



February 22, 2018

Ms. Shelly Cham,
Senior Planner
Planning and Regulatory Services
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario L4B 3P4

Dear Ms. Cham,

**Re: Proposed Official Plan Amendment
TSMJC Properties Inc.
10909 Yonge Street
Town of Richmond Hill
File: D01-16003 and D02-16018**

This is in response to your circulation and request for comments for the above-captioned Official Plan Amendment (OPA) application and Zoning By-law Amendment application. The subject site is located on the east side of Yonge Street, south of Bernard Avenue, on lands municipally known as 10909 Yonge Street, in the Town of Richmond Hill. The proposed development consists of a 315 unit 16-storey apartment building, and 23 3-storey back-to-back stacked townhouses. The overall density is 2.75 FSI.

Regional staff do not have any comments on the site specific rezoning application.

Purpose and Effect of the Proposed Amendment

The applicant has appealed the Richmond Hill Official Plan (2010) and the recently Richmond Hill Council approved Yonge and Bernard Key Development Area Secondary Plan. As such, the inforce Official Plan is OPA 21 – The Elgin East Area Secondary Plan, which designates the subject lands “Community Commercial”. The subject Amendment application proposes to add a site specific exception to the new Richmond Hill Official Plan (2010) to permit the following:

- A 16-storey apartment building with a maximum tower floor plate of 1,600 square metres;
- An apartment building to have frontage on and take access from an internal roadway, and
- Block townhouses along Yorkland Street.

The Yonge and Bernard Key Development Area Secondary Plan

Regional staff were actively involved in the preparation of the new Yonge and Bernard Secondary Plan. Regional staff were members of the Technical Advisory Committee and reviewed and provided comments on draft iterations of the secondary plan. Regional staff endorses the Richmond Hill Council approved version of this Secondary Plan. This Secondary Plan sets out Richmond Hill Council's direction for this intensification area. It is our opinion that the Secondary Plan sets out appropriate intensification levels while ensuring compatibility with the surrounding existing neighbourhood built-form.

Regional staff also supports a fine grid network of local streets, especially in new intensification areas. These new local streets are required to service and accommodate the planned intensification in this area. This KDA is planned to accommodate approximately 8,000-10,000 residents and approximately 1,200-2,000 jobs at full build out. Improved pedestrian and vehicular connections are an integral component of a successful Key Development Area. As such, the applicant is requested to revise their proposed development to better reflect the planned local street network.

The proposed development at 16 storeys, at a density of 2.75 FSI, currently does not conform with the recently Richmond Hill Council approved Yonge and Bernard Key Development Area Secondary Plan. Regional planning staff are of the opinion that local planning staff are best able to determine the appropriate building height and density. Local Planning staff typically determines built form compatibility with adjacent structures and land uses.

Summary

The applicant is encouraged to continue to work with Richmond Hill staff in developing a concept plan that better conforms to the Yonge and Bernard Key Development Area Secondary Plan. The Region reserves the right to provide additional technical comments through associated planning applications related to the subject lands, on matters including, but not limited to, water resources, servicing, road requirements, transit, vehicular access and noise attenuation features.

Please contact Augustine Ko, Senior Planner, at 1-877-464-9675, ext. 71524 or at augustine.ko@york.ca should you have any questions or require further assistance.

Sincerely,



Karen Whitney, M.C.I.P., R.P.P
Director of Community Planning and Development Services

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