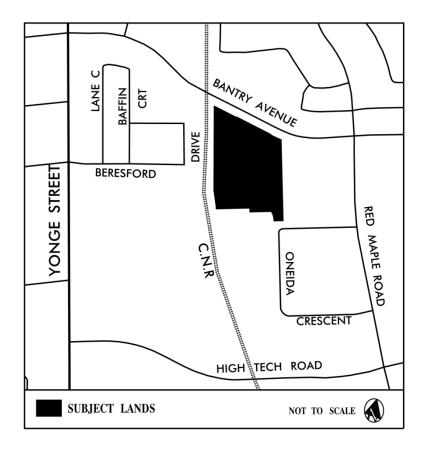
All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under "Contact Person" above.

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.041

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Background:

On June 12, 2014, the Ontario Municipal Board (OMB) issued an Order approving a Zoning By-law Amendment to permit a two phase high density residential development comprised of six residential apartment buildings on the subject lands (refer to Map 2). The OMB partially ordered the amending by-law operative as it applied to the southerly portion of the lands and withheld its order with respect to the northerly portion of the lands pending, amongst others, the completion of Site Plan approval.

The first phase of the development is comprised of two 20-storey residential apartment buildings, with approximately 428 units (File D06-10077). Construction of the first building was completed and on June 2, 2016, Plan of Condominium YRC-1315 was registered. The second building is currently under construction and occupancy is anticipated later this Spring. Related draft Plan of Condominium application D05-17005 was submitted in July of 2017 and is currently in circulation for review and comment.

The second phase consists of four residential apartment buildings (Buildings "C", "D", "E" and "F") with approximately 1009 units. A Site Plan application (File D06-16079) was submitted in the Fall of 2016 to facilitate the construction of Building "F" with a height of 20-storeys and a total of 202 units. This application is nearing completion and as a result, the OMB issued an Order on November 27, 2017 approving Zoning By-law 108-14 in full.

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.041

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The subject development application for Site Plan Approval (File D06-17085) serves to facilitate the construction of residential apartment Buildings "C", "D" and "E" with a total of 807 units. The purpose of this report is to seek comments with respect to said development.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are located on the south side of Bantry Avenue, west of Red Maple Road and have a lot area of approximately 1.97 hectares (4.88 acres). The lands are vacant and abut Bantry Avenue to the north, an existing residential apartment building to the east, future parkland and existing residential apartment buildings further to the south and the CN Bala rail line to the west (refer to Maps 1 and 2).

Development Proposal

The applicant is proposing to construct three residential apartment buildings on the subject lands with heights ranging from 19 to 30 storeys (refer to Maps 5 to 14). Vehicular access is proposed from Oneida Crescent and a shared entrance court that will service Buildings "C", "D", "E" and "F". A total of 1024 parking spaces are proposed with the majority of the parking to be located within the two podium levels and two underground parking levels. Some surface parking spaces along the entrance court and lay-by areas alongside each building entrance are proposed. Outdoor amenity spaces will be provided on top of the second storey podium with indoor amenity areas located adjacent to this podium level. In addition, an outdoor terrace is proposed on the rooftop of the 15th floor of Building "E" (refer to Maps 5 and 14).

The following is a summary of the development statistics based on the plans and information submitted to the Town:

Total Site Area (Phase 2): 1.97 hectares (4.88 acres)
Total Area (Phases 1 and 2): 3.79 hectares (9.35 acres)

Number of Buildings: 3

Building Height: 30 storeys (building C), 24 storeys (building B) and 19 storeys

(building E)

Total Number of Units: 807

Gross Floor Area: 63,250 square metres (680,840 square feet)

Total Gross Floor Area (Phases 1 and 2): 120,231 square metres (1,295,048 square

feet)

Proposed FSI (Phases 1 and 2): 3.2

Proposed Parking: 1024 spaces (903 residential spaces and 121 visitor spaces)

Supporting Documentation/Reports

The applicant has submitted the following documents/information to the Town in support of the proposed development:

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.041

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- Development Application Summary;
- Geohydrology Assessment;
- Functional Servicing and Stormwater Management Implementation Report;
- Noise and Vibration Impact Study;
- Traffic Impact Study;
- Traffic Impact Study Addendum and Site Plan Assessment;
- Urban Design Brief;
- Shadow Study;
- Existing Tree Inventory and Tree Preservation Plan;
- Context Plan;
- Site Plan;
- Construction Management Plan;
- Floor Plans;
- Elevation Plans;
- Coloured Perspectives;
- Landscape Plans;
- Engineering Plans;
- Lighting Plan; and,
- Shoring Plans.

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.041

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Town of Richmond Hill Official Plan

The subject lands are designated **Richmond Hill Centre** in accordance with Schedule A2 – Land Use of the Town's Official Plan (the "Plan") (refer to Map 3) and are located within the integrated transit hub and the edges of the **Richmond Hill Centre**. Uses permitted within the **Richmond Hill Centre** designation include high density residential, medium density residential in accordance with Policy 4.2.1.6 of the Plan, office, commercial, retail, community uses in accordance with Policy 4.2.1.7, parks and urban open spaces and live-work units.

