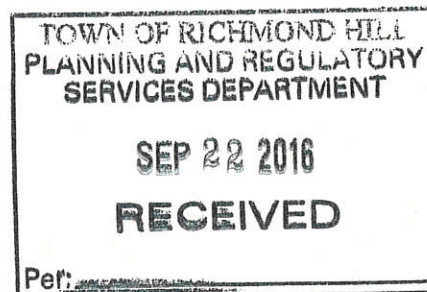




September 20, 2016

Ms. Ana Bassios
Commissioner of Planning and Regulatory Services
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario L4B 3P4



Attention: Phoebe Chow, M.C.I.P., R.P.P.

Re: Proposed Official Plan Amendment D01-16002
59 Brookside Road
(Yonge MCD Inc.)
Town of Richmond Hill
Related File: 19T-16R06

This is in response to your circulation and request for comments for the above-captioned Official Plan Amendment (OPA) application. The subject site is located on the southwest quadrant of Brookside Road and Yonge Street, on lands municipally known as 59 Brookside Road, in the Town of Richmond Hill. The proposed development consists of four mixed-use commercial/residential towers ranging from 16 to 29 storeys, 8 single detached units, 44 townhouse units and a public park. The subject site is 4.65 ha in size. In addition to the OPA application, a concurrent application for a draft plan of subdivision (19T-16R06) has been submitted. The following comments apply to the OPA application.

Purpose and Effect of the Proposed Amendment

The subject lands are designated “Key Development Area” (KDA), “Neighbourhood” and “Natural Core” under the partially approved 2010 Richmond Hill Official Plan (Office Consolidation May 25, 2016). The KDA designation is intended to establish mixed-use centres to service the surrounding neighbourhoods and future intensification along Yonge Street. The “Neighbourhood” designation permits low-density residential, medium-density residential, neighbourhood commercial uses, community uses and parks and open spaces uses. The proposed OPA will amend the Richmond Hill Official Plan (Office Consolidation May 25, 2016) by adding site specific provisions to increase density, set minimum and maximum building heights and allow for changes in policies relating to built form and urban design.

2010 York Region Official Plan

The subject lands are designated “Urban Area” by the York Region Official Plan, which permits a wide range of residential, commercial, industrial and institutional uses. The proposed

Amendment generally conforms with the Regional Official Plan, as it will enable a development project that is designed to ensure accessibility to people of all ages, cultures, and abilities (Policy 5.2.7) and will assist in ensuring “that by the year 2015 and for each year thereafter, a minimum of 40% of all residential development will occur within the built-up area as defined by the Province’s Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe” (Policy 5.3.1). The proposed development is in an urban form and design that is compact, and transit supportive (Policy 5.4.5).

Regional staff encourages the proposed development to have an integrated and innovative approach to water management, be water efficient, and minimize stormwater volumes and contaminant loads and maximize infiltration through an integrated treatment approach (Policy 5.2.11). We also recommend the development to achieve energy efficiency levels that exceed the Ontario Building Code (Policy 5.2.20); to achieve 10% greater water efficiency than the Ontario Building Code (Policy 5.2.22); be designed to maximize solar gains, be constructed in a manner that facilitates future solar installations (i.e. solar ready) (Policy 5.2.26); and, incorporate green building standards, such as LEED®, ENGERGY STAR®, or other emerging technologies (Policy 7.5.12).

Technical Comments

This application was circulated for detailed review and comments. Below is a summary of technical comments received from Regional Departments:

Transportation:

The Regional Transportation Services Department requires a revised Traffic Impact Study to address Regional comments prior to approval of the Official Plan Amendment. Attached please find detailed transportation comments prepared by the Regional Transportation Services Department, dated September 12, 2016.

Water and Wastewater Servicing:

Based on the Function Servicing Report (FSR) provided, the wastewater and water servicing for the proposed development will be by way of connecting to existing Town of Richmond Hill wastewater and water infrastructure in the Brookside Drive, Naughton Drive and Yonge Street right-of-way. It is recommended that the watermain be looped within the development to eliminate any potential water quality issues. The Owner is further advised that the Richmond Hill Collector is located in the Yonge Street right-of-way. York Region requires two weeks advanced notice prior to the connection and/or crossing of Regional infrastructure. The Region reserves the right to inspect the site during the connection and/or crossing. Attached please find detailed water and wastewater servicing comments prepared by the Regional Infrastructure Asset Management Branch, dated June 14, 2016.

Summary

York Region has no objection to the proposed Official Plan Amendment application subject to a revised Traffic Impact Study to the satisfaction of the Region. 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 Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or at justin.wong@york.ca should you have any questions or require further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Karen Whitney".

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

JW/

MEMORANDUM

TO: Justin Wong, Community Planning and Development Services

FROM: Ryan Wong, Transportation Planning

DATE: September 12, 2016

RE: **Proposed Official Plan Amendment – (D01-16002)**
Related Draft Plan of Subdivision (19T-16R06)
59 Brookside Road
(Yonge MCD Inc.)
Town of Richmond Hill

Regional Staff have reviewed the proposed Official Plan Amendment (OPA) application, as well as the supporting Traffic Impact Study (Traffic Study) dated April, 2016 prepared by Mark Engineering. The property is located at 59 Brookside Road, in the Town of Richmond Hill. The subject properties are located north of Naughton Drive, south of Brookside Road, on the west side of Yonge Street. The preliminary development concept consists of 160 townhouses, 991 apartments, 1,356 m² of retail gross floor area and 3,156 m² office gross floor area. The proposed Official Plan Amendment is to facilitate a high-rise mixed-use development and low-rise residential development.

The following consolidated comments are provided in coordination with staff from Transportation Planning, Traffic Signal Operations, Development Engineering, YRT/Viva, and YRRTC.

A. OPA Comments

Prior to the approval of the Official Plan Amendment application, a revised Traffic Impact Study shall be provided that addresses all technical comments provided in Section B of this memo to the satisfaction of the Region.

B. Preliminary Comments for Subsequent Development Applications

Transportation Planning, Traffic Signal Operations, Development Engineering, YRT/Viva, and YRRTC offer the following preliminary comments for subsequent development applications. These comments are not an approval and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements that have been identified to date. More detailed comments will be provided through the Draft Plan of Subdivision application and/or at the subsequent Site Plan application.

Transportation Planning

- 1) That a basic 45 metres right-of-way is required for this section of Yonge Street. As such, all municipal setbacks shall be referenced from a point 22.5 metres from the centerline of construction on Yonge Street and any additional lands required for turn lanes at the intersections will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor.

The Region may require additional lands beyond the basic 45 metres based on the detail design that the Region is currently undertaking for the vivaNext project on Yonge Street.

- 2) That no direct private access is permitted onto Yonge Street. All accesses shall be provided through local roads, such as Brookside Road and Naughton Drive.
- 3) To work with the Town of Richmond Hill to remove the existing barricade on Naughton Drive. This will improve vehicular routing options.
- 4) To provide direct shared pedestrian/cycling facilities and connections from the proposed development to Yonge Street and Collector/Local Roads, such as Brookside Road and Naughton Drive to support active transportation and public transit, where appropriate. A drawing showing the conceptual layout of active transportation facilities and connections internal to the site and to the Regional roads shall be provided.
- 5) That an addendum to the Traffic Study shall be provided to address the following comments, to the satisfaction of the Region. The Transportation Study shall address the following comments:
 - a. It should be noted that site generated traffic was assigned to a private plaza access to facilitate ingress and egress from the proposed development. As the plaza access is not a public road, the assumed roadway capacity cannot be assumed to be available in the future to facilitate the proposed development. The Traffic Study shall be revised accordingly.
 - b. It appears that there are discrepancies in the unit count summarized in the cover letter of the Traffic Study, Figure 5 of the Traffic Study and the Development Applicant Summary provided by the applicant. The development statistics summarized and analyzed throughout the Traffic Study shall be consistent.
 - c. No Background developments located in the immediate area were considered in Section 4.1 of the Traffic Study. The Transportation Consultant shall consult with the Town of Richmond Hill to obtain a list of background developments located in the area. Revised analyses shall be provided for review.
 - d. Section 5 of the Traffic Study indicates 140 second cycle lengths were assumed in the capacity analysis. The consultant shall confirm whether official signal timing plans were requested from the Town of Richmond Hill and York Region and incorporated in the analyses.
 - e. Section 5.1 of the Traffic Study recommends the provision of an eastbound-to-southbound exclusive right-turn lane at the intersection of Yonge Street and Brookside Road. The addendum shall clarify whether Yonge Street is proposed to

be widened to provide for an additional receiving lane. If a southbound receiving lane is recommended, then a functional drawing shall be provided for review.

- 6) To provide an addendum Transportation Demand Management (TDM) Plan to the satisfaction of the Region. The TDM plan shall include the following:
 - a. The TDM checklist should be revised to address the following, where appropriate:
 - i. Table 6.2 should be revised to distinguish soft and hard TDM measures.
 - ii. An estimated cost shall be included for all hard TDM measures.
 - iii. Include a venue for the Region to distribute Information Packages and pre-loaded PRESTO Cards.
 - iv. Include a communication strategy to coordinate, contact and inform all new homeowners of the information session.
 - a. A TDM communication strategy to assist 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 pre-loaded PRESTO Cards. That the Traffic Study shall be revised to address the following comments, to the satisfaction of the Region.

