

JEFFREY E STREISFIELD

BA LLB MES, Land Lawyer™

March 23, 2018

Via email

Mayor Barrow and Members of Council
c/o Gloria Collier, Deputy Town Clerk
Office of the Clerk | Corporate and Financial Services
Town of Richmond Hill
T 905 747 6363 | F 905 771 2502 | gloria.collier@richmondhill.ca

Re: SRPRS.18.069 re March 19 COW; referred to March 26 Council Meeting
Now agenda items 13.2 and 13.3
Zoning Bylaw Amendment Application & Development Proposal
5-storey Mixed Use – Commercial (Retail) and Office Development
Incorporating Heritage Structure
10027 Yonge Street, Richmond Hill
Municipal File: D02-14029
OMB File: PL170615

I write further to the deputations and written submissions provided to the COW and the COW deferral of the Staff report to the March 26 Council meeting.

Staffs Request For Direction

The Staff Report seeks direction from Council to advise the Ontario Municipal Board (the “Board”) that Council does not support the above referenced application for the reasons outlined in the Report.

As explained at the COW through the local councilor and the Applicant’s consultants, the Applicant and the local business community, including the BIA are shocked by Staff’s recommendation to this Council not to support this proposal.

The Applicant has the support of the local councilor (who has and continues to undertake significant community consultation), the local landowners and the local business community. The Applicant therefore seeks Council’s support for the proposed 5-storey mixed use commercial/office building with integrated heritage structure. On page 5 of the Staff Report, 2nd full paragraph, Staff note that the Applicant’s current development proposal contemplates the retention of the existing two-story designated heritage building through its incorporation in to the design of the proposed new building. This is true, but it should be noted that the Applicant committed to doing so in 2014.

416.460.2518
jeffrey@landplanlaw.com

310 Hillhurst Blvd., Toronto, ON M6B 1N1

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Applicant's Responses to COW Questions to Staff

Since the Applicant did not have the opportunity to respond to the questions put to Staff from members of the COW, we take this opportunity to do so.

As the Staff Report makes clear, the Applicant submitted a revised concept plan to the Town. This was done based on input from Staff. The revised concept – which changed the orientation of the addition to the heritage structure – now along the Yonge Street frontage - was originally filed with the Board at the 1st Pre-hearing Conference. Since that time, that concept plan was developed further. It was filed with the Town in February 2018 together with an updated Planning Justification Report, Urban Design Brief, Cultural Heritage Impact Assessment, Traffic and Parking Study and draft Zoning Bylaw.

All of the above was done at considerable expense to the Applicant recognizing that the zoning bylaw application was filed and deemed complete by Town Staff on November 11, 2014 (as noted at the top of page 3 of the Staff Report).

The current proposal for which the Applicant seeks Council's support (and which will form the subject of the upcoming OMB hearing on April 17, 2018) is appended to the Staff Report (see Maps 4 – 15). As noted on page 16 of the Staff Report, these Maps are scanned images from the originals filed by the Applicant. Attached as Appendix A is the Concept Site Plan and two elevations. The Applicant can provide originals to Council should this be required for the March 26, 2018 Council meeting.

In order to proceed with the proposed development, the Applicant requires a site specific zoning bylaw amendment and site plan approval. As noted on page 1 of the Staff Report, **at this time, the request for direction is in respect of the proposed zoning bylaw amendment.** The rationale for this is – support is sought for the development concept and zoning bylaw. Once this is obtained then the Applicant would work with Town Staff to finalize zoning bylaw and further details for site plan approval.

The draft zoning bylaw provided by the Applicant to Staff seeks an amendment to Bylaw 66-71 (referred to on page 5 of the Staff Report). Bylaw 66-71 dates back to 1971. Its standards are outdated and do not even conform to the Downtown Local Centre policies of the new Official Plan. However, since Bylaw 66-71 is currently the in-force zoning bylaw, the site-specific zoning bylaw proposed by the Applicant is customized to the current development concept (at Appendix A).

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The Applicant is prepared to refine the proposed development standards for setbacks etc. based on the concept plan (at Appendix A), and to work with Staff on the form of the proposed zoning bylaw to be consistent with the Town's standard for the preparation of such documents. This is simple drafting exercise. It should not be the subject matter of an OMB hearing.

Traffic and Parking

According to the Downtown Transportation and Parking Study prepared for the Town of Richmond Hill by LEA Consulting (January 2017) at page E-i:

An analysis of the current conditions in the Downtown Richmond Hill revealed that traffic operates acceptably with some constraint, and that there is sufficient parking available to accommodate intensification.

This should not come as a surprise since there has not been any new development (new buildings) in the Downtown for over a decade.

The Applicant's current proposal includes additional on-site parking with provision for compact car spaces. The Town has already endorsed compact car spaces, and provision for compact car spaces and car sharing are already included in Town of Richmond Hill zoning bylaws (as they should be as part of TDM measures).

The Applicant's proposal does not have a parking deficiency. In any event, the amount of on-site parking should not be an issue since the Town's parking strategy includes Bylaw 3-94 being the "Payment-in-Lieu of Parking Bylaw".

Linked System of Courtyards

On page 83 of the LEA report referred to above, LEA state in bold:

In Richmond Hill, for a linked system to be successful it will require a coordinated approach from the municipality, in addition to a broad buy-in from key stakeholders, including residents, business owners and the development community.

There is no support for a linked system of courtyards that includes mixing vehicular traffic and pedestrian movements. Numerous petitions have been filed with the OMB in the DLC Secondary Plan

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appeal proceedings. Council should ask Staff for Exhibit 2 to that proceeding in order to better understand the lack of support for the Secondary Plan including the linked system of courtyards.

Given the lack of support for a linked system of courtyards which will likely mean prolonged litigation before the OMB in the Secondary Plan appeal proceeding, the Applicant's proposal includes reserving a strip of land at the rear of its property (see Appendix A) for a potential future shared connection. The long-term intent for this space is to serve as a:

Privately Owned, Publicly Accessible Open Spaces (POPS)

to connect with other development sites in a way that is accessible to members of the public year-round should that occur in the future.