Policy 4.2.14 states that the highest and most dense forms of development shall be located at the planned integrated transit hub with progressively lower and less dense buildings along the outer edges of the **Richmond Hill Centre**. Policy 4.2.22 states that the density of a development block within the area of a planned integrated transit hub shall have a range between 3.5 FSI and 6.5 FSI with density decreasing away from the integrated transit hub station. Policy 4.2.23 stipulates that the permitted height ranges from four to forty storeys. For the northerly portion of the subject lands located within the edges of the **Richmond Hill Centre**, permitted density ranges from 2.5 to 3 FSI and building height is limited to a maximum fifteen storeys.

As stated earlier, the proposed development (Phases 1 and 2) will have a maximum density of 3.2 and the height of the buildings will range from 19 to 30 storeys, which is permitted within the integrated transit hub. No portion of Buildings "C", "D" or "E" over 15 storeys will be located within the edges of the **Richmond Hill Centre**. Planning staff is therefore of the opinion that the proposed development application conforms with the **Richmond Hill Centre** policies of the Plan.

Zoning By-law

In accordance with the decision of the OMB issued November 27, 2017, the subject lands are zoned **Special Commercial Five (SC-5) Zone** pursuant to Zoning By-law No. 278-96, as amended by site specific Zoning By-law 108-14 (refer to Map 4). The proposed development serves to implement the OMB approved Zoning By-law.

Department and External Agency Comments

The subject Site Plan application and the associated background studies and reports submitted in support of same have been circulated to various Town departments and external agencies for their review and comment. The following is a summary of the comments received as of the time of writing of this report.

Development Planning Section

Staff has reviewed the plans and reports submitted in support of the proposed applications and provide the following comments:

 the proposed development is permitted in the Richmond Hill Centre designation of the Plan;

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.041

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- the subject lands are located within the planned integrated transit hub and along the edge of the Richmond Hill Centre. Accordingly, the proposed development would conform with the density and height range permitted under the Plan;
- the OMB issued its final Order in November of 2017, thereby approving Zoning Bylaw 108-14 and it is noted that the proposed development has been designed to comply with the development standards of the Zoning By-law; and,
- staff will work with the applicant to address any forthcoming technical comments that
 may be identified by Town departments and external agencies that have been
 requested to review the applicant's development proposal.

Department/External Agencies

To date, comments have been received from Alectra Utilities, Enbridge Gas, York Region, Rogers Cable, the Toronto and Region Conservation Authority and the Town's Finance Department. These external agencies and Town Department have no objections to the application and/or have provided comments to be considered by the applicant during the more detailed implementation of the approval process. All of these comments have been forwarded to the application for consideration but have not been appended to this report.

Outstanding Town and External Agency Comments

As of the writing of this report, comments remain outstanding from Bell, Canada Post, the Canadian National Railway, the Town's Building Services Division, Community Services Department, Fire Department, Development Engineering Division, Urban Design Section, Park and Natural Heritage Planning Section and Zoning Section.

Financial/Staffing/Other Implications:

The recommendation does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The subject development proposal is aligned with **Goal One - Stronger Connections** in **Richmond Hill** by strengthening connections to transit and developing connections for people accessing local amenities, **Goal Two - Better Choices in Richmond Hill** by providing for a range of housing options and providing better quality options to achieve the community vision for the Town and by promoting and constructing safe routes for cyclists and pedestrians and lastly, with **Goal Four - Wise Management of Resources** in **Richmond Hill** by creating opportunities for reducing commute times, increasing access and incorporating energy efficient design.

Date of Meeting: February 20, 2018 Report Number: SRPRS.18.041

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Conclusion:

The applicant has submitted a Site Plan Application to the Town to facilitate the construction of a high density residential development on its land holdings. Any comments received from circulated Town departments and external agencies are to be addressed by the applicant prior to the Town's approval of the plans submitted in support of the proposed development. In consideration for the preceding, it is recommended that this Staff Report be received by Committee of the Whole and that all comments regarding the proposed development be referred back to staff.

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Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Map 1 Aerial Photo
- Map 2 Context Plan
- Map 3 Official Plan Designation
- Map 4Existing Zoning
- Map 5 Proposed Site Plan
- Map 6 Proposed West Elevation Buildings C, D and E
- Map 7 Proposed East Elevation Buildings C, D and E
- Map 8 Proposed South Elevation Buildings C and D
- Map 9 Proposed North Elevation Buildings C and D
- Map 10 Proposed South Elevation Building E
- Map 11 Proposed North Elevation Building E
- Map 12 Proposed Perspective Buildings C and D
- Map 13 Proposed Perspective Building E
- Map 14 Proposed Master Landscape Plan

