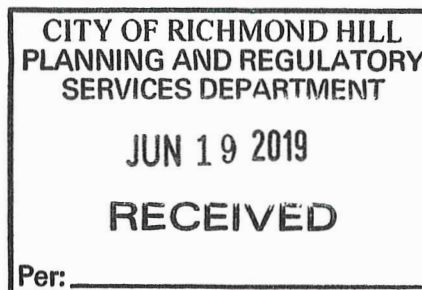




Corporate Services
Community Planning and Development Services

June 19, 2019

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, MCIP, RPP

**RE: Request for Exemption from Regional Approval of
Official Plan Amendment D01-18005 (LOPA.19.R.0004)
11546 Leslie Street
(Deergate Holdings Inc.)
City of Richmond Hill**

This is in response to your request for exemption from Regional approval of the above-captioned Official Plan Amendment (OPA) application. The subject site is located at 11546 Leslie Street, on the northwest corner of Leslie Street and 19th Avenue, in the City of Richmond Hill. The application submitted is in support of a proposed development of 15 freehold townhouses with vehicular access to a rear lane. No vehicular access is proposed on the two adjacent Regional arterial roads.

Official Plan Amendment

Purpose and Effect of the Proposed Amendment

The subject lands are designated "Neighbourhood Commercial" by the North Leslie Secondary Plan. This designation permits medium and high density residential uses subject to Section 9.6.2.3 of the North Leslie Secondary Plan (NLSP). Section 9.6.2.3 of the NLSP provides policies for the "Medium/High Density Residential" designation. The proposed OPA will permit standalone townhouses in the "Neighbourhood Commercial" designation.

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).

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 Request

The OPA application and associated request for exemption from Regional approval was considered by Regional staff. 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.

Comments for Subsequent Development Applications

Transportation Comments

Regional Transportation and Infrastructure Planning and Development Engineering staff have no objections to the proposed OPA application. Development Engineering has indicated that comments will be provided at the pre-submission and site plan stages.

Based on our review of the Conceptual Site Plan, it is recommended that as part of the site plan application, the applicant shall work with the City of Richmond Hill to consider the provision of a pedestrian/cycling facility from "Street D" and "Laneway B" to the intersection of Leslie Street and 19th Avenue.

Water/Wastewater Comments

Regional Infrastructure Asset Management staff have no objection to the approval of the OPA application subject to the following comments:

1. Servicing Allocation

All residential development requires servicing capacity allocation from the City of Richmond Hill prior to the final approval of the developments proposed within the OPA area. If the City of Richmond Hill does not grant allocation from the existing capacity assignments to date, the build out of the OPA area may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA currently underway
- Other projects as may be identified in future studies.

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

2. *Municipal Servicing*

The Owner shall submit a Functional Servicing Report or a site servicing plan indicating how water and wastewater servicing will be provided.

3. *Potential Impact on Regional Wastewater and/or Water Infrastructure*

The Owner is advised that the 2700mm diameter trunk sewer main is located in the vicinity of the 19th Avenue and Leslie Street right-of-way. Integrity of the regional infrastructure is to be maintained at all times during grading and construction activities related to the proposed development.

Summary

York Region has no objection to the proposed Official Plan Amendment. We respectfully request a copy of the Notice of Adoption be forwarded to this office. 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,



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

AK/jw