

File: P-3057

October 28, 2021

City Clerk  
The Corporation of the City of Richmond Hill  
225 East Beaver Creek  
Richmond Hill, Ontario  
L4B 3P4

**Attention: City Clerk and Members of Council**

**Re: Comments on the Draft Regional Centre Secondary Plan  
As It Relates to Gates of Bayview Townhomes Inc.  
Official Plan and Zoning By-law Amendments  
City Files: D01-19005 & D02-19023  
City of Richmond Hill**

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City Clerk and Members of Council,

On behalf of our client, Gates of Bayview Townhomes Inc., the owners of the vacant lands on the west side of Red Maple Road and bounded by Oneida Crescent which has an area of approximately 1.5 hectares (3.7 acres). The lands represent the remaining undeveloped parcel within the Red Maple Character Area identified under the proposed Richmond Hill Regional Centre Secondary Plan. The lands are subject to active development applications for Official Plan and Zoning By-law Amendments and were presented at the March 24, 2021 Public Meeting. The proposed development consists of four (4) high-density residential towers ranging from 25 to 37 storeys with 1,518 dwelling units. Please refer to the attached figures.

With respect to the proposed Draft Secondary Plan, we offer the following preliminary comments and ask that consideration take into account the review of the submitted development application supporting materials.

	<b>Draft Secondary Plan Section</b>	<b>Comments</b>
1	Red Maple 1.2.5.1c)	This requirement appears to be contradictory to the policy under

	<p>Provide for a vibrant street character and achieve a minimum of 25 percent of the ground floor area as active at-grade frontage facing public streets, open space or along the Northern East-West Pedestrian and Cycling Spine. Active at grade uses include <i>commercial</i>, recreational, entertainment, <i>retail</i>, <i>office</i>, or institutional uses.</p>	<p>subsection b) which encourages the inclusion of a mix of uses. Our client supports the encouragement of a mix of uses and not a mandatory inclusion. Given the subject application represents the last undeveloped parcel in the Character Area, the minimum 25% target over the length of the Red Maple Drive may be translate to the entire frontage under this provision. We require clarification as to what recreational uses include. Does this include the indoor amenity gym space of residential building? As the intention of this policy is to activate the streets at grade, we believe the inclusion of residential units with individual entrances and porches will create an attractive and active street presence. Furthermore, it represents an appropriate street edge treatment facing institutional and park uses.</p>
2	<p>1.3.3.4 Exceptions to the residential floorplate size in accordance with Policy 3.4.1 (59) of the Part 1 Plan may be considered where it can be demonstrated that larger floorplate size is:</p> <ul style="list-style-type: none"> <li>a) The result of more sustainable cladding material;</li> <li>b) Required to support tower height and vertical servicing requirements; or</li> <li>c) In response to special technical constraints related to the integration of transit infrastructure or other special use facilities.</li> </ul>	<p>We suggest that an additional qualifier be variation in floor plate size coupled with enhanced architectural design to promote variety in tower shapes and interest to the skyline.</p>
3	<p>1.3.4 Integrating Higher Density Development</p>	<p>While we appreciate the pre-amble describing the objective is for developments to “demonstrate a transition in</p>

