

Appendix	B
SRPI	20.040
File(s)	D01-19002 D02-19012



Corporate Services

November 18, 2020

Deborah Giannetta, M.Sc.Pl., MCIP, RPP
 Manager of Development - Site Plans
 Planning and Infrastructure Department
 City of Richmond Hill
 225 East Beaver Creek Road
 Richmond Hill, ON L4B 3P4

Dear Ms. Giannetta:

**Re: Proposed Official Plan Amendment
 Yonge Sixteen LP
 9251 Yonge Street
 City File Nos.: D01-19002 and D02-19012
 York Region File Nos.: LOPA.19.R.0045 and ZBA.19.R.0106**

This is in response to your circulation of the revised supporting documents sent via electronic mail on October 20, 2020. The following comments are provided in addition to our previous comments dated January 7, 2020 and May 20, 2020.

Technical Comments

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

Transportation

Transportation Planning has reviewed the proposed Official Plan amendment to increase the density on the subject site. The draft Secondary Plan for the Yonge Street and Carrville Road Key Development Area (KDA) has not been finalized at this time to provide a comprehensive framework. Any further development in this intensification area should be premised on a comprehensive framework which establishes appropriate heights and densities and a supporting fine grid transportation network.

The following Transportation Study comments are provided for subsequent submissions.

1. As per the Region's Transportation Mobility Plan Guidelines, the horizon year should be five years after construction, 2025 is not a realistic horizon year, however, given that the study provides analysis for 2031 and 2041, updated analysis is not required for this comment.

2. In Appendix E, for the intersection of 16th/Northern Heights Drive assumes a six-lane cross-section, this should be two throughs and right-turn lane. This shall be revised in all subsequent Transportation Reports. The consultant shall analyze and provide the necessary mitigation measures should this update trigger operational concerns.
3. It is recommended that the realignment of Northern Heights be completed to improve operations and promote a fine grid network.
4. The applicant is advised that the right-in right-out on Yonge will be monitored for and may be restricted to right-in in the future if there are operation concerns. This requirement will be reflected in conditions of approval and subsequently in the Site Plan and Condominium Agreement(s).

Water and Wastewater Servicing

Infrastructure Asset Management has reviewed the second submission of the subject development proposal in conjunction with the Functional Servicing Report (FSR) and servicing plan both originally dated January 2017 and revised in October 2020 by Valdor Engineering Inc. The purpose of the application is to permit a high density, mixed use development ranging from 38-43 storeys in height consisting of 959 residential units. IAM has previously commented on this application dated May 20, 2020. IAM has no further comments.

Water Resources

Water Resources has reviewed the submitted materials and the following items remain outstanding and will need to be addressed prior to Water Resources sign off:

- Comment #9 has not been fully addressed. The report states in bold letters that their site is not located in an “area of concern”. Please correct as requested.
- Comment #13, the revised report did not assess the surrounding area for active PTTW’s. In the report ZOI is calculated as 7.6 metres and the report states they will not impact their surroundings. However, the report comments on the system for this development being impacted by other groundwater users. Please clarify.
- Please confirm whether the building will be constructed with a watertight foundation or if the building will employ a long-term dewatering system. Please note that a dewatering plan if foundation drainage/dewatering is needed will be required for review and approval.

Conformity with York Region Official Plan

The subject property is located on the Yonge Street Regional Corridor and within the Yonge Carrville/16th Avenue Key Development Area. Regional Official Plan policy 5.4.32 requires local municipalities to prepare Secondary Plans for Key Development Areas. This ensures comprehensive planning is in place to support the appropriate level of intensification.

The approval of site-specific Official Plan Amendments may be appropriate in advance of a comprehensive Secondary Plan, but Regional Staff are concerned about cumulative impacts of site-specific intensification proposals being approved in advance of a completed Secondary Plan, especially given the remaining redevelopment potential for this area. Due to recent examples of significant density increases, the full build-out potential of this KDA is currently unknown. To assist in city building efforts, the full build-out population and job numbers are required to ensure adequate services are available, such as parks, community services, schools, roads, as well as water and wastewater capacity.

In order to appropriately plan for intensification in KDA's, the Regional Official Plan requires Secondary Plans to also establish and implement a fine grid local street network (policy 5.4.6.b) and to plan to achieve a minimum of 35% of new housing to be *affordable* (as defined in the ROP) (policy 5.4.6.e).

York Region Planning staff looks forward to working with Richmond Hill staff in planning for this important intensification area.

Please contact Augustine Ko, Senior Planner, at 1-877-464-9675, ext. 71524 or at 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

AK