



Appendix	"B"
SRPRS	18.129
File(s)	D06-16095

Urban Planners • Project Managers

April 27, 2018

Town of Richmond Hill
Planning and Regulatory Services
225 East Beaver Creek Road
Richmond Hill, Ontario
L4C 4Y5

Attn: Mr. Kelvin Kwan, Commissioner, Planning & Regulatory Services

Dear Mr. Kwan,

RE: Interim Growth Management Strategy
Livante Management (107 Hall) Inc. Dormer King Inc.
107 Hall Street
Town of Richmond Hill

Applications for Site Plan Approval have been submitted to the Town of Richmond Hill for the property located at 107 Hall Street. Subsequent applications for draft plan of subdivision and zoning by-law amendment applications have been approved by the Ontario Municipal Board. The application proposes an infill development consisting of twenty-two townhouse units and one heritage dwelling which is existing.

The subject lands are currently developed with one single detached dwelling (heritage dwelling) Therefore, twenty-two new residential units will be required to qualify for servicing allocation within the interim period.

Evans Planning Inc. has been retained to examine the project's eligibility criteria with respect to the Interim Growth Management Strategy on Servicing Allocation. It is our opinion that the proposal satisfies several of the qualifying criteria identified in Staff Report SPRD.08.032. The following is a summary of the features of this proposal which we believe meet the qualifying criteria to grant this project servicing allocation.

Higher-Order Transit Supported Development:

The subject lands are not located along the Yonge Street or Highway 7 corridor. While the criterion related to higher-order transit supportive development does not specifically pertain to this development, the subdivision is ideally located one block west of Yonge street



Developments That Represent Sustainable and Innovative Community and Building Design:

The development is proposing to plant new trees in all the rear yards of the townhouse units, each tree will have a minimum soil volume of 30 cubic metres per tree. The proposed development is proposing to reduce the potable water for irrigation to 58%, lastly all lighting fixtures will be LED lighting.

Completion of Communities:

The subject land is located within the Downtown Local Centre within the Town of Richmond Hill. The subject lands represent underdeveloped parcels of land within the Town's downtown. The proposed development has provided a walkway connection for future development to occur to the west. Roads within the plan have been designed to align with Mill Walk Court to the east.

The proposed configuration of lots will be compatible with existing development on adjacent properties and will act as a catalyst for future development.

Small Scale Infill Development:

The subject lands are located within the Town's Downtown Local Centre, infill developments have been approved and development in this neighbourhood which is consistent with the proposed development.

The proposed is consistent with the Town's Downtown Local Centre policies and the Downtown Secondary Plan. The development will aid in the greater utilization of land within the urban area.

In summary, many of the objectives of the qualifying criteria identified in Staff Report SRPD 08.032 will be met through the approval and implementation of the Site Plan Agreement. The submitted development plan will promote the objectives of Criteria 4, 5, 6 and 7.

Should you have any additional questions or comments regarding this project's conformity with the criteria, or require any further information, please contact the writer at your earliest convenience.

Yours truly,

Nicole Sampogna

cc. Livante Management (107 Hall) Inc.