There is no basis in law or policy for Staff's statement and request (as found on pages 11-12 of the Staff Report) that "it is considered appropriate that the full width of a linked system of courtyards...be accommodated in its entirety on the Applicant's lands. More importantly, the Town has not demonstrated that anything beyond a pedestrian linkage is feasible in light of changing topography and other like development constraints in the Village District.

At the COW, the local councilor pressed staff on the Tridel development that it shown in all of the Town's materials. Based on our research and review of the site plan agreement for the Tridel development, there is no provision for a future courtyard system even if it were feasible to construct at present. We have also obtained a copy of the site plan agreement executed by the Town for 10 Church Street North. Attached at Appendix B is an excerpt from that agreement. The Applicant is prepared to enter into a similar arrangement with the Town (based on the wording of paragraph 27 of that agreement).

The Applicant's proposed office development has been 4 plus years in the making. Page 77 of the DDLUS (copy attached as Appendix C) which was endorsed by Council promised:

1. To establish the environment for change
2. Reduce the cost of development
3. Reduce the risk of the approvals process.

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Recently, Town Council passed a Community Improvement Plan to incent office development and revitalization in the Downtown which has not occurred for decades.

Applicant's Proposal/Offer to Settle

In view of the above, the Applicant's revised and resubmitted proposal represents its contribution to revitalizing the Downtown. Key attributes include:

- A 5-storey retail and office development with integrated heritage structure
- Reduced and more up to date parking standards and parking space provisions including compact car spaces
- Reserving a strip of land at the rear of the property for a future "shared" connection in the form of a POPs. A future "shared" connection is dependent on establishing a connection on the neighbouring properties first.

We look forward to receiving Council's support and direction to the OMB that "Council supports the zoning bylaw amendment application based on the development concept drawings prepared by AREA Architects (excerpt attached at Appendix A), and that Staff be directed to work with the Applicant to finalize a zoning bylaw and site plan to implement the proposal so that the Applicant can apply for a building permit before years end.

Yours truly,

Jeffrey

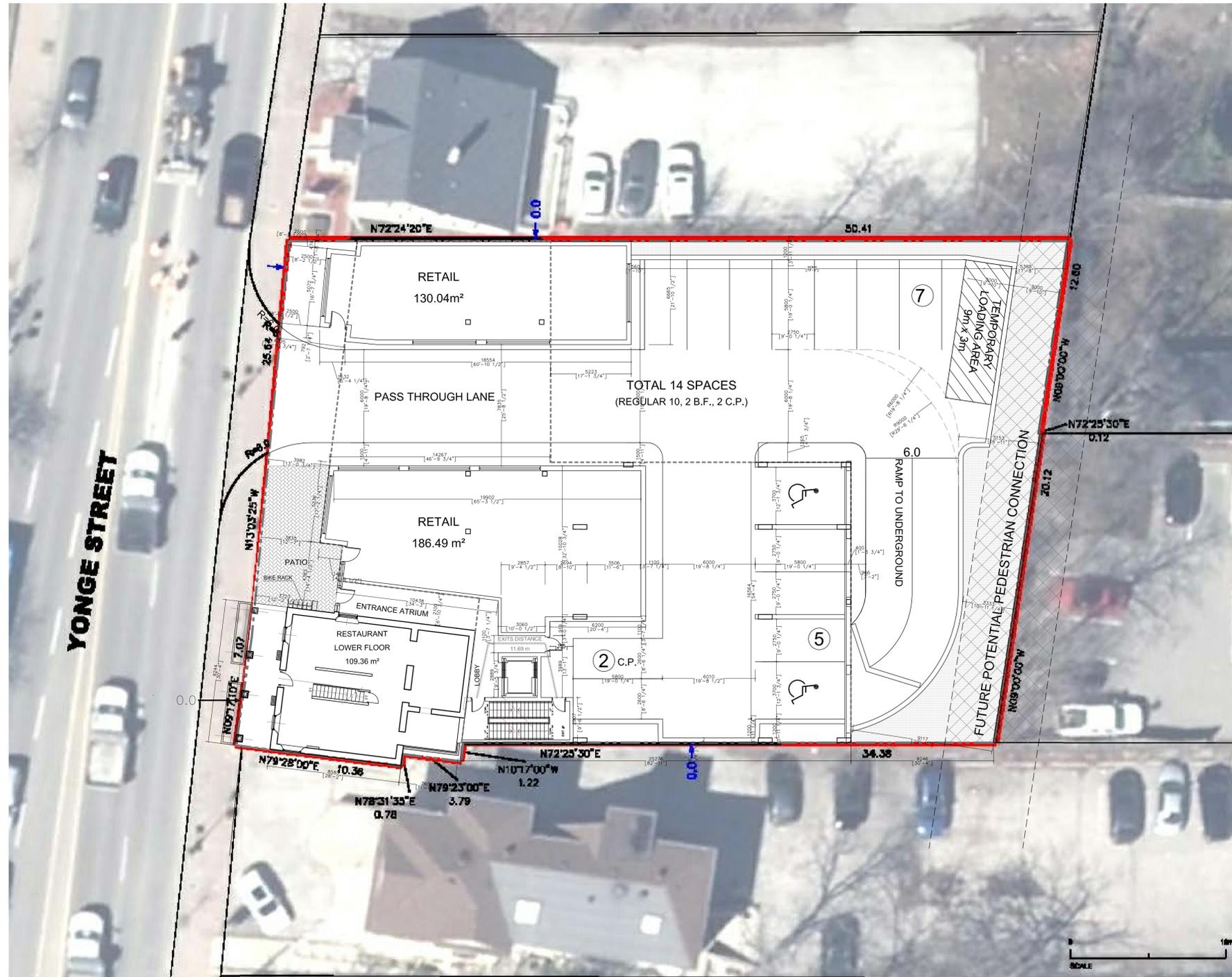
Jeffrey Streisfield

JES:me

Attachments: Appendix A – C

cc. 2295190 Ontario Inc.

