



*land use planning
&
development*

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September 22, 2020

via email

Stephen M.A. Huyke, City Clerk
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario L4B 3P4

Re: SRPRS.20.111 – Request for Approval
Official Plan Amendment and Zoning Bylaw Amendment Applications
Goldenville Developments Inc.
City Files D01-17001 and D02-17003

We act on behalf of 9218 Yonge Street Incorporated, the owner of the property immediately to east of the lands subject to the above noted applications. We have reviewed the Staff Report SRPRS.20.111 and have a number of concerns and questions regarding the information and recommendations contained therein.

It is unclear what the approval process is for these applications given the statements in the report that on October 24, 2019 LPAT issued an Order to notify the City that final approval of the applications previously approved in principle by the LPAT would be transferred to the City. Based upon the revised plans submitted to the City, which represent a development that materially differs from that which was approved in principle by LPAT, the applications will be required to go back before LPAT for approval. Therefore, this Staff Report is seeking direction from Council with respect to the applicant's revised proposal to seek Council's authorization to attend the LPAT in support of Council's position.

It is not clear at what point the deviation from the application previously approved in principle by LPAT would trigger the need to go back to LPAT for a final approval. Would the reconsideration by LPAT be in the form of a full hearing on the matter and if so, what would be the public process associated with that hearing such that adjacent affected land owners could participate. **We request that this matter be clarified for Council and affected landowners.**

It is noted in the report that at the July 9, 2019 Council Meeting, Council directed staff to advise LPAT of the removal of the requirement to protect for a new east-west road connection to Yonge Street between Carrville Road and Spruce Avenue. This, of course has a direct impact on our client's property at 9218 Yonge Street, since the removal of that requirement by an official act of Council determined that an east-west road was not needed and therefore the ongoing protection of an 8 metre area to be protected on 9218 Yonge Street was no longer required as of July 9, 2019.

This Staff Report, notwithstanding the Council direction of July 9, 2019, is now recommending in;

b) ii. that the Official Plan Amendment include the requirement for the provision of an eight metre wide east/west easement across the southern portion of the subject lands for vehicular and pedestrian connectivity purposes, without any obstructions, to the satisfaction of the City and the region of York;

and in recommendation

b) iv. that Council authorize staff to secure the requisite easement(s) associated with the provision of an eight metre wide east/west easement across the southern portion of the subject lands for vehicular and pedestrian connectivity purposes necessary to implement the revised development as described in Staff Report SRPRS.20.111 to the satisfaction of the City and the Region of York.

It should be noted that the connection of this eight metre wide easement, that would connect to 9218 Yonge Street, would need to go through Lots 141 and Lots 142 to the south and that any extension of this connection through the 9218 Yonge Street site would result in a right-in/right out connection at Yonge Street. It should also be noted that no transportation study exists, to our knowledge, that supports the need for the requested easement for vehicular and pedestrian connectivity purposes through this area. This area is currently served by the surrounding road system and associated sidewalks.

With respect to the development proposal itself, we have no concerns with the proposed apartment heights of 16, 32 and 32 storeys or the proposed density of 5.66 FSI.

We do however, have a concern with the proposed parking rates (which appear to be in the range of 1.16 spaces per unit), which in our view are not transit supportive and do not support affordable housing. Given the fact that the subject lands are located within the 16th-Carville BRT Station MTSA, the parking rates should provide for zero car units, the use of car share and other transit supportive measures (and be in the range of 0.65 spaces for condo apartment units and lower for rental, plus visitor parking per unit). At a minimum it is recommended that the parking rates for the two 32 storey towers, east of the north/south road within the development plan, provide for more transit supportive parking rates and features. As currently proposed, the parking rates are not consistent with the direction of the Provincial, Regional and City planning policies to reduce automobile use, support transit, assist with housing affordability and address climate change.

We also note that there is no Block Concept Plan provided that indicates how the subject development relates to the approved development on the adjacent lands (9218 Yonge

Street) or other surrounding lands and how the southwest quadrant of the future KDA would be developed as a whole incorporating the subject proposed development. This is usually a submission requirement for this type of application.

We request that City staff provide a response to the LPAT hearing matter and that our comments be considered by Council in its deliberations on this matter.

We also request that we be kept informed of all matters related to this application and others within this KDA, including being advised of any future meetings and/or hearings scheduled in the future.

Please provide a copy of this correspondence to the Mayor and Members of Council as well as the appropriate staff in the Planning Department. This correspondence should also be provided to the LPAT as part of any submission to that tribunal.

Please also provide us with written notice of any decision taken on this matter. Thank you.

Yours truly

A handwritten signature in blue ink that reads "Michael S. Manett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael S. Manett, MCIP, RPP.

MPLAN INC.

cc. 9218 Yonge Street Incorporated
LPAT File for Goldenville
Jeffrey Streisfield