		<p>height and use built form and massing strategies to minimize development impacts, such as shadowing and overlook”, it does not appear to provide exceptions to the OP’s Policy 3.4.1 (55) for the use of an angular plane other than that specified under proposed Policy 1.3.4.3 for developments fronting the west side of Yonge Street.</p> <p>The subject applications provided rationalization and sun-shadow analysis demonstrating the minimal impacts on the institutional and park uses on the east side of Red Maple Road. This is the same approach to transition being proposed in the draft policy for the west side of Yonge Street.</p> <p>It should be noted that through the development application review, the YRDSB advised they are satisfied the proposed built-form will not have a negative impact on the operations of the Red Maple Public School.</p> <p>Given the unique context of the transition to non-residential uses (specifically a parking area for the institutional uses) and the supporting materials and rationale put forth through the applications, we request that a similar exception policy for the subject lands should be included for consistent implementation along the boundary of the Secondary Plan <u>OR</u> the removal</p>
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		of the Transition Area along Red Maple Road on Schedule 7.
4	1.3.6.1 Regulating Density <b>Schedule 2</b> to this Secondary Plan establishes the minimum and maximum densities in the RHC, expressed as <i>Floor space Index</i> (FSI) to be applied to each Character Area.	We appreciate and support this approach, which is consistent with the methodology put forth by the subject applications.
5	1.4.6.1 Parking	Should include a statement to encourage reduced parking rates given the available higher order transit and active transportation options.
6	1.7.1 Housing Policies 2. A minimum of 35 per cent of all new residential units shall be <i>affordable</i> , according to the definition of affordability in York Region. <i>Development</i> proponents shall be required to demonstrate how any proposed <i>development</i> with residential components will contribute to achieving this target.	We note that the City's OP requires a minimum 35% of new housing units to be affordable within the Richmond Hill Centre. We require clarification that this proposed policy is similarly being applied across the entire Secondary Plan area and not a requirement for each individual development proposal.
7	1.7.1 Housing Policies 3. To support the needs of a diverse range of household types, <i>development</i> containing 20 or more new residential units shall achieve a mix of unit types. A minimum of 40 per cent of the total number of units shall have at least 2 bedrooms, and a minimum of 5 per cent of the total number of units shall have at least 3 bedrooms.	We note that the City's OP Policy 3.1.5.6 encourages high density residential developments to provide a portion of units that are suitable for households with children. We believe the existing policy is appropriate and that the proposed Secondary Plan policy is too prescriptive.
8	1.8.1.3 <i>Development</i> shall incorporate sustainable water conservation technologies and <i>low impact development</i> measures for stormwater volume control in accordance with the City's Urban MESP.	We suggest that the provision be revised to include a "where feasible" qualifier. Given the requirement of underground parking structures and the highly urban nature of the envisioned development of the Regional

		Centre, this requirement may not be feasible on every site.
9	<p>1.8.2.1</p> <p>Through <i>development</i> application requirements, <i>development</i> in RHC will be required to demonstrate how a building is or can be made “District Energy Ready”, including such considerations as:</p> <ul style="list-style-type: none"> <li>a) Providing adequate space at or below ground level for energy transfer stations;</li> <li>b) Ability to supply thermal energy from ground level;</li> <li>c) Provision of an easement between mechanical rooms and the property line for thermal piping;</li> <li>d) Use of low temperature hydronic heating systems compatible with district energy systems; and</li> <li>e) Appropriate thermal energy metering.</li> </ul>	<p>This appears to be onerous for applicants to design and build new buildings to include these measures as a contingency. Can heating systems be retrofitted after the fact without being a financial burden on Condominium Boards?</p>
10	Schedule 3 Open Space Network	<p>The existing conveyed lands for a planned linear park abutting the subject lands should be identified on this schedule, not a Neighbourhood Park.</p>
11	Schedule 5 Proposed ATN	<p>Is there a detail of the proposed Protected Bicycle Facilities? Proposed Policy 1.4.4 only provides a brief description. What are the design requirements? Will it require road widenings to accommodate?</p>
12	Schedule 7 Transition	<p>Should eliminate the Transition Areas along Red Maple given the institutional and park uses on east side. Our client’s application materials provide the rationale and support as discussed under comment #4.</p>

We look forward to meeting with staff to discuss these comments so that they may be addressed and incorporated into the final implementing Secondary Plan.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Billy Tung, BES, MCIP, RPP  
Partner