APPENDIX A



1 SITE PLAN CONCEPT
A0-1 SCALE 1:150

LOT AREA CALCULATIONS		HISTORIC BUILDING	PROPOSED BUILDING	TOTAL BUILDING DEVELOPMENT
LOT AREA (LA)		1,617.62 m ²		
BUILDING FOOTPRINT AREA		109.36 m ²	782.68 m ²	892.04 m ²
BUILDING GFA VS. LOT AREA (%)	LOT COVERAGE BFA/LA X 100	6.63 %	48.39 %	55.14 %
	GFA	288.37 m ²	3687.18m ²	3905.90m ²
	FLOOR SPACE INDEX (FSI) GFA/LA	0.17	2.27	2.41
LANDSCAPE OPEN SPACE (INCLUDING FUTURE POTENTIAL PEDESTRIAN CONNECTION)				314.05 m ²

2 DEVELOPMENT STATISTICS
A0-1

	RESTURANT m ²	RETAIL m ²	OFFICE m ²	STORAGE m ²	MECHANICAL m ²	COMMON AREA m ²	BALCONY m ²	PARKING m ²	TOTAL FLOOR AREA m ²	TOTAL GFA m ²
BASEMENT P2 INCLUDING EXISTING BLDG.	-	-	-	34.65	-	29.01	-	[1121.47]	1185.13	63.66
BASEMENT P1 INCLUDING EXISTING BLDG.	-	-	-	170.01	[15.94]	61.50	-	[1113.67]	1361.12	231.51
GROUND FLOOR INCLUDING EXISTING BLDG.	109.36	316.43	-	-	-	55.91	-	-	481.70	481.70
MEZZANINE FLOOR INCLUDING EXISTING BLDG.	403.08	-	7.94	-	-	102.46	[27.80]	-	535.39	512.48
TYPICAL FLOOR x 3	-	-	627.68 x 3 = 1882.86	-	-	100.40 x 3 = 301.20	-	-	728.08 x 3 = 2184.24	728.08 x 3 = 2184.24
FIFTH FLOOR	-	-	628.02	-	-	100.40	-	-	728.44	728.44
TOTAL, ABOVE GRADE	511.44	316.43	2519.00	-	-	559.97	[27.80]	-	6476.02	3906.86

[] = INCL. IN FLOOR AREA, EXCL. FROM GFA

3 SITE STATISTICS
A0-1

	HERITAGE BUILDING			NEW BUILDING						TOTAL GFA m ²	
	RESTURANT m ²	STORAGE m ²	GFA m ²	RESTURANT m ²	RETAIL m ²	OFFICE m ²	STORAGE m ²	COMMON AREA m ²	BALCONY m ²		GFA m ²
BASEMENT P2 INCLUDING EXISTING BLDG.	-	-	-	-	-	-	34.65	29.01	-	63.66	63.66
BASEMENT P1 INCLUDING EXISTING BLDG.	-	69.65	69.65	-	-	-	100.36	61.50	-	161.86	231.51
GROUND FLOOR INCLUDING EXISTING BLDG.	109.36	-	109.36	-	316.43	-	-	55.91	-	372.34	481.70
MEZZANINE FLOOR INCLUDING EXISTING BLDG.	109.36	-	109.36	292.72	-	7.94	-	102.46	[27.80]	403.12	512.48
TYPICAL FLOOR x 3	-	-	-	-	-	627.68 x 3 = 1882.86	-	100.40 x 3 = 301.20	-	2184.24	728.08 x 3 = 2184.24
FIFTH FLOOR	-	-	-	-	-	628.02	-	100.40	-	728.44	728.44
TOTAL, ABOVE GRADE	218.72	-	218.72	292.72	316.43	2519.00	-	559.97	[27.80]	3688.14	3906.86

[] = INCL. IN FLOOR AREA, EXCL. FROM GFA

4 BUILDING AREA COMPONENTS
A0-1

FLOOR LEVEL	PARKING SPACES			
	REGULAR	C.P.	B.F.	TOTAL
BASEMENT P2	28	4	1	33
BASEMENT P1	27	1	2	30
GROUND FLOOR	10	2	2	15
TOTAL	65	7	5	77

REGULAR - 2.75 m X 5.80 m
C.P. - COMPACT PARKING - 2.60 m X 5.80 m; 2.50 m X 5.80 m
B.F. - BARRIER FREE - 3.70 m X 5.80 m

5 PARKING STATISTICS PROPOSED
A0-1

Time of Day	Medical Office	Office	Restaurant - Standard	Retail - Shopping Centre	Total leasable
Land Use GFA (m ²)	233.29	2285.71	511.44	316.43	3346.87
Unblended Rates Calculation					
Not Time Allocation	Rate (spaces / 100 m ²)	5.4	2	3	3
	Parking Spaces	12.60	45.71	15.34	9.49
Blended Rates Calculation					
Morning (before 12 PM)	% of Peak Rate	100%	100%	30%	80%
	Parking Spaces	12.60	45.71	4.60	7.59
Noon (12 PM - 1 PM)	% of Peak Rate	90%	90%	100%	95%
	Parking Spaces	11.34	41.14	15.34	9.02
Afternoon 1 PM - 6 PM	% of Peak Rate	100%	100%	50%	90%
	Parking Spaces	12.60	45.71	7.67	8.54
Evening (after 6 PM)	% of Peak Rate	10%	10%	100%	90%
	Parking Spaces	1.259766	4.57142	15.3432	8.54361
Pick Rate Selection					
Noon (12 PM - 1 PM)	% of Peak Rate	90%	90%	100%	95%
	Parking Spaces	11.34	41.14	15.34	9.02

4 PARKING STATISTICS, CALCULATION OF BLENDED RATE
A0-1

AREA
ARCHITECTS RASCH ECKLER
ASSOCIATES LTD.
15 LOLA ROAD TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696-1969
FAX. (416) 696-1966