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Report Approval Details

Document Title:	SRPRS.18.041 - The Gates of Bayview Glen Phase XI Coproation - File D06-17085.docx
Attachments:	- MAP_1_AERIAL_PHOTOGRAPH.pdf - MAP_2_CONTEXT_PLAN.doc - MAP_3_OP_DESIGNATION.pdf - MAP_4_EXISTING_ZONING.pdf - MAP_5_PROPOSED_SITE_PLAN.doc - MAP_6_PROP_W_ELEVATION_BUILDINGS_C D E.doc - MAP_7_PROP_E_ELEVATION_BUILDINGS_C D.doc - MAP_8_PROP_S_ELEVATION_BUILDINGS_C D.doc - MAP_9_PROP_N_ELEVATION_BUILDINGS_C D.doc - MAP_10_PROP_S_ELEVATION_BUILDING_E.doc - MAP_11_PROP_N_ELEVATION_BUILDING_E.doc - MAP_12_PERSPECTIVE_BUILDING_C D.doc - MAP_13_PERSPECTIVE_BUILDING_E.doc - MAP_14_PROPOSED_MASTER_LANDSCAPE.doc
Final Approval Date:	Feb 12, 2018

This report and all of its attachments were approved and signed as outlined below:

Gus Galanis - Feb 7, 2018 - 12:22 PM

Kelvin Kwan - Feb 7, 2018 - 3:32 PM

Neil Garbe - Feb 12, 2018 - 11:05 AM

MAP 1 - AERIAL PHOTOGRAPH



AERIAL PHOTOGRAPH

BLOCK 26

FILE No. D06-17085

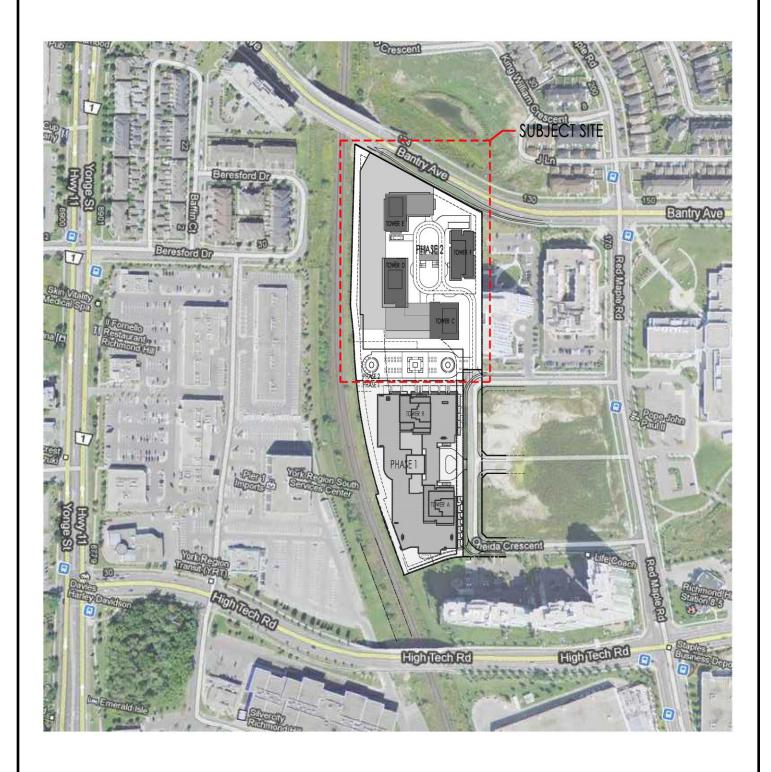
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MAP 2 - CONTEXT PLAN

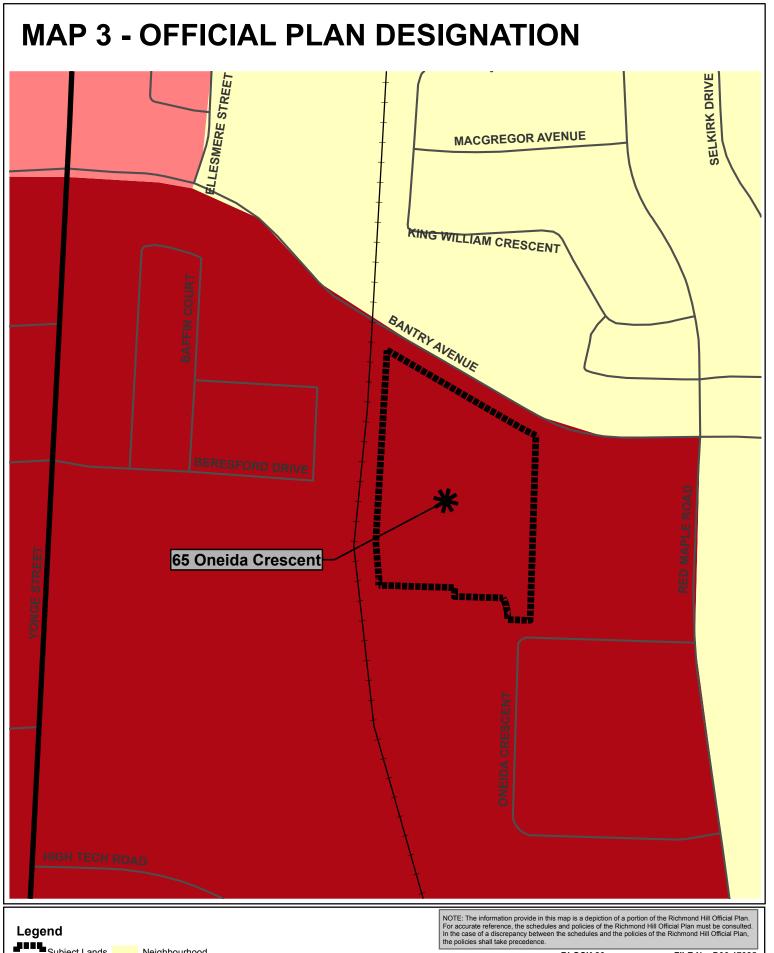


BLOCK 26 FILE No. D06-17085

Town of Richmond Hill Planning and Regulatory Services Department

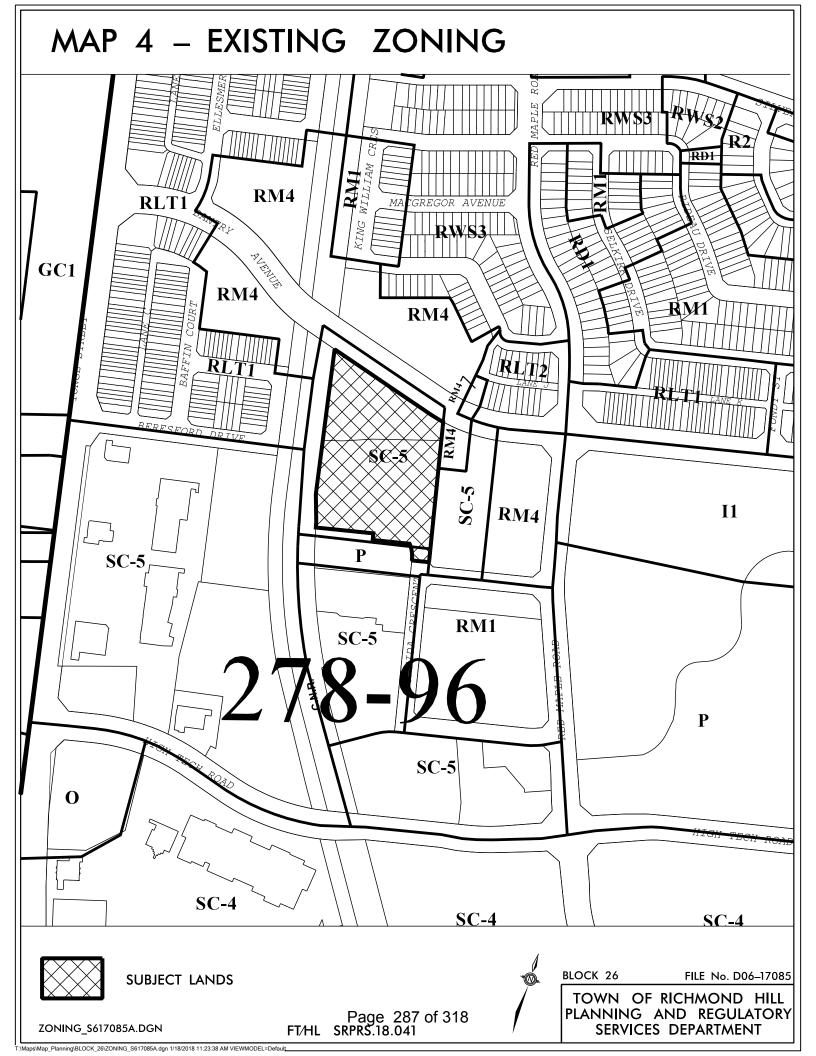
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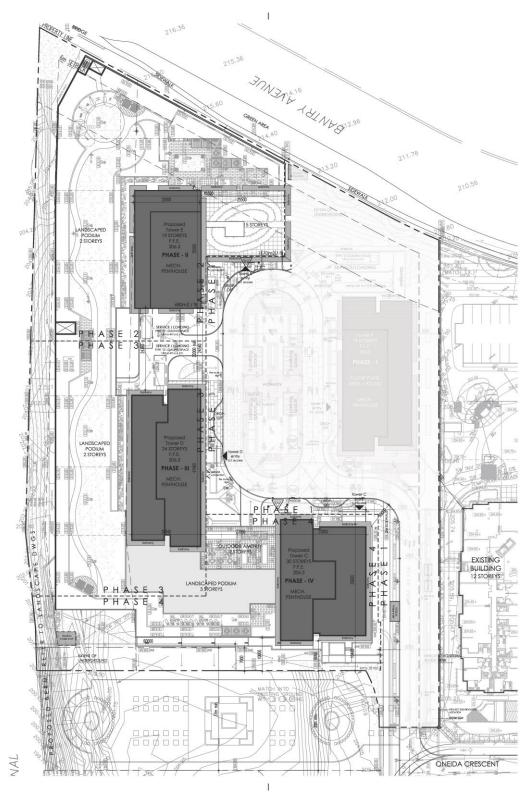