Traffic Signal Operations

- 7) That an addendum to the Traffic Study shall be provided to address the following comments, to the satisfaction of the Region. The Transportation Study shall address the following comments:
 - a. The study indicates that the development will be constructed in phases with anticipated completion year of 2026. The 2026 of the full build-out development is selected as the analysis horizon year in the study, which appears inconsistent with requirements outlined in the York Region's TIS guidelines. The horizon years shall be revised accordingly and revise analysis provided for review.
 - b. Incorrect site traffic volumes for the afternoon peak hour are shown in Diagram 6 on Page 20 of the report. The diagram and analysis shall be revised for further review.
 - c. HCS instead of Synchro software is used for capacity analysis. It is difficult for the Region staff to confirm whether the HCS analysis has reflected the future Viva rapidway on Yonge Street. For example, all left turns on major streets will be operating under fully-protected phases, with pedestrians performing two-stage crossing on major streets.
 - d. The intersection capacity analysis results in Section 5 of TIS should include more details such as v/c ratios and estimated queue lengths with respect to critical movements.
 - e. The TIS recommends an exclusive right turn lane on the eastbound approach at the Yonge Street/Brookside Road intersection. However, no analysis is provided in the report to support this recommendation. In addition, it is not clear who will be responsible for the implementation if the need for this dedicated right turn lane is confirmed.

- f. Some site traffic is assigned to utilize the access on Canyon Hill Avenue, which currently serves the adjacent property on 11000 Yonge Street. Clarification is required whether this access connecting Naughton Drive and Canyon Hill Avenue will be a public road and be used by all the land uses in the immediate area.

Development Engineering

- 8) The applicant is advised the planned construction of the Yonge Street Rapid Transit-way (Y2.2) includes a centre median island as part of this project, on Yonge Street from Brookside Drive through to Canyon Hill Avenue.
- 9) Conditions will be provided separately for the draft plan of subdivision and/or subsequent site plan application.

YRT/Viva

- 10) Detailed comments will be provided as part of the Draft Plan of Subdivision.

YRRTC

- 11) Detailed comments will be provided as part of the Draft Plan of Subdivision.



MEMORANDUM

TO: Justin Wong, Planner

FROM: Katy Modaressi, Ph.D., P.Eng., Manager, Capacity Monitoring and Development Approval

DATE: June 14, 2016

Re: **Official Plan Amendment D01-16002**
59 Brookside Road
Part of Lots 1, 2 and 23 Registered Plan 1642
All of Lots 1, 2, 3 and 4, Registered Plan 3600
All of Lots 1 and 4, Registered Plan 3799
Town of Richmond Hill

We have received a copy of the above-noted electronic submission dated June 1, 2016 for the proposal located in the northwest quadrant of Elgin Mills Road West and Yonge Street in the Town of Richmond Hill. The proposed plan comprises 8 residential single detached lots, 44 residential townhouse units and a mixed use block for the development of 1,129 residential apartment units in 4 highrise towers. Also included in the submission is the Functional Servicing and Stormwater Management Report (FSR) dated March 2016 by SCS Consulting Group Ltd. Accordingly, we have the following comments.

General Comments

1. A summary of water and wastewater servicing details pertaining to the development is provided in the table below:

DETAILS	DESCRIPTION	NUMBER AND TYPE OF UNITS TO BE SERVICED
Wastewater Service Area	Yonge Trunk South	1,181 residential
Water Pressure District	Pressure District 8	1,181 residential
2001 Traffic Zone	1110	1,181 residential

2. Residential development requires servicing capacity allocation prior to final approval. If the Town of Richmond Hill does not grant this development allocation from the existing

capacity assignments to date, the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modifications – 2016 pending outcome of Class EA
- East Vaughan Pumping Station – 2017 expected commissioning
- Duffin Creek WPCP Stages 1 and 2 Upgrades – late 2017 expected completion
- Other projects as may be identified in the 2015 Water and Wastewater Master Plan Update currently in progress.

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

3. Based on our understanding of the FSR submitted, the wastewater and water servicing for the proposed development will be by way of connecting to existing Town of Richmond Hill wastewater and water infrastructure in the Brookside Drive, Naughton Drive and Yonge Street ROWs. It is recommended that the watermain is looped within the development to eliminate any potential water quality issues. The Owner is further advised that the Richmond Hill Collector is located in the Yonge Street ROW. York Region requires two (2) weeks advanced notice prior to the connection and/or crossing of Regional infrastructure. The Region reserves the right to inspect the site during the connection and/or crossing.
4. The Owner is advised that direct connection of new development to a Regional water and/or wastewater system is discouraged. It is the Region's mandate to service new development through the local municipal system. Should this not be feasible, a direct connection to or the crossing of a Regional water 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 review and approval. The Owner is further advised that York Region requires two (2) weeks advanced notice prior to the connection and/or crossing of Regional infrastructure. The Region reserves the right to inspect the site during the connection and/or crossing.
5. In accordance with York Region's servicing protocol respecting draft plans receiving approval prior to servicing allocation being available, staff are requesting that all residential lands be subject to various restrictions (i.e., Holding 'H' zone) to ensure that the water and wastewater servicing are available prior to occupancy. These restrictions are found within the requested schedule of conditions below. In addition, York Region requests that the Town of Richmond Hill apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Ontario Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.