PROJECT:
DUNCUMB-NICHOLLS BUILDING
10027 YONGE STREET
RICHMOND HILL, ONTARIO
TITLE:
SITE PLAN CONCEPT
WITHOUT PREJUDICE

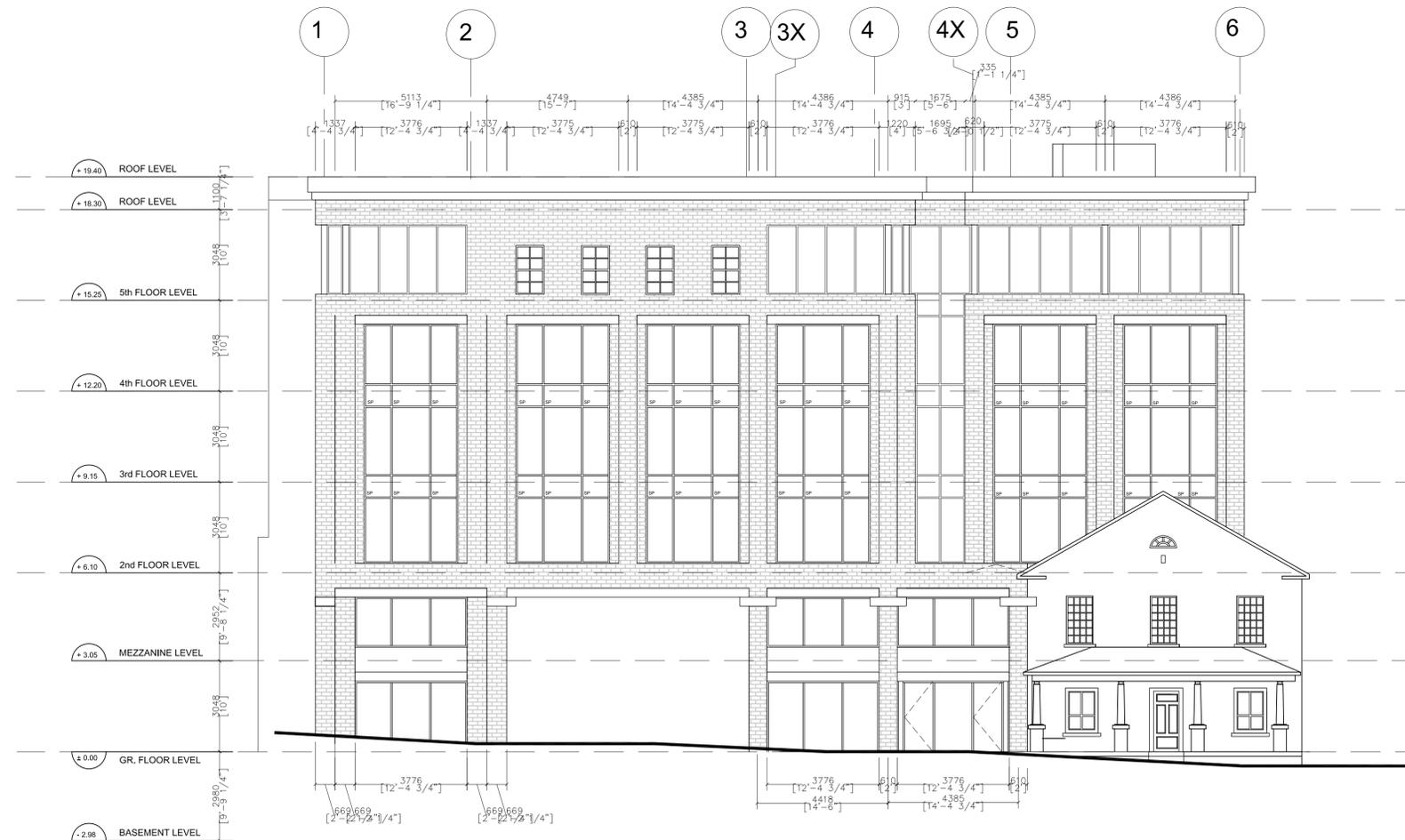
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS BEFORE PROCEEDING WITH THE WORK
DRAWINGS ARE NOT TO BE SCALED.



DATE:	REVISIONS:	
OCT. 18, 2017	9 02/15/18 ISSUED FOR ZBA/SPA	GF
	8 02/13/18 FOR CLIENT & CONSULTANT REVIEW	GF
	7 02/06/18 FOR TRANSPORTATION CONSULTANT	GF
DRAWN BY:	6 02/05/18 FOR CLIENT & CONSULTANT REVIEW	GF
GF	5 01/25/18 FOR CLIENT & CONSULTANT REVIEW	GF
SCALE:	4 01/24/18 FOR CLIENT & CONSULTANT REVIEW	GF
AS NOTED	3 01/19/18 FOR CLIENT & CONSULTANT REVIEW	GF
PROJECT NO.:	2 01/08/18 FOR CLIENT REVIEW	GF
12-577	1 01/03/18 FOR CLIENT REVIEW	GF
	DRAWING NO.:	A0-1

LEGEND.

-  IGU GLAZING
-  SPANDREL GLAZING (BACK PAINTED)
-  BRICK
-  STONE (PRECAST) ACCENT
-  CANOPY ON SIDEWALK
-  STUCCO



1 WEST ELEVATION
A2-1 SCALE 1:100



ARCHITECTS RASCH ECKLER
ASSOCIATES LTD.

15 LOLA ROAD TEL. (416) 696-1969
TORONTO, ONTARIO, M5E 1P5 FAX. (416) 696-1966

PROJECT:
DUNCUMB-NICHOLLS BUILDING

10027 YONGE STREET
RICHMOND HILL, ONTARIO

TITLE:
WEST ELEVATION

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS
AND CONDITIONS ON THE JOB AND REPORT ANY
DISCREPANCIES TO THE ARCHITECTS BEFORE
PROCEEDING WITH THE WORK
DRAWINGS ARE NOT TO BE SCALED.