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MAP 5 - PROPOSED SITE PLAN



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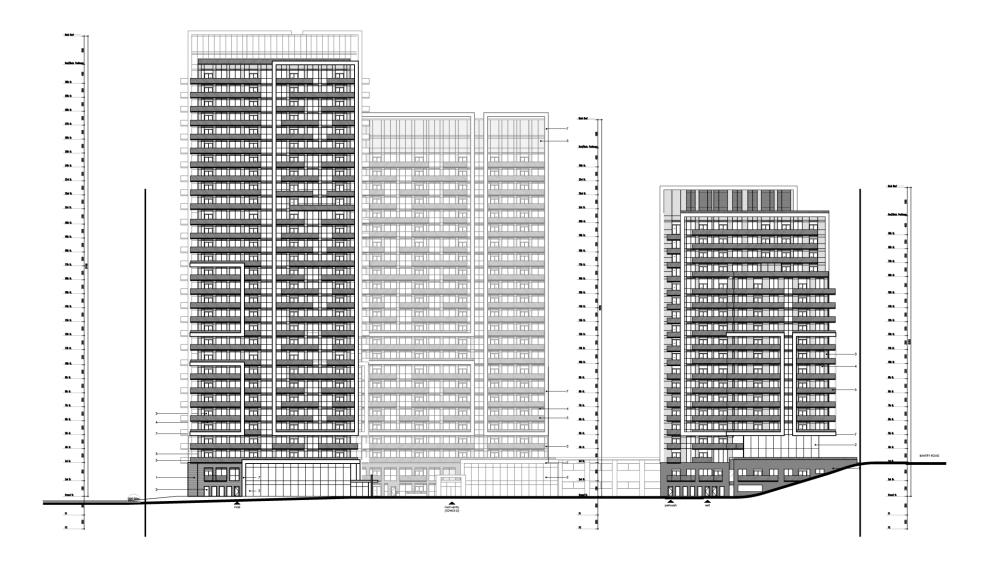
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MAP 6 - PROPOSED WEST ELEVATION - BUILDINGS C,D&E Block 26 File No. D06-17085 **TOWN OF RICHMOND HILL PLANNING AND REGULATORY SERVICES DEPARTMENT**

