



Appendix	D9
SRPRS	19-097
File(s)	D02-17028, D03-17007 D05-17006

Corporate Services

April 2, 2019

Mr. Kelvin Kwan  
Planning and Regulatory Services Department  
Town of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, ON L4B 3P4

Attention: Katherine Faria, Planner II

**Re: Draft Plan of Subdivision 19T-17R07 (SUBP.17.R.0024)  
Draft Plan of Condominium 19CDM-17R06 (CDMP.17.R.0029)  
27, 35 & 39 Church Street  
Lot 2 and Part of Lot 1, Registered Plan 476 and  
Part of Lot 47, Concession 1  
(27/35/39 Church Street North)  
Town of Richmond Hill**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Evans Planning, dated June 23, 2017 and signed by the surveyor on August 10, 2017 and the draft plan of condominium prepared by Vladimir Dosen Surveying, File No. 16-140 and signed by the surveyor on August 4, 2017.

The subject site is located at 27, 35 & 39 Church Street, north of Centre Street and east of Yonge Street, in the Town of Richmond Hill. The proposal will facilitate the development of 2 single detached lots and a future development block within a 0.63 ha site.

#### **Transportation and Infrastructure Planning**

The Owner is advised that in order to satisfy the Transportation Demand Management condition provided in the Schedule of Conditions (#4), the Owner shall contact the Region's Active and Sustainable Transportation Group to discuss Travel Demand Management options for the proposed development. They can be reached at 1-877-464-9675 x75829.

#### **Transit**

The Owner is advised to coordinate with the Town of Richmond Hill the provision of sidewalk facilities connecting from the internal road network to the Regional road network. The pedestrian access connections shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the local municipality.

The owner is advised that existing YRT transit services operate on the following roadways in the vicinity of the subject lands:

- Yonge Street
- Major Mackenzie Drive
- Dunlop Street
- Crosby Street

#### **Sanitary Sewage and Water Supply**

Residential development in the Town of Richmond Hill 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, then the development 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; and
- 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.

The Functional Servicing Report (FSR) indicates that the wastewater and water servicing for the proposed development is connecting to Town of Richmond Hill wastewater and water infrastructure in the surrounding area. There is no Regional wastewater or water infrastructure in the vicinity of the proposed development.

Allocation will be required from the Town and is included as a condition of draft approval. Given the recent assignment of servicing capacity to the Town of Richmond Hill in September 2016, allocation is available to service the Town's growth to 2021.

#### **Lapsing Provision**

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 the approval.

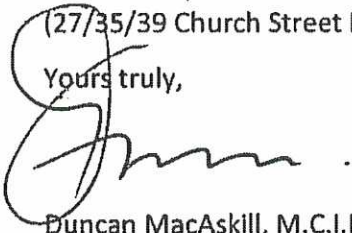
#### **Summary**

York Region has no objection to draft approval of the plan of subdivision and condominium subject to the attached Schedule of Conditions for the plan of subdivision. Should the Town not include the Region's conditions in the associated Subdivision Agreement between the Owner and the Town of Richmond Hill, a Regional Subdivision Agreement will be required to satisfy Regional conditions of draft approval. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner at extension 71577 or by email at [justin.wong@york.ca](mailto:justin.wong@york.ca).

(27/35/39 Church Street North)

Yours truly,

A handwritten signature in black ink, appearing to read 'Duncan MacAskill', written over a circular stamp or seal.

Duncan MacAskill, M.C.I.P., R.P.P.  
Manager, Development Planning

JW/

Attachment (1)     Schedule of Conditions for Draft Plan of Subdivision

YORK-#9332812-v1-19T-17R07\_&\_19CDM-17R06\_-\_Regional\_Condition\_Letter



**SHOULD THE TOWN OF RICHMOND HILL NOT INCLUDE THE REGION'S CONDITIONS OF DRAFT APPROVAL IN THE TOWN'S SUBDIVISION AGREEMENT, A REGIONAL SUBDIVISION AGREEMENT IS REQUIRED**

**Schedule of Conditions  
Draft Plan of Subdivision 19T-17R07 (SUBP.17.R.0024)  
27, 35 & 39 Church Street  
Lot 2 and Part of Lot 1, Registered Plan 476 and  
Part of Lot 47, Concession 1  
(27/35/39 Church Street North)  
Town of Richmond Hill**

Re: Evans Planning, dated June 23, 2017 and signed by the surveyor on August 10, 2017

**Conditions/Clauses to be Included in the Town's Subdivision Agreement**

1. The Owner shall save harmless York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree in wording satisfactory to Development Engineering, to advise all potential purchasers of the existing and future introduction of transit services in this development. This includes current and potential transit routes, bus stops and shelter locations.

**Conditions to be Satisfied Prior to Final Approval**

3. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the Town of Richmond Hill for the development proposed within this draft plan of subdivision or any phase thereof.
4. The Owner shall contact Active and Sustainable Transportation to discuss Transportation Demand Management (TDM) options for the proposed development.
5. The Owner shall provide a copy of the Subdivision Agreement to the Corporate Service Department, outlining all requirements of the Corporate Service Department.
6. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
7. The Regional Corporate Services Department shall advise that Conditions 1 to 6 inclusive, have been satisfied.