DATE:
OCT. 18, 2017

DRAWN BY:
GF

SCALE:
AS NOTED

PROJECT NO.:
12-577

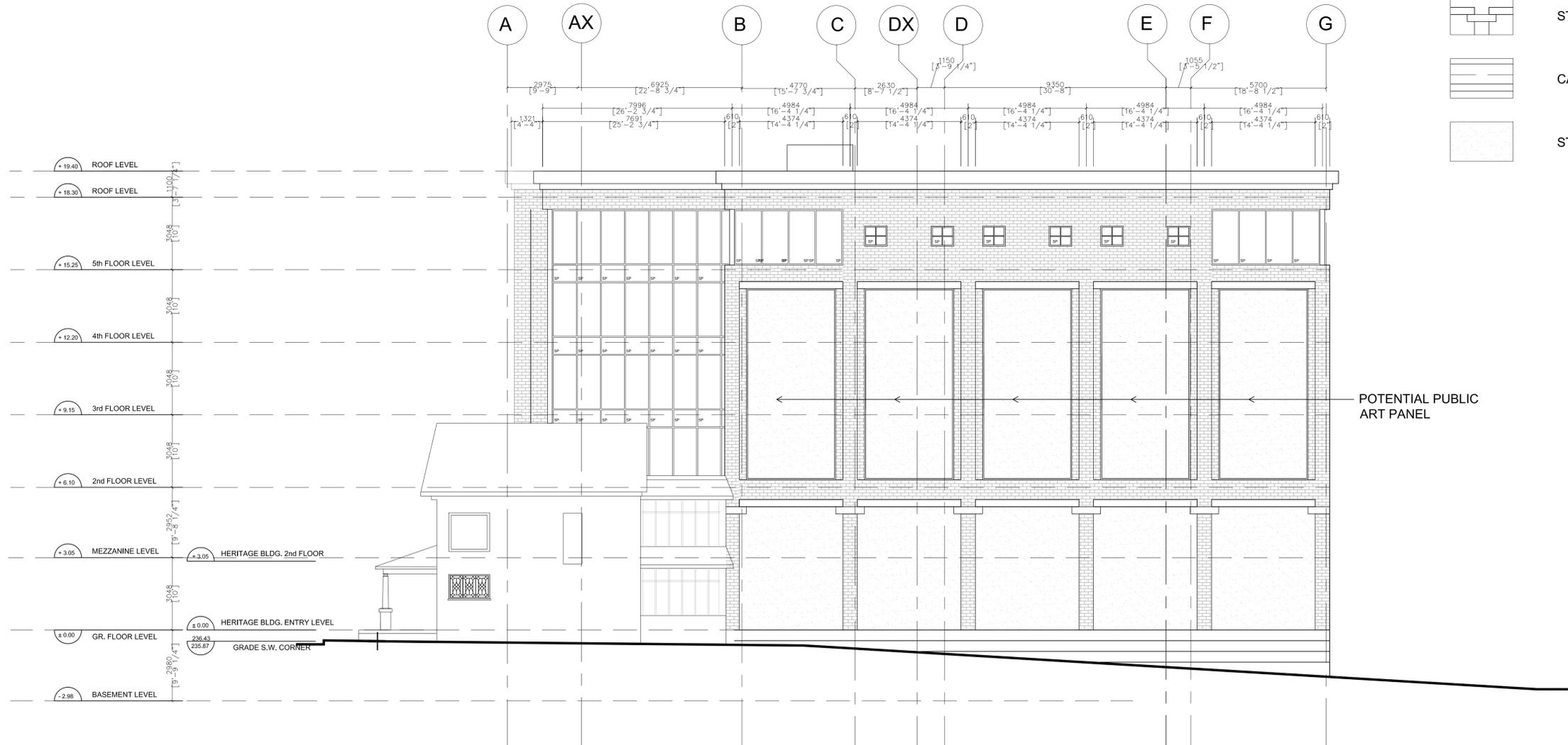
REVISIONS:

NO.	DATE	DESCRIPTION	BY
3	02/15/18	ISSUED FOR ZBA/SPA	GF
2	02/13/18	FOR CLIENT & CONSULTANT REVIEW	GF
1	01/03/18	FOR CLIENT REVIEW	GF

DRAWING NO.: A2-1

LEGEND.

-  IGU GLAZING
-  SPANDREL GLAZING (BACK PAINTED)
-  BRICK
-  STONE (PRECAST) ACCENT
-  CANOPY ON SIDEWALK
-  STUCCO



1 SOUTH ELEVATION
A2-3 SCALE 1:100



ARCHITECTS RASCH ECKLER
ASSOCIATES LTD.

15 LOLA ROAD TEL. (416) 696-1969
TORONTO, ONTARIO, M5E 1P5 FAX. (416) 696-1966

PROJECT:
DUNCUMB-NICHOLLS BUILDING

10027 YONGE STREET
RICHMOND HILL, ONTARIO

TITLE:
SOUTH ELEVATION

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS
AND CONDITIONS ON THE JOB AND REPORT ANY
DISCREPANCIES TO THE ARCHITECTS BEFORE
PROCEEDING WITH THE WORK
DRAWINGS ARE NOT TO BE SCALED.

DATE:
OCT. 18, 2017

DRAWN BY:
GF

SCALE:
AS NOTED

PROJECT NO.:
12-577

REVISIONS:

NO.	DATE	DESCRIPTION	BY
3	02/15/18	ISSUED FOR ZBA/SPA	GF
2	02/13/18	FOR CLIENT & CONSULTANT REVIEW	GF
1	01/03/18	FOR CLIENT REVIEW	GF

DRAWING NO.: A2-3

APPENDIX B

D06-11019

STANDARD AGREEMENT

THIS AGREEMENT dated this 6th day of July, 2012.

