

## Appendix D



*Corporate Services*

April 9, 2020

Mr. Ferdi Toniolo  
Senior Planner – Zoning  
Planning & Regulatory Services  
City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, ON, L4B 3P4

Dear Mr. Toniolo:

**Re: Revised Proposed Official Plan Amendment  
Vitmont Holdings (Oak Ridges Inc.)  
13042 Yonge Street  
City File Nos.: D01-15001 and D02-15006  
York Region File Nos.: LOPA.16.R.0006 and ZBA.16.R.0019**

This is in response to your circulation and request for comments for the revised Official Plan Amendment ("OPA") and Zoning By-law Amendment application.

The original proposed development consisted of 51 residential dwelling units in a 6 storey apartment building, at a total density of 1.5 FSI. York Region provided our comments on June 1, 2017, indicating no issues with the proposed OPA.

The applications were appealed to the LPAT, for a non-decision, in November 2017.

The Region received a revised circulation from Richmond Hill on March 18, 2020. The revised proposal consists of 64 residential units in a 6 storey apartment building with a density of 2.45 FSI. It is our understanding that the redesign of the building was in response to City and community comments.

Regional staff continue to not have any comments on the site specific rezoning application. The proposed changes are considered a local matter that does not conflict with Regional interests.

### **Purpose and Effect of the Proposed Amendment**

According to the applicant's Concept Plan Report, prepared by Weston Consulting, dated March 2019, the subject lands are designated "Oak Ridges Local Centre", which permits mixed-use developments to a maximum density of 1.0 FSI and a maximum building height of 4-storeys.

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The Amendment proposes to increase the maximum density from 1.0 FSI to 2.45 FSI, and to increase the maximum building height from 4 to 6 storeys.

#### York Region Official Plan

According to the York Region Official Plan 2010 (ROP), the subject lands are designated "Urban Area" and within a Local Centre. Although this section of Yonge Street is not identified as a Regional Corridor, there is an approved EA for provision of a centre median Viva Rapid Transitway. The proposed development supports this planned infrastructure.

According to ROP policy 5.5.1, *"local centres and corridors serve as important neighbourhood focal points and mainstreets that provide a range of working, shopping, recreation, human services and housing opportunities with appropriate forms and scale that complement the surrounding community."*

To promote sustainable new residential developments beyond Ontario Building Code requirements, the Region offers development incentive programs that benefit local municipalities and development proponents/applicants. More specifically, the Sustainable Development Through LEED® (Leadership in Energy and Environmental Design) program provides water and wastewater servicing capacity assignment credits (up to 30 per cent) for new residential high-rise buildings four storeys or higher. The applicant is encouraged to participate in this program and more information is available at [www.york.ca/waterincentives](http://www.york.ca/waterincentives).

Residential development requires servicing capacity allocation prior to final approval. If the City does not grant this development allocation from the existing capacity assignments to date, the proposal may require additional Regional infrastructure based on conditions of future capacity assignments.

Affordable rental housing is a priority for York Region. On October 17, 2019 Regional Council approved a new interest free Development Charge Deferral for Affordable, Purpose-Built Rental Buildings policy to support development of rental housing affordable to mid-range income households. Further details of the program can be found in the staff report and associated policy. The applicant is encouraged to pursue affordable rental housing in coordination with the City and Region.

#### Technical Comments

Below is a summary of technical comments received from Regional Departments.

#### Transportation

Transportation Planning, YRRTC and Development Engineering have no objections to the Local Official Planning Amendment related to land use, at this time. Detailed technical comments and conditions will be provided at the subsequent stages of the proposed development as appropriate. Below are some preliminary comments for future submissions.

