

**From:** Ko, Augustine  
**Sent:** November-15-17 11:33 AM  
**To:** Clerks Richmondhill  
**Cc:** Megan Kevill; Sybelle von Kursell  
**Subject:** York Region Comments for the Yonge Bernard KDA Secondary Plan

Mr. Huycke,

Please find attached a copy of the Region's comment letter for the Yonge and Bernard KDA Secondary Plan. Please include this correspondence with Agenda Item 11.11, Committee of the Whole meeting on Monday, November 20, 2017. Please note that this letter also exempts the proposed Official Plan Amendment from Regional Council approval. Richmond Hill Council will be the approval authority for this Amendment.

Best regards,

**Augustine Ko, MCIP, RPP** | Senior Planner, Community Planning and Development Services,  
Planning and Economic Development Branch, Corporate Services Department

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*Our Values: Integrity, Commitment, Accountability, Respect, Excellence*



November 15, 2017

Mr. Stephen M.A. Huycke  
Town Clerk  
Town of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario  
L4B 3P4

Dear Mr. Huycke:

**Re: Yonge and Bernard  
Key Development Area Secondary Plan  
Town File No.: D11-17001**

Thank you for the opportunity to review the Draft Yonge and Bernard Key Development Area (“KDA”) Secondary Plan, dated October 2017. The Yonge Bernard KDA, located along the Yonge Street Regional Corridor, forms an important component of the Regional Urban Structure. As such, Regional staff would like to thank Richmond Hill Planning staff for including us in the Technical Advisory Committee. This collaborative working environment has led to the creation of a secondary plan that conforms and further strengthens the city building policies of the York Region Official Plan and the Richmond Hill Official Plan.

The Planning and Economic Development Branch commends the Town of Richmond Hill in developing a secondary plan that provides policy direction on growth management, intensification and a mix of appropriate land use. The principles of creating a vibrant, sustainable and complete urban centre with a range and mix of housing and employment options at transit supportive densities reinforce the city-building policies of the Regional Official Plan.

The York Region Official Plan contains policies that direct local municipalities to plan for appropriate levels of development in an intensification hierarchy. This hierarchy is the backbone of the Regional urban structure. The Plan area, centred around the intersection of Yonge Street and Canyon Hill Avenue/Bernard Avenue, is along a Regional Corridor. A Vivanext rapid transitway is planned along this section of Yonge Street. Buses will travel within dedicated centre lanes. There is also a York Region Transit bus terminal at the southeast corner of Yonge Street and Bernard Avenue. The existing and planned public transit services will support this Key Development Area.

The Secondary Plan has progressed through a thorough public consultation process. There have been many meetings with affected landowners, as well as relevant public agencies, such as York Region, the Toronto and Region Conservation Authority, VIVA/York Region Transit, PowerStream, and the School Boards. There have also been a number of public consultation/information sessions. These sessions were conducted in the form of open houses and workshop type environments.


As stated earlier, an important Regional issue is the protection of the Regional urban structure. As such, it is important to highlight the planned function of this Key Development Area. The Yonge Bernard KDA Secondary Plan is envisioned to become the third most intensely developed area in the Town, after the Richmond Hill Centre and the Yonge and 16th KDA. The Secondary Plan covers an area of approximately 19.6 hectares (48 acres) and is planned to accommodate a population range of 8,000 to 10,000 persons, and 1,200 to 2,000 jobs. The minimum and maximum heights and densities have been carefully determined. The intensity of development is therefore reflective of where the KDA sits in Richmond Hill's intensification hierarchy, while being context sensitive to the immediate surrounding neighbourhoods.

The Secondary Plan establishes three character areas: the Corridor, which reflects the Yonge Street corridor of taller and higher density development; the Interior, the transitional tier of interior development; and the Neighbourhood Edge, the area abutting established residential communities. The policies of the Secondary Plan will create a more connected, mixed-use urban centre that will become more transit, cycling, and pedestrian-oriented destination. Regional staff supports this balanced approach for this intensification area.

Based on our review, the proposed Amendment appears to be a routine matter of local significance. Furthermore, in accordance with Regional Official Plan policy 8.3.8, and the balance of the Regional Official Plan, the proposed Amendment does not adversely affect Regional planning policies or interests. Pursuant to Council authorization specified in By-law A-0265-1999-017, this application is hereby exempted from approval by Regional Planning Committee and Council. This allows the Amendment to come into effect following its adoption by the Town of Richmond Hill and the expiration of the required appeal period.

We respectfully request a copy of the Notice of Decision be forwarded to this office. Please contact Augustine Ko, Senior Planner, at 1-877-464-9675 ext. 71524 should you have any questions or require further information.

Sincerely,



Karen Whitney, MCIP, RPP  
Director of Community Planning and Development Services

c.c. Megan Kevill, Richmond Hill Planning

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