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MAP 7 - PROPOSED EAST ELEVATION - BUILDINGS C,D&E



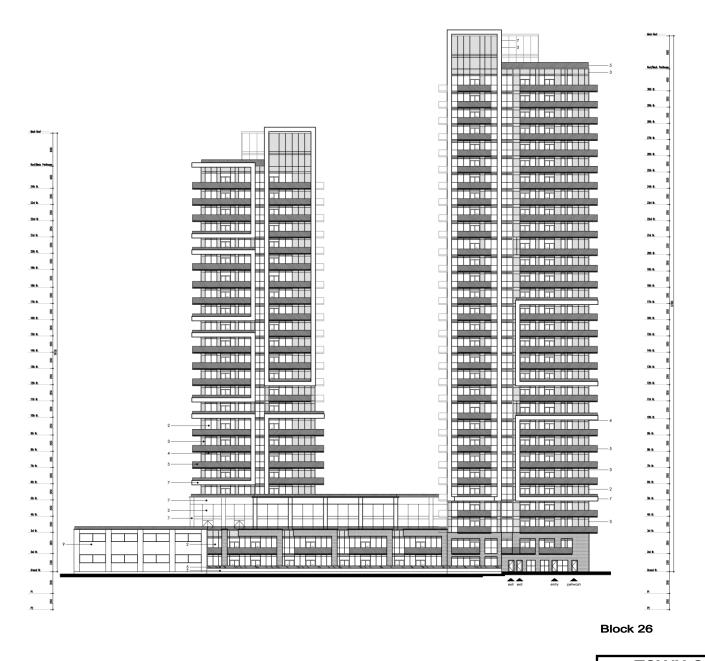
Block 26

File No. D06-17085

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MAP 8 - PROPOSED SOUTH ELEVATION - BUILDINGS C & D

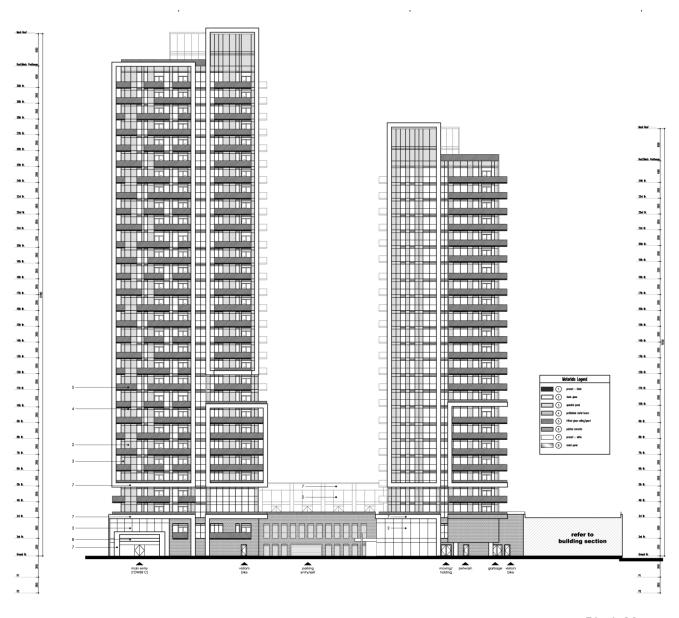


File No. D06-17085

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MAP 9 - PROPOSED NORTH ELEVATION - BUILDINGS C & D



Block 26

File No. D06-17085

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MAP 10 - PROPOSED SOUTH ELEVATION - BUILDING E Ш т П П П \Box П -т 6 pointed concret 7 precest - white 8 metal panel Block 26 File No. D06-17085 **TOWN OF RICHMOND HILL PLANNING AND REGULATORY SERVICES DEPARTMENT** FT/HPagsRP4R\$318.041

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MAP 11 - PROPOSED NORTH ELEVATION - BUILDING E 15th fr. 14th St. 13th fir. 1 1 ш 6 painted concret 7 precost - white 3rd fit. File No. D06-17085 Block 26 **TOWN OF RICHMOND HILL**

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MAP 12 - PROPOSED REPRESENTATIVE PERSPECTIVE - BUILDINGS C & D



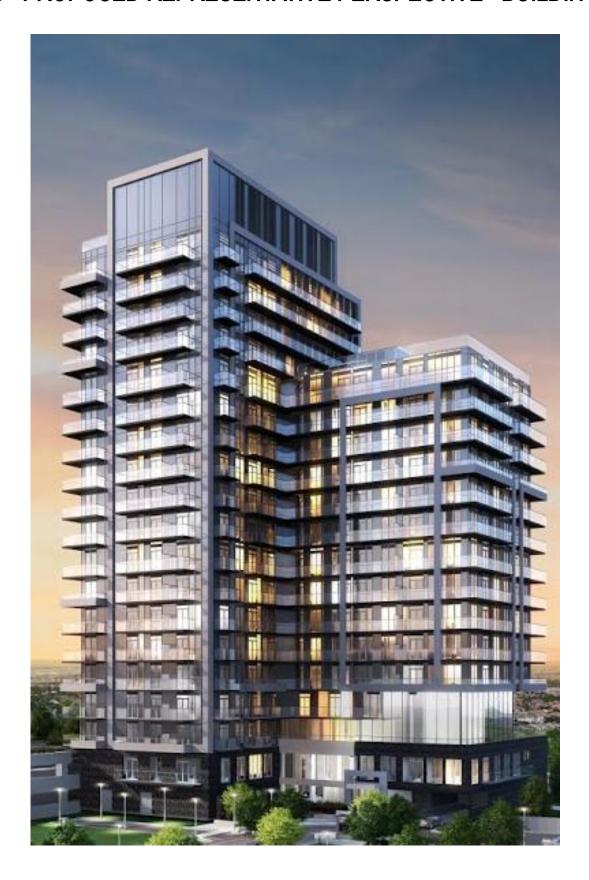
Block 26

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MAP 13 - PROPOSED REPRESENTATIVE PERSPECTIVE - BUILDING E



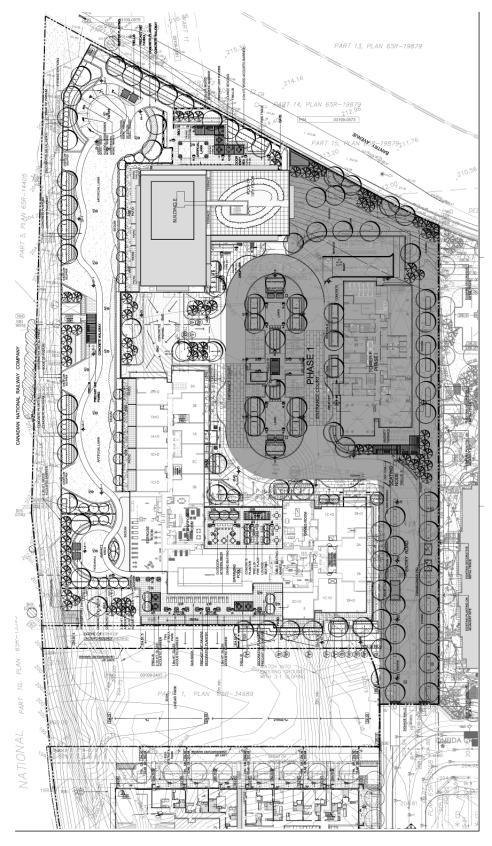
Block 26

File No. D06-17085

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MAP 14 - PROPOSED MASTER LANDSCAPE PLAN



BLOCK 26 FILE No. D06-17085

Town of Richmond Hill Planning and Regulatory Services Department

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Staff Report for Committee of the Whole Meeting

Date of Meeting: February 20, 2018 Report Number: SRCAO.18.02

Department: Office of the Chief Administrative Officer

Division: Strategic Initiatives

Subject: SRCAO.18.02 Ontario Municipal Commuter

Cycling Program Funding Agreement

Purpose:

To notify Council of successful funding under the Ontario Municipal Commuter Cycling Program and to request that Council authorize entering into a funding agreement and commit to the requirements of the program.

