



January 17, 2020

Mr. Kelvin Kwan
Planning and Regulatory Services Department
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Attention: Leigh Ann Penner, Senior Planner

**RE: Official Plan Amendment D01-19004 (LOPA.19.R.0051)
Zoning By-law Amendment D02-19021 (ZBA.19.R.0123)
12600 Bayview Avenue
(2706379 Ontario Limited)
City of Richmond Hill**

This is in response to your circulation and request for comments for the above-captioned Official Plan Amendment (OPA) and zoning by-law amendment application. The subject site is located at 12600 Bayview Avenue, north of Stouffville Road and on the west side of Bayview Avenue, in the City of Richmond Hill. The applications are submitted in support of a proposed development comprised of 19 townhouse units.

Official Plan Amendment

Purpose and Effect of the Proposed Amendment

The subject lands are designated "Neighbourhood" by the City of Richmond Hill Official Plan (RHOP). This designation permits medium-density residential uses subject to Section 4.9.1.2 of the RHOP, which provides policies for the medium density uses. The proposed OPA deletes the subject lands identified as "Existing Neighbourhood Commercial Sites" from Appendix 7 of the RHOP.

2010 York Region Official Plan

The subject lands are designated "Urban Area" by the York Region Official Plan (YROP), which permits a wide range of residential, commercial, industrial and institutional uses. Section 5.3 of YROP sets out policies related to addressing residential and employment intensification within York Region. Based on our review, the proposed OPA generally conforms to the Regional Official Plan as it will assist in building complete communities and will help in ensuring that a minimum of 40% of all residential development in York Region occurs within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe (YROP Policy 5.3.1).

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 Servicing Incentive Program (SIP) program provides water and wastewater servicing capacity assignment credits (up to 20 per cent) for new residential grade-related developments that are a maximum of three storeys in height. The applicant is encouraged to participate in this program and more information is available at 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.

Regional staff encourages the proposed development to have an integrated and innovative approach to water management, be water efficient, and minimize stormwater volumes and contaminant loads and maximize infiltration through an integrated treatment approach (YROP Policy 5.2.11). We would also recommend the development be designed to achieve energy efficiency levels that exceed the Ontario Building Code (YROP Policy 5.2.20); to achieve 10% greater water efficiency than the Ontario Building Code (YROP Policy 5.2.22); be designed to maximize solar gains, be constructed in a manner that facilitates future solar installations (i.e. solar ready) (YROP Policy 5.2.26); and, incorporate green building standards, such as LEED®, ENERGY STAR®, or other emerging technologies (YROP Policy 7.5.12).

Exemption from Regional Approval

Based on our review, the proposed OPA appears to be a routine matter of local significance. Furthermore, in accordance with Regional Official Plan Policy 8.3.8, 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 City of Richmond Hill and the expiration of the required appeal period.

Zoning By-law Amendment

The zoning by-law amendment proposes to rezone the subject lands from “Neighbourhood Commercial” to “Multiple Residential One Zone (RM1)” with additional exceptions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

Summary

York Region has no objection to the proposed Official Plan Amendment (OPA) and zoning by-law amendment (ZBLA). We request that a copy of the Notice of Decision for the OPA and ZBA be forwarded to this office.

Should you have any questions regarding the above, please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca should you require further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Karen Whitney".

Karen Whitney, M.C.I.P., R.P.P
Director of Community Planning and Development Services

JW/