BETWEEN:

ENZO PANICCIA

and

FRANCESCO CRISTINA

(hereinafter called the "Owner")

OF THE FIRST PART

- and -

THE CORPORATION OF THE TOWN OF RICHMOND HILL

(hereinafter called the "Town")

OF THE SECOND PART

WHEREAS the Owner owns the lands shown on Schedule "B" and proposes to develop those lands described in Paragraph 1 hereto;

AND WHEREAS the Town requires that the Owner enter into this Agreement pursuant to a by-law enacted under Section 41 of the *Planning Act*, R.S.O. 1990, Chapter P.13;

NOW THEREFORE in consideration of the premises, the Owner and the Town hereby covenant and agree as follows:

1. The lands affected by this Agreement are in the Town of Richmond Hill, in the Regional Municipality of York, being:

Firstly:

Lot 2, Plan 10030 [PIN No. 03172-0415 (LT)]

Secondly:

Lot 3, Plan 10030 [PIN No. 03172-0777 (LT)]

(hereinafter referred to as "Subject Lands").

2. Following execution of this Agreement by the Town, the Owner shall at its expense complete all the services and works, including, without limiting the generality of the foregoing, grading, drainage, asphalt paving, concrete curbs, lighting, sodding and landscaping, required in this Agreement, all as shown on Schedules "B", "G", "H" and "I" hereto in a manner satisfactory to the Commissioner of Planning and Regulatory Services Department (hereinafter referred to as the "Commissioner") in accordance with the Town's standards and design specifications and shall properly maintain all such services and works at all times.
3. The Town shall not issue a Building Permit unless the application therefor complies in all respects with the requirements of this Agreement and is approved by all relevant authorities.

Richmond Hill



the Town to draw on the Letters of Credit delivered to the Town pursuant to this Agreement and to hold monies drawn until the public highways have been cleared or the damage repaired to the satisfaction of the Commissioner. The Town shall charge and the Owner shall pay an administrative fee of \$500.00 if the Town makes a demand of the issuer of the Letter of Credit to realize upon such Letter of Credit in accordance with the provisions of this paragraph whether or not the Letter of Credit is realized upon. In addition to its other remedies, the Town shall be entitled to carry out the clean-up or dust laying work or the repair referred to above at the Owner's expense if the work is not performed within twenty-four (24) hours of written notice to the Owner or his consulting engineer and the Town shall be entitled to draw upon any of the Letters of Credit delivered pursuant to this Agreement to cover its expenses and an administration fee of \$500.00.

Without limiting the generality of the foregoing, the Owner shall keep all areas around hydrants clear of building materials and of mud, refuse, rubbish and other litter of all types while the Subject Lands are being developed so as to provide unobstructed access to the hydrants for fire fighting purposes.

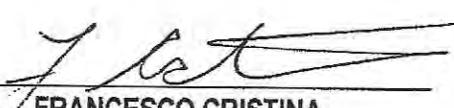
- 22. The Owner shall at its expense complete all the works referred to in Paragraphs 2 and 5, including landscaping, no later than twelve (12) months from the date of execution of this Agreement.
- 23. Unless otherwise provided, the Owner shall be responsible for the collection, handling, storage and disposal of all garbage and other refuse on the Subject Lands and shall provide indoor or covered garbage handling, storage and loading facilities, in accordance with the drawings forming Schedule "B".
- 24. It is solely the Owners responsibility to ensure that all waste materials from the site are kept within the building or approved external waste enclosures at all times. Under no circumstance shall any materials be permitted to be stored externally.
- 25. It is solely the Owners responsibility to transfer all material to curbside for municipal collection on the appropriate day in accordance with the Town's waste management by-law.
- 26. The Owner shall supply all waste management containers for the site services as required.
- 27. The Owner shall make provisions for the future connection as per the recommendations in the Master Plan for Rear Lanes, Rear Lane Parking and Pedestrian Links for the Central Business District.
- 28.
 - a. Prior to the issuance of a Building Permit, the developer and/or builder and/or applicant for the Building Permit is to provide the Chief Building Official with verification that the proposed building has been enrolled in a Natural Resources Canada certified administrated program, such as ENERGY STAR® including signing an ENERGY STAR® Participant Administrative Agreement for Builders of ENERGY STAR® Qualified New Homes in accordance with Schedule "B".
 - b. Prior to issuance of an Occupancy Certificate, Owner shall provide verification from an ENERGY STAR® qualified Professional to the Chief Building Official to ensure that the building has been ENERGY STAR® qualified at the completion of construction. ENERGY STAR® labeling shall be affixed to the building.
 - c. The Owner shall indemnify and save harmless the Town at all times from any action, loss or liability resulting directly or indirectly from the development of the Subject Lands in relation to the requirements of Clauses 28 (a) and (b) above.
- 29. No storm or surface water, weeping tile or roof water drainage on the Subject Lands shall be connected to or discharged into a sanitary sewer or connection.
- 30. The Owner covenants and agrees that the signage locations and dimensions as depicted on the schedules attached hereto shall be for reference purposes only. The Owner shall not erect any signs which are not in compliance with the Town of Richmond Hill Sign By-law No. 52-09, as amended, upon the Subject Lands and the Owner shall obtain all necessary permits prior to the



[Handwritten signatures]

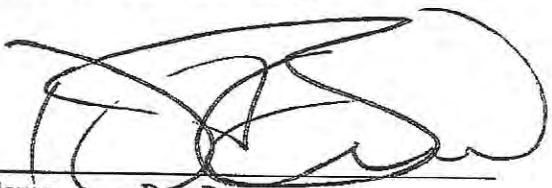
IN WITNESS WHEREOF the Owner and the Town have hereunto affixed their corporate seals duly attested by their proper signing officers in that behalf.