Recommendation(s):

- a) That the Chief Administrative Officer and the Director of Finance and Treasurer be authorized to sign and execute the Ontario Municipal Commuter Cycling Transfer Payment Agreement.
- b) That the Chief Administrative Officer and Director of Finance and Treasurer have the delegation of authority to execute any and all required documentation as required for the Ontario Municipal Commuter Cycling program.
- c) That Richmond Hill commits to providing funding equivalent to twenty percent of the funding provided to Richmond Hill under the Ontario Municipal Commuter Cycling program.
- d) That Richmond Hill commits to implementing projects and spending Ontario Municipal Commuter Cycling program funding in accordance with all provisions specified in the Agreement.
- e) That Richmond Hill commits to spending Ontario Municipal Commuter Cycling program funding only on the following approved projects: Phase 2 and Phase 3 of the Lake to Lake Cycling Route.
- f) That Richmond Hill commits that it will obtain all required approvals for each project prior to use of Ontario Municipal Commuter Cycling program funding.

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Contact Person:

Daniel Olding, Manager of Grants & Strategic Initiatives ext. 5505

Report Approval:

Submitted by: Gwen Manderson, Director of Strategic Initiatives

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

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Background:

The Ontario Municipal Commuter Cycling (OMCC) Program is a new allocation-based grant funding program that supports investment in Ontario municipal commuter cycling infrastructure.

The OMCC is a multi-year program with \$93 million available in the first year. The OMCC can fund up to 80% of an eligible project's budget, with Richmond Hill being responsible for at least 20% of the project funding.

Richmond Hill applied for OMCC funding in September 2017 (Staff Report SRCAO.17.28). Two projects were submitted in the application: Phase 2 and Phase 3 of the Lake to Lake Cycling Route. In December 2017, Richmond Hill received notice that our application was successful and that the Town would be receiving \$615,583.41 towards these projects. There is flexibility in how the funding can be used: Richmond Hill can allocate the funding to one or both of Phase 2 or Phase 3 Lake to Lake Cycling Route projects. The funding can also be used for future projects as the Town's project eligibility list can be updated on a regular basis.

Phase 2 and 3 of the Lake to Lake Cycling Route involves the construction of a multiuse pathway in the boulevard along Leslie Street from just north of 16th Avenue to Elgin Mills Road East. Phase 1 of the Lake to Lake Cycling Route runs from Hwy 7 to just north of 16th Avenue, and was completed in 2017.

The deadline for completion of projects funded through the OMCC program is December 30, 2020.

In order to complete the funding arrangements, a municipal by-law designating the Chief Administrative Officer and Treasurer as signing officers and authorizing the execution of the Funding Agreement is required, as is a Council commitment to the requirements of the program. The Ontario Municipal Commuter Cycling (OMCC) Program is being administered by the Province of Ontario through the Minister of Transportation and as such the Contribution Agreement is between the Town and the Government of Ontario.

Financial/Staffing/Other Implications:

The Lake to Lake Cycling Route project is being cost shared on a 50:50 basis with York Region.

The design budget for the full Lake to Lake Cycling Route (Phases 1 to 3) was approved in 2014 in the amount of \$510,600. Phase 1 construction is complete.

The Phase 2 construction budget was approved in the 2018 Capital Budget in the amount of \$1,861,400 and it is anticipated that the OMCC funds will be used to cover, in part, the Town's portion of these costs. Construction on Phase 2 is scheduled to begin

Date of Meeting: February 20, 2018 Report Number: SRCAO.18.02

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in 2018 and be completed in 2019 which will meet the timeline for completing projects OMCC- funded projects. This is subject to York Region's funding availability.

Design of Phase 3 is anticipated to start in 2018 and be completed in early 2019. Construction of Phase 3 is scheduled to begin in 2019 subject to York Region's funding availability and the Town's Capital Budget approval. If there are any OMCC funds remaining after completion of Phase 2 construction, it is anticipated that these will be applied to the design and construction of Phase 3.

Relationship to the Strategic Plan:

Application for infrastructure funding for Town projects aligns to Goal Four: Wise Management of Resources by serving as a role model for municipal management. This grant will also support Goal One: Stronger Connections by developing connections for people to access local amenities by means other than the car and Goal Two: Better Choice by constructing safe routes for cyclists and pedestrians

Conclusion:

The Town of Richmond Hill has been granted \$615,583.41 from the Government of Ontario as part of the Ontario Municipal Commuter Cycling Program towards the construction of Phase 2 and 3 of the Lake to Lake Cycling Route. Council approval is required to designate signing officers and authorize the execution of the Funding Agreement.

