



Appendix	D
SRPRS	18-148
File(s)	D01-17005, D02-17021

Corporate Services

March 14, 2018

Ms. Alison Long  
Senior Planner  
Planning & Regulatory Services Department  
225 East Beaver Creek Road  
Richmond Hill, ON, L4B 3P4

Dear Ms. Long,

**Re: Proposed Official Plan Amendment  
Castlegrove Developments Inc.  
357 King Road  
File: D01-17005 and D02-17021**

This is in response to your request for comments of the above-captioned Official Plan Amendment (OPA) and Zoning By-law Amendment applications. The subject site is located on the southeast corner of King Road and Bond Crescent, on lands municipally known as 357 King Road. The proposed development consists of five single detached dwellings.

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

**Purpose and Effect of the Proposed Amendment**

The subject lands are designated "Neighbourhood" by the 2010 Richmond Hill Official Plan, and is identified as an "Existing Neighbourhood Commercial Site" in Appendix 7. The Amendment proposes to remove the subject lands from being identified in Appendix 7 as an "Existing Neighbourhood Commercial Site". The proposed single detached dwellings are otherwise in compliance with the Official Plan land use designation.

**Community Planning and Development Services**

York Regional Community Planning staff do not have issues with the proposed OPA application and considers this a matter of local significance. Regional Planning staff supports the provision of local neighbourhood retail commercial sites within easy access by active modes of transportation; however, the determination of appropriate site specific land uses are best determined by the local municipality.

**Transportation:**

Transportation Planning staff have no objections with the proposed Official Plan Amendment application. However, the pending Consent Applications shall provide the following:

- 1) A basic 36 metres right-of-way for this section of King Road. All municipal setbacks shall be referenced from a point 18 metres from the centerline of construction on King Road and any lands required for additional 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.

- 2) A 15m x 15m daylighting triangle from the ultimate property line at the intersection of Bond Cres and King Road. If this cannot be provided, the applicant will be required to submit a technical letter of justification, to the satisfaction to the Region.

#### **Water & Wastewater Servicing:**

Infrastructure Asset Management staff have reviewed the Functional Servicing & Stormwater Management Report (FSR) dated July 12, 2017 by Fabian Papa & Partners. All residential development requires servicing capacity allocation from the Town of Richmond Hill prior to the final approval. If the Town of Richmond Hill does not grant allocation from the existing capacity assignments to date, the build out of the OPA area may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA currently underway
- Other projects as may be identified in future studies.

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.

Based on our understanding of the FSR, the proposed development is serviced by way of Town of Richmond Hill sanitary sewer and watermain in the Bond Crescent ROW. The Owner is advised that the Regional 450mm diameter King City PS Forcemain is located in the south side of King Road and the integrity of the aforementioned infrastructure is to be maintained at all time during the grading and construction activities of the subject proposed development.

Should there be any change in the proposed servicing scheme, the Owner shall forward the revised Plan to the Region for review and record.

#### **Water Resources:**

The property is located within a WHPA-Q. As such the CTC Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). The CTC Source Protection Plan Water Balance Requirements document and TRSPA Water Balance Tool (<https://trca.ca/conservation/drinking-water-source-protection/trspa-water-balance-tool/>) should be consulted. The contact person for the scoping and review of the water balance for Source Protection Plan conformity is Don Ford at TRCA.

The owner is to be advised that Low Impact Development (LID) measures are encouraged to be applied to the site. As per York Region Official Plan policy 2.3.37, developments should maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green

roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. The use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide and is available using the following link: <http://www.creditvalleyca.ca/low-impact-development/low-impact-development-support/stormwater-management-lid-guidance-documents/low-impact-development-stormwater-management-planning-and-design-guide/>

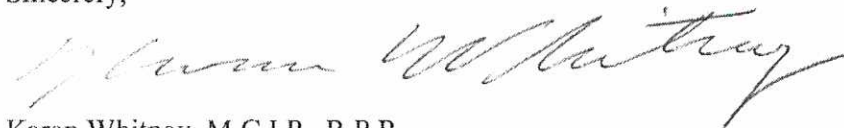
**Exemption from Regional Approval**

Based on our review and assessment, this proposed OPA appears to be a routine matter of local significance. Furthermore, in accordance with Regional Official Plan policy 8.3.8, the proposed Amendment does not adversely affect Regional planning policies or interests.

Pursuant to Council authorization specified in By-law A-0265-1999-017, this application is hereby exempted from approval by Regional Council. This allows the Amendment to come into effect following its adoption by the Town of Richmond Hill and the expiration of the required appeal period.

Please contact Augustine Ko, Senior Planner, at 1-877-464-9675 ext. 71524 should you have any questions or require further information.

Sincerely,



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

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Corporate Services

March 19, 2018

Ms. Alison Long  
Senior Planner  
Planning & Regulatory Services Department  
225 East Beaver Creek Road  
Richmond Hill, ON, L4B 3P4

Dear Ms. Long,

**Re: Proposed Official Plan Amendment  
Castlegrove Developments Inc.  
357 King Road  
File: D01-17005 and D02-17021**

Regional staff have been working with the applicant to address our requirement for a daylight triangle at the southeast corner of King Road and Bond Crescent. Our previous comment letter, dated March 14, 2018, stated a requirement for a 15m x15m daylight triangle.

To accommodate the proposed five lots, Regional staff agrees to a reduced 10m x 10m daylight triangle. Land dedications will need to be considered through the pending Consent applications. All other comments and requirements from our March 14, 2018 letter remain relevant.

Please contact Augustine Ko, Senior Planner, at 1-877-464-9675 ext. 71524 should you have any questions or require further information.

Sincerely,

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

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