



5 June 2018

Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

Attention: Ms. Katherine Faria
Planner II - Subdivisions

Dear Ms. Faria,

RE: Zoning By-law Amendment and Site Plan Control Applications
Ideal (MM) Developments Inc.
219 & 227 Major Mackenzie Drive East
Town of Richmond Hill
Town File: D02-13009 & D06-13029
OMB File: PL160437
Our File: 15.600

We are pleased to submit this letter to demonstrate that the proposed development located at 219 and 227 Major Mackenzie Drive East is in conformity with the Town of Richmond Hill's Interim Growth Management Strategy ("IGMS") criteria, as required in order to obtain Servicing Allocation. The proposal complies with Official Plan policies related to intensification along corridors, such as this segment of Major Mackenzie Drive East.

The proposed development is comprised of 11-townhouse dwellings in two separate blocks. The northern block, consisting of five townhouse units, will front onto Major Mackenzie Drive East, with vehicular access provided from a private rear laneway from Lennox Avenue. The southern block, consisting of six townhouse units, will front directly onto the private laneway.

The proposed development complies with the criteria of the IGMS, as outlined below:

1. Community Benefits and Completion of Required Key Infrastructure
 - The proposed development is serviced by existing services, as such this criterion is not applicable.
2. A Mix of Uses to Provide for Live-Work Relationships
 - The proposed development is located in proximity to clusters of employment, including within downtown Richmond Hill, which will facilitate live-work relationships.

3. Enhance the Vitality of the Downtown Core

- The project is located within 800m (walking distance) of the Downtown Core, as such all residents will have direct access to the amenities contained therein, which will support the overall vitality of the Downtown.

4. Higher-Order Transit Supportive Development

- The project is located 400m (a 5-minute walk) from the Richmond Hill GO Station.
- The project is located 600m (a 7-minute walk) from the VIVA stops located at the intersection of Yonge and Major Mackenzie Drive East.
- Numerous York Region Transit routes operate along Major Mackenzie Drive, (with stops located on the north and south side of Major Mackenzie Drive in front of the proposed development), servicing routes 4, 4A, 25, 242, 589, and 590.

5. Sustainable and Innovative Community and Building Design

- The project is targeted to achieve a minimum Energy Star rating of 83.
- The design of the project represents a new architectural vernacular in the area, paying homage to the existing built form, while providing a modern aesthetic that is representative of the future of development in the Town.
- The architectural features and finishes provide a positive contribution to the existing building stock.
- Landscaping to include native and/or drought tolerant species.
- SWM measures are proposed including the use of a 'super pipe' to provide on site retention of a 100-year storm.
- An Oil Grit Separator (OGS) is proposed in order to provide MOE Enhanced Protection (formerly Level 1) for water quality of storm-water leaving site.
- The project proposes topsoil depths in excess of requirements to aid in overall site permeability, as well as grading designed to permit the retention of trees along property lines.
- Native vegetation and drought tolerant sod are proposed as part of the landscaping design for the project.
- Rain barrels have been placed on site to reduce amounts of treated water/ storm water pollution and allow for a steady discharge of water onto surrounding vegetation.
- Internal finishing, appliances, and mechanical infrastructure will include:
 - a. High efficiency, water preserving fixtures in bathrooms (toilets, showerheads, and faucets)
 - b. Low-E, argon insulated, vinyl casement windows
 - c. Heat recovery ventilation (HRV) equipment to be provided with programmable thermostats and zoned climate controls
 - d. Tankless water heater
 - e. Energy star HVAC systems
 - f. LED lighting provided for all exterior fixtures

6. Completion of Communities

- The proposed development conforms to the vision for Major Mackenzie as a higher density transit corridor.
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- The proposed development recognizes and addresses its role as a zone of transition between the lower density development South and West of the site.
- The proposed development makes efficient use of existing infrastructure.
- The proposed development introduces a new, compact form of higher density development in support of many Provincial Policies.
- Compact development in central locations such as this is known to be an inducement to increased levels of active transportation and transit use.

7. Small Scale Infill Development

- This proposed development consists of the redevelopment of two single detached dwellings to 11-townhomes in 2 blocks consisting of 5 and 6 units respectively.
- The project will provide for opportunities to facilitate future intensification of the lands to the west, along Major Mackenzie Drive, a planned transit corridor.
- The massing and design of the buildings serve to frame views along the street and provide a consistent streetscape.
- This proposed development takes advantage of the opportunity to effectively utilize lands that are considered under-developed, bearing in mind the future plans for Major Mackenzie Drive East as a transit corridor.

8. Opportunities to Provide Affordable Housing

- A shortage of supply of single detached dwellings in the Richmond Hill submarket has resulted in increased pricing of this type of unit. As a result, townhouse development can be said to be more affordable by comparison than single detached dwellings.

We trust that the above summary provides sufficient detail in order to satisfy the criterion of the Town of Richmond Hill's Interim Growth Management Strategy. Should you have any questions or require additional information, please do not hesitate to contact the undersigned or Shannon Sigouin of our office.

Yours very truly,

WND associates
planning + urban design



Andrew Ferancik, MCIP, RPP
Principal