Date of Meeting: February 20, 2018 Report Number: SRCAO.18.02

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Report Approval Details

Document Title:	SRCAO.18.02 Ontario Municipal Commuter Cycling Program Funding Agreement.docx
Attachments:	
Final Approval Date:	Feb 2, 2018

This report and all of its attachments were approved and signed as outlined below:

Gwen Manderson - Feb 2, 2018 - 7:21 AM

David Dexter - Feb 2, 2018 - 8:33 AM

Neil Garbe - Feb 2, 2018 - 2:56 PM

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Staff Report for Committee of the Whole Meeting

Date of Meeting: February 20, 2018 Report Number: SRCAO.18.03

Department: Office of the Chief Administrative Officer

Division: Strategic Initiatives

Subject: SRCAO.18.03 Development Charges Rebate

Program Application

Purpose:

To delegate authority to sign and submit an application to the Ontario Development Charges Rebate Program.

Recommendation(s):

 a) That the Director of Financial Services and Treasurer be authorized to sign and submit an application to the Ontario Development Charges Rebate Program.

Contact Person:

Daniel Olding, Manager of Grants & Strategic Initiatives ext. 5505

Michelle Dobbie, Senior Planner (Policy) ext. 2467

Report Approval:

Submitted by: Gwen Manderson, Director of Strategic Initiatives

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Date of Meeting: February 20, 2018 Report Number: SRCAO.18.03

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Background:

In November 2017 the Ontario government announced that the province will rebate up to \$125 million in development charges over five years for priority purpose-built rental developments in municipalities with low vacancy rates or high tenant populations, where affordable rentals are hard to find. In December 2017 Richmond Hill was invited to submit an Expression of Interest by March 2, 2018 to take part in the Development Charges Rebate Program. \$25 million is available for 2018-19 which is the first year of the program. Should Richmond Hill's application be approved, the Ontario Ministry of Housing will advance funding directly to Richmond Hill who will be responsible for rebating development charges for eligible developments and units.

There are no requirements for municipalities to contribute to the program although municipalities are encouraged to consider providing municipal incentives where possible to purpose-built market rental developments eligible to receive provincial rebates under the program.

Participating municipalities will administer the program based upon local need, changing rental market conditions, and demand for rental housing in their community as long as this fits within broad provincial program criteria, namely that:

- Developments are consistent with the Provincial Policy Statement and conform with the Growth Plan;
- Developments align with other provincial policies and lead to net new additional public good (rental housing, family-sized units, senior-friendly, close to transit and transit hubs); and
- Developments and units receiving provincial rebates remain rental for a minimum of 20 years.

The following types of developments and units are not eligible under the program:

- Single and semi-detached homes, duplexes/triplexes, and retirement homes;
- Units already receiving provincial capital subsidies under housing supply programs;
- Luxury market rental units, where starting rents exceed 175% of average Market Rents, as published by the Canada Mortgage and Housing Corporation (CMHC); and
- Market rental developments already receiving a deferral of or exemption from the payment of development charges.

Within these parameters Richmond Hill will have the flexibility to determine the builtform of rental housing developments eligible to receive a development charges rebate, unit size configurations in the development, the amount of development charges rebate for eligible rental housing, and the timing of the rebate.

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In order to submit an application to the Ontario Development Charges Rebate Program, authority needs to be delegated to an authorized signing officer. Staff are requesting that the Director of Financial Services and Treasurer be authorized to sign the application on the Town's behalf.

Staff are preparing the application form, which is due March 2, 2018. The Province will evaluate the applications received, and advise successful municipalities of their allocation, based on an assessment of submissions and other indicators of rental housing need.

Financial/Staffing/Other Implications:

There are no direct financial implications to the Town arising from SRCAO.18.03. Should Richmond Hill's application to the Ontario Development Charges Rebate Program be successful, the Ontario Ministry of Housing will advance funding directly to Richmond Hill who will be responsible for rebating development charges for eligible developments and units.

Relationship to the Strategic Plan:

The application for funding under the Ontario Development Charges Rebate Program aligns with Goal One: Stronger Connections by planning for a connected community, Goal Two: Better Choice by planning for a range of housing that provides options for people at all stages of life, Goal Three: A more vibrant Richmond Hill by initiating change to the built environment through collaboration with the Province and Goal Four: Wise Management of Resources by creating opportunities for an improved live-work balance to enable better use of time in the community.

Conclusion:

The Ontario Development Charges Rebate Program is a provincial initiative to increase the supply of purpose-built rental housing. Richmond Hill has been invited to submit an Expression of Interest to the program and staff are requesting that the Director of Financial Services and Treasurer be authorized to sign the application on the Town's behalf.

Date of Meeting: February 20, 2018 Report Number: SRCAO.18.03

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Report Approval Details

Document Title:	SRCAO.18.03 - Development Charges Rebate Program Application.docx
Attachments:	
Final Approval Date:	Feb 2, 2018

This report and all of its attachments were approved and signed as outlined below:

Gwen Manderson - Feb 2, 2018 - 7:22 AM

David Dexter - Feb 2, 2018 - 8:33 AM

Neil Garbe - Feb 2, 2018 - 2:59 PM