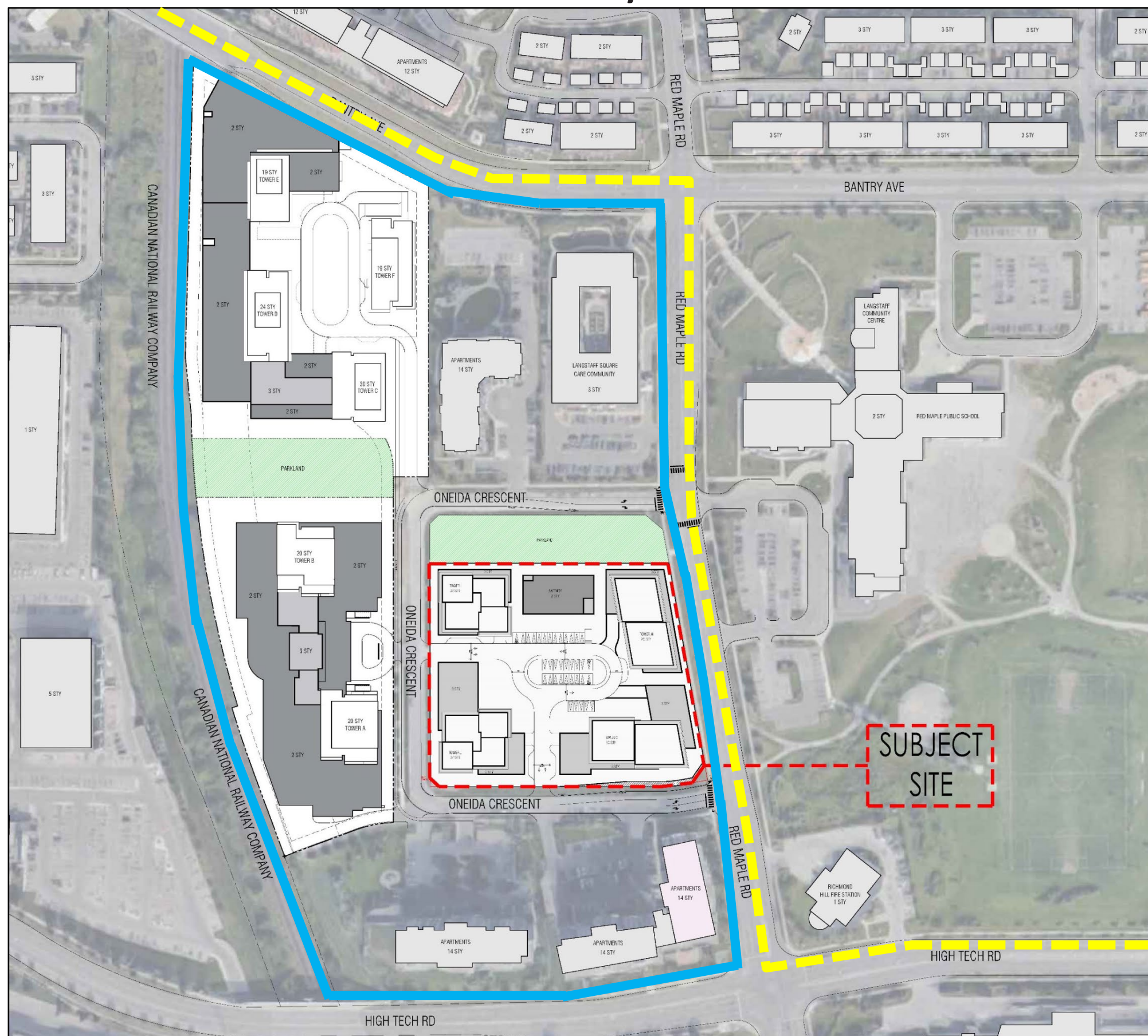
Encl.

cc: Gates of Bayview Townhomes Inc.  
Clement Chong – Policy Planning Project Manager, City of Richmond Hill



# CONTEXT MAP

## The Gates of Bayview Lands

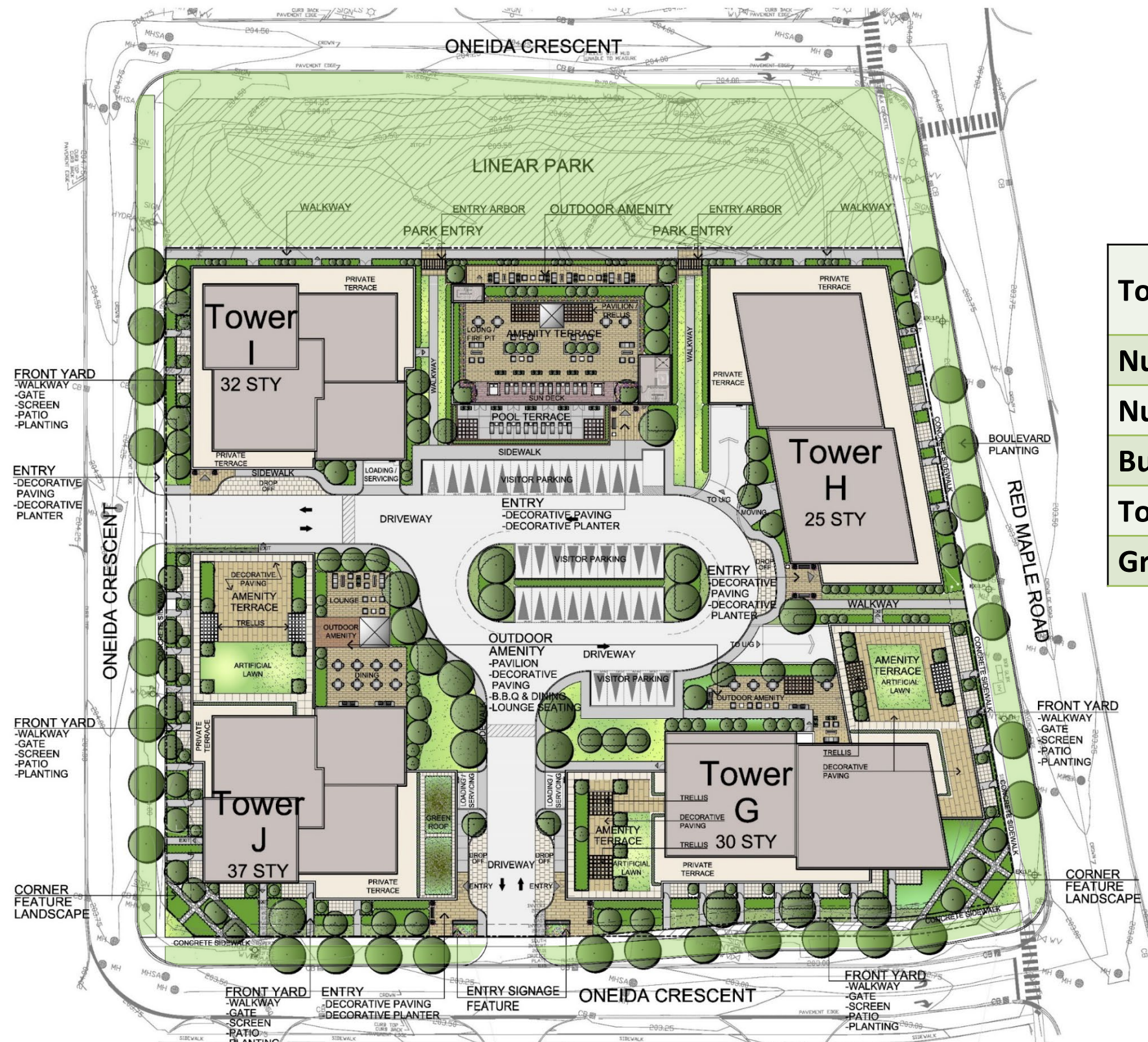


- Red Maple Character Area
- Proposed Transition Area/  
Regional Centre Boundary



# CONCEPTUAL SITE PLAN

## As Shown at March 24, 2021 Public Meeting



<b>Total Lot Area</b>	1.51 hectares (+/- 3.72 acres)
<b>Number of Buildings</b>	Five (5)
<b>Number of Towers</b>	Four (4)
<b>Building Height</b>	25 Storeys to 37 Storeys
<b>Total Number of Units</b>	1,518
<b>Gross Floor Area</b>	+/- 119,946.2 m2