1. A dedicated transit rapidway is planned for this segment of Yonge Street. As such, any unsignalized access will be restricted to right-in/right-out only in accordance with the approved Environmental Assessment Study (2008). Further,
  - a. the Environmental Assessment for Yonge Street in this area was approved in 2008, however, this section is not currently funded;
  - b. it is required that the Owner notify purchasers/homeowners that the proposed access to Yonge Street will be restricted to right-in/right-out operation only once the rapidway is constructed and the lands to the north are not redeveloped; and
  - c. the Region may restrict movements at this access if operational concerns are identified in the interim conditions, prior to the construction of the proposed transit rapidway, at no cost to the Region.
  - d. if this section becomes funded the project will require 22.5 metres from the centreline of Yonge Street to be dedicated as ROW. This looks to be Part 23 on plan 65R-11579 (please refer to the attached EA Plan Figure 10-13.pdf).
2. The proposed site plan demonstrates protection for future connection with lands to the south and west so that accesses can be consolidated in the future. Prior to the provision of Site Plan conditions, the site plan shall be updated to show the location of future vehicular interconnections to the adjacent properties. The Site Plan shall be updated with labels "future vehicular interconnection".

#### **Water and Wastewater Servicing**

Infrastructure Asset Management (IAM) has reviewed the subject local official plan amendment in conjunction with the Functional Servicing Report (FSR) dated March 4, 2020 by Cole Engineering. IAM has also reviewed the response to the previous IAM comments and have no further comments at this time.

#### **Water Resources**

Source water protection vulnerable areas:

- TRCA
- WHPA - Q – DGL
- ORM
- AOC – Groundwater

Water Resources does not have any objections/concerns with the Local Official Plan Amendment application, subject to the following comments as it relates to Source Protection policy. Should the proposal change and/or the application be amended, Water Resources will require recirculation for comment and/or approval.

Water Resources has no significant concerns with respect to the impact of the development on the quality or quantity of the municipal groundwater supply in the area, as the site is not within a Wellhead Protection Area (quality WHPA-A-D).

Water Resources would like to note the proximity of the development to an identified area of concern due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.

As such, Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Because new development should not rely on the influence of nearby third party dewatering systems in its geotechnical and hydrogeological studies, any assessment for 13042 Yonge Street must account for third party dewatering systems in the surrounding area. It is recommended that the Owner arrange for a pre-consultation meeting with the applicable regulatory agencies, including the Ministry of Environment, Conservation and Parks (MECP) to assist in this process. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at [sewerusebylaw@york.ca](mailto:sewerusebylaw@york.ca) for a dewatering permit, if required.

Water Resources will provide comments on the submitted Hydrogeological Review as part of the site plan review.

#### Recharge Management Area

Please note the property is located within the WHPA-Q (Recharge Management Area). As such the CTC Source Protection Plan water quantity recharge policy will apply. The proponent must make best effort to maintain predevelopment recharge at the site using best management practices. The contact person for this requirement is Quentin Hanchard at TRCA.

#### Construction Best Management Practices

As the site is within a vulnerable area, Water Resources does encourage the use of best management practices during construction and post construction with respect to the handling and storage of chemicals (such as used oil, degreasers and salt) on site. It is strongly recommended that Risk Management Measures are put in place with respect to chemical use and storage including spill kits, secondary containment, a spill response plan and training.

#### Salt Management

As the site is within a vulnerable area, Water Resources recommends the use of a contractor who is certified by Smart About Salt, and use of best management practices identified in the TAC Synthesis of Best Management Practices for Salt and Snow are followed: <https://www.tac-atc.ca/sites/tac-atc.ca/files/site/doc/resources/roadsalt-1.pdf>.

If the proposed development includes a parking lot, Water Resources recommends following the Parking Lot Design Guidelines:

<https://www.lsrca.on.ca/Shared%20Documents/reports/Parking-Lot-Design-Guidelines-Salt-Reduction.pdf>

Please contact Augustine Ko, Senior Planner, at 1-877-464-9675, ext. 71524 or at [augustine.ko@york.ca](mailto:augustine.ko@york.ca) should you have any questions or require further assistance.

Sincerely,



Karen Whitney, M.C.I.P., R.P.P

Director of Community Planning and Development Services

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