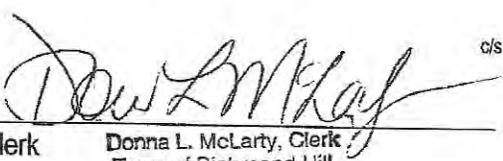
)
)
) 
) _____
) Name: ENZO PANICCIA
) Title: Owner

)
) 
) _____
) Name: FRANCESCO CRISTINA
) Title: Owner

) I/We have authority to bind the Corporation.

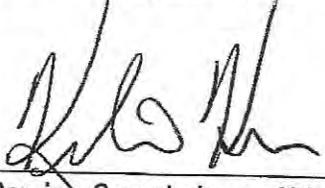
) THE CORPORATION OF THE TOWN OF RICHMOND HILL

) 
) _____
) Mayor Dave Barrow
) Mayor

) 
) _____
) Clerk Donna L. McLarty, Clerk
) Town of Richmond Hill

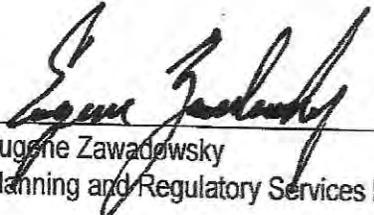
) We have authority to bind the Corporation.

Recommended for Execution in Accordance with By-law No. 183-98



 Ara Bassios, Commissioner of Planning and Regulatory Services Department

Approved as to Contents,

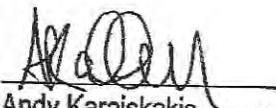


 Eugene Zawadowsky
 Planning and Regulatory Services Department

Confirmation by Treasurer that financial conditions have been satisfied



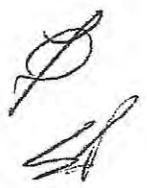
 David Dexter
 Director of Financial Services/Treasurer



 Andy Karaiskakis
 Planning and Regulatory Services Department

NOTE: IF THE CORPORATE SEALS ARE NOT AFFIXED TO THIS DOCUMENT, AFFIDAVITS MAY BE REQUIRED TO VERIFY THE AUTHORITY OF THE PARTIES SIGNING

Richmond Hill

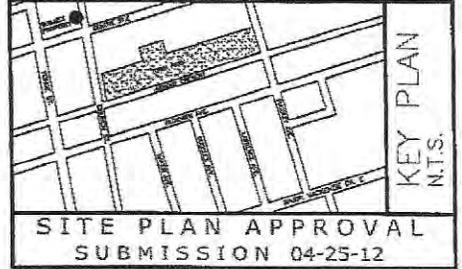


THIS IS A REDUCTION OF A PLAN, THE ORIGINAL OF WHICH IS ON FILE IN THE OFFICE OF THE CLERK, 225 EAST BEAVER CREEK RD., RICHMOND HILL, ONT.

CHURCH STREET NORTH
 PIN 03172-0406(LT) (TRAVELLED ROAD)
 PART OF LOT 47, CONCESSION 1
 PART 1, PLAN 64R-8586



REV. #	REVISION NOTES	DATE
No. 1	ISSUE F/ SITE PLAN (REV 1)	OCT 18 10
No. 2	ISSUE F/ SITE PLAN (REV 2)	JAN 28 11
No. 3	ISSUE F/ SITE PLAN - ADDED 1.5M OFFSET (REV 3)	FEB 13 11
No. 4	ISSUE F/ SITE PLAN APPROVAL SUBMISSION (REV 4)	MAR 17 11
No. 5	ADDED PARK'G SPOT, TREE & GARBAGE ENCL. (REV 5)	SEP 28 11
No. 6	COORDINATION WITH ENG. & LANDSCAPE DRWG (REV 6)	NOV 10 11
No. 7	REVISE FRONT YARD SETBACK & PARKING REQMT'S (REV 7)	FEB 01 12
No. 8	REVISE PARKING REQMT'S & LANDSCAPE BUFFER (REV 8)	FEB 06 12
No. 9	ADDED STEEL GRILL COVER TO WELLS REMOVED ACCESSORY STANDARD CONTAINERS	MAR 02 12
No. 10	REVISED SITE SUMMARY STATS - RELOCATED BIKE RACKS	APR 25 12



SKETCH SHOWING TOPOGRAPHIC DETAIL OF
 LOTS 2 AND 3
 JUDGE'S PLAN 10030
 TOWN OF RICHMOND HILL
 REGIONAL MUNICIPALITY OF YORK

SCALE: 1:150 METRIC
 DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NO PERSON MAY COPY, REPRODUCE, OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SALNA, O.L.S.

NOTES AND LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- ▣ DENOTES STANDARD IRON BAR
- ▢ DENOTES SHORT STANDARD IRON BAR (PLANTED DUE TO EXISTENCE OF BELOW GRADE SERVICES)
- ▧ DENOTES IRON BAR
- DENOTES MEASURED
- DENOTES SET
- DENOTES WITNESS
- DENOTES YATES & YATES, O.L.S.
- DENOTES ORIGIN UNKNOWN
- DENOTES PLAN 65R-17448
- DENOTES PLAN BY P. SALNA Co. LTD., O.L.S. DATED JUNE 14, 1986
- DENOTES HYDRO POLE
- DENOTES DIAMETER
- DENOTES CATCH BASIN
- DENOTES MANHOLE
- DENOTES MANHOLE (SANITARY)
- DENOTES MANHOLE (STORM)
- DENOTES WATER VALVE
- DENOTES EXISTING ELEVATION
- DENOTES DECIDUOUS TREE

BEARING NOTE:

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE WESTERLY LIMIT OF PART 1, PLAN 64R-8586 HAVING A BEARING OF N10°16'20"W

BENCHMARK:

ELEVATIONS ARE GEDDITIC AND ARE DERIVED FROM TOWN OF RICHMOND HILL BENCHMARK No.51012 HAVING AN ELEVATION OF 237.510m.

