



MEMBER MOTION

Section 5.4.4(b) of Procedure By-law

Meeting: Committee of the Whole ☐ Council ☒

Meeting Date: October 16th, 2019

Subject/Title: KDA direction

Submitted by: Regional Councillor Joe DiPaola

Whereas, the Yonge / 16th Key Development Area (Yonge / 16th KDA) is one of only three current intensification areas in the City of Richmond Hill and located on the Yonge Street corridor with direct access to Bus Rapid Transit and other transit and active transportation options; and

Whereas, the Yonge Street subway funding expansion to Richmond Hill has been announced by the Province, which will soon assign higher-level planning policies to lands associated with public transit provisions, to be intensified throughout Richmond Hill; and

Whereas, the Provincial plan for the Yonge Subway Expansion includes provisions for a future subway station at the intersection of Yonge St. and 16th Ave.; and

Whereas, the Yonge / 16th Avenue KDA has approved heights in excess of the 20 storey maximum height established back in 2010 together with approved (net) site densities above 5.25; and

Whereas, Richmond Hill must accommodate at least 30,000 (70,000 / 2.3) additional households by 2041 to meet our provincially-assigned housing population targets; and

Whereas, currently the Region of York with Viva are investing \$360 million in a Bus Rapid Transit (BRT) along Yonge Street to fully integrate with the Yonge / Highway 7 subway; and

Whereas, Richmond Hill Council must address and give direction on the Goldenville application that is now before the LPAT; and

Whereas, On April 1, 2019, the LPAT issued its Decision and Interim Order, approving the applications in principle, withholding its final Order until the LPAT is advised that the final form and content of the OPA and ZBA are satisfactory to the Parties.

Whereas, since the LPATs April 1, 2019 Decision and Interim Order, and subsequent to Council's decision regarding the East/West road, further discussions have taken place with Richmond Hill staff and the applicant has revised their application for the City's consideration, and provided the justification for certain adjustments; and

Whereas, Richmond Hill Council has already passed the following motion at its July 9th meeting of Council:

Therefore, be it resolved that:

1. Council reconsider its decision of February 11, 2019 in respect to SRPRS.19.041 - Request for Direction - Revised Development Proposal - Goldenville Development Inc., in respect to the East / West road between Carrville Road and Spruce Avenue; and
2. Council has determined that a new East / West road between Carrville Road and Spruce Avenue is not prudent or necessary; and
3. Council has determined the requirement to protect for a new east/west road connection should be removed to Yonge Street between Carrville Road and Spruce Avenue as shown conceptually in the draft Yonge Carrville/16th Secondary Plan within the Southwest Quadrant of the KDA.
4. LPAT be advised of Council's decision so that development can proceed within the southwest quadrant of the Yonge /16th KDA without a new east west road.

Whereas, both residents and landowners within the Yonge / 16th KDA oppose the introduction of new public streets because they will encourage traffic infiltration to adjacent residential neighborhoods;

Therefore, be it resolved that;

1. Council has decided that there be no east/west public road between Carrville Rd. and Spruce Ave. in the southwest quadrant of the Yonge/16th KDA.
2. A minimum 6m private road be constructed on the south portion of the Goldenville property, with a public easement for pedestrian traffic and an easement to allow access to the 2 properties west of the Goldenville property in the Yonge/16th KDA.
3. Council approves the heights of 32 and 30 storeys for the two buildings east of the north/south road and a height of 18 storeys for the building west of the north/south road as per the revised Goldenville application.
4. With regards to the revised Goldenville application, Council requires:
 - a) The overall density shall be a maximum 5.5 FSI.
 - b) The parking standards must be complied with.
 - c) 45 degree angular planes must be complied with, except for the building west of the north/south road which must comply with 45 degree angular plane from the midpoint of Spruce Avenue and the rear lot line.
5. Council directs the City Manager to negotiate section 37 terms with the applicant.
6. LPAT be informed of Council's position regarding the revised Goldenville application.

Moved by: Deputy Mayor Joe DiPaola

Seconded by: