



March 21, 2022

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: Draft Plan of Subdivision SUBP.22.R.0003 (D03-21006/SUB-21-0006)
Draft Plan of Condominium CDMP.22.R.0003 (D05-21006)
Zoning By-law Amendment ZBA.22.R.0009 (D02-21024)
Lot 122 and Part of Lots 121 and 123, Registered Plan 1960
211, 225 and 231 Carrville Road
(Farid Habibi et. al.)
City of Richmond Hill

York Region has now completed its review of the above noted draft plan of subdivision prepared by Mandarin Surveyors Limited, Job No. 2020-054, and signed by the Surveyor on December 12, 2021 and draft plan of condominium Job No. 2020-054, and signed by the Surveyor on December 7, 2021. The site is located on the south side of Carrville Road, west of Yonge Street, and is municipally known as 211, 225 and 231 Carrville Road, in the City of Richmond Hill. The proposal will facilitate the creation of a future development block comprised of 15 townhouse units and a private common element road, within a 0.45 ha site.

Sanitary Water and Sewage Supply

The residential development proposed within the subject area will require water and wastewater servicing allocation from the City of Richmond Hill. If the City of Richmond Hill does not grant this development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification – 2023 anticipated completion, and
- Other projects as may be identified in future studies, or other appropriate servicing agreements.

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.

The Stormwater Management and Servicing Report (SMSR) shows that wastewater and water servicing for the proposed development will be provided by connections to the existing City-owned 300mm watermain and 300mm sanitary sewer on Carrville Road. Flows from the site will ultimately flow to the Region's 675mm North Don Collector Sewer. The SMSR also documented the results of a hydrant test that was completed, which demonstrated that sufficient flows and pressures would be available to maintain service levels at the proposed development, including fire flows.

Zoning By-law Amendment

The zoning by-law amendment proposes to rezone the subject lands from "Third Density Residential - A (R3A)" to "Multiple Family One (RM1)" with additional exceptions.

Development Engineering

Regional Development Engineering staff has reviewed the following and provide marked-up comments, attached hereto:

- Stormwater Management and Servicing Report (SMSR), prepared by LEA Consulting, dated November 12, 2021
- Grading Plan, prepared by LEA Consulting, dated November 12, 2021
- Draft plan of subdivision, prepared by Mandarin Surveyors Limited, Job No. 2020-054, and signed by the Surveyor on December 12, 2021

Comments on the SMSR and Grading Plan shall be addressed as part of