NOTE:

THIS IS NOT A PLAN OF SURVEY. BOUNDARY DATA TAKEN FROM VARIOUS PLANS AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 THE SKETCH WAS COMPLETED ON THE 15th DAY OF OCTOBER, 2010
 S. SALNA (M.O.R.) DATE: OCTOBER 15, 2010
 ONTARIO LAND SURVEYOR

SITE DEVELOPMENT	PROPOSED ZONING REQUIREMENTS
LOT 02 - 03	
BUILDING	2 STOREY (3 SUITES PER FLOOR)
BUILDING G.F.A.	498.4 M.SQ. (5,365.00 SQ.FT.)
TOTAL LOT AREA	917.971 M.SQ. (9,880.96 SQ.FT.)
LOT FRONTAGE	19.5m MIN. (ACTUAL 19.98M)
FRONTYARD SETBACK	5.0m MIN. (ACTUAL 5.81M)
MIN. INTERIOR SIDEYARD SETBACK	1.5m MIN. (ACTUAL 1.58M)
REARYARD SETBACK	8.0m MIN. (ACTUAL 19.6m)
MAX. ROOF HEIGHT TO THE HIGHEST POINT OF MAIN ROOF	10.0M ACTUAL
MAX. FRONTYARD PORCH ENCROACHMENT	1.5m MAX.
MAX. REARYARD DECK ENCROACHMENT	2.4m MAX.
MAX. COVERAGE WITH PORCH	30% MAX. (ACTUAL 28.5% - 291.3 M.SQ.)
PARKING	1.35 SPACES PER DWELLING (6 SUITES) 6 SPACES + 2 DESIGNATED DISABLED SPACES
TOTAL PARKING SPOTS PROPOSED	6 PARKING SPOTS

TEL. No 416 583-3336
 INFO@DESIGNSTUDIO.COM

iNOVA design

P. SALNA COMPANY LTD.
 ONTARIO LAND SURVEYORS
 10225 YONGE STREET
 RICHMOND HILL, ONTARIO L4C 3E2
 PHONE (905) 884-3989 FAX (905) 737-7516
 405 HURON STREET, 1ST FLOOR, RICHMOND HILL, ONTARIO L4B 1R2
 DRAWN BY: NATHAN ENGINEER DAVID

SEE ENGINEERING DRAWINGS BY AME-TECH Developments Ltd FOR PROPOSED GRADING PLAN

SEE DRAWINGS BY DWK DOUGLAS W. KERR & ASSOC. LTD. FOR PROPOSED LANDSCAPE

Schedule "B" to a Site Plan Agreement Made between the Corporation of the Town of Richmond Hill and Enzo Paniccia and Francesca Cristina dated July 6, 2012.



APPENDIX C

Excerpt
From

see page
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5.0 Implementation

The previous chapters have described the components of the Design and Land Use Strategy. The Terms of Reference indicate an Implementation Stage in conjunction with the development of the new OP, during which Town staff will prepare the Downtown Secondary Plan and Downtown Zoning By-law based on the Design and Land Use Strategy.

This chapter summarizes the primary recommendations that have evolved over the course of preparing the Design and Land Use Strategy. It is not anticipated that wholesale change will occur in Downtown Richmond Hill over the short term. Rather, the introduction of higher density and mixed use development will evolve as the market responds to the provision of high order transit. Downtown will continue to grow in its appeal of providing much greater choices for transportation, living and working in Richmond Hill.

Successful implementation hinges on three fundamental actions as described below. Research into case study examples of the intensification of centres in communities of all sizes across North America has revealed that these common elements are essential ingredients of success.

1. Establish the environment for change

It is necessary to continue to work at establishing the environment for change to a mixed use, higher density Downtown. The Town already has strong political will for intensification of Downtown Richmond Hill. This sends a clear message to the community that the Town is committed to investing in Downtown Richmond Hill and creates a favourable climate for private sector investment. The vision for Downtown Richmond Hill will be further strengthened with the adoption of this Design and Land Use Strategy and its implementing policy. Typically, there is also a need to invest in public facilities and amenities. In choosing to live Downtown, residents often trade off private space for a diverse array of public amenities and services. The Town of Richmond Hill has a history of investing in Downtown Richmond Hill. There have been many millions of dollars spent on streetscape improvements, the new Centre for the Performing Arts, the library and the McConaghy Seniors Centre. Other public sector partners are also investing in Downtown Richmond Hill with construction of high order transit.

2. Reduce the cost of development

Higher density, urban forms of development in general, cost more than typical suburban development forms. The Town has tools that can be used to reduce the

development costs to private developers and owners, which will increase the likelihood of the achievement of higher density urban development. Methods of reducing the cost of development could include:

- public/private partnerships (for example providing some public parking in private buildings);
- reducing parking standards; and,
- providing financial incentives.

Reduced parking requirements reflect diminished automobile use and greater opportunities for shared parking resulting from increased transit opportunities and ridership. Given the current cost of building parking spaces, particularly structured parking, reducing parking requirements and ensuring that the parking supply reflects the true need of more transit supportive forms of development subsequently reduces the overall cost of development.

Similarly, while recognizing that parkland is an important element in the composition of a healthy and balanced urban environment, reductions in parkland standards can be used to reduce private development costs. Further, opportunities for open space can be augmented through development requirements for publicly accessible private open spaces that provide an important urban amenity, while retaining private ownership.

The reduction of development costs can also be achieved through the provision of financial incentives by updating the Community Improvement Plan and/or through tax incentives/reduced development charges.

3. Reduce the risk of the approvals process

It is also important to reduce the risk for private developers. A private developer wishing to build the type of development envisioned for Downtown Richmond Hill may be more likely to develop if there is more certainty surrounding the planned vision and more certainty surrounding the approval process. The Official Plan Amendment will outline permitted heights, form and possible incentives to reduce some of the risk associated with development. An illustrated Zoning By-law will not only provide the regulatory basis to facilitate the Strategy, but will also provide greater certainty as to the Town's development expectations. Pre-zoning for the desired types and forms of development transfers the risk of the development approvals process to the municipality, in concert with the development industry. The pre-zoning exercise should be land use and built form based and should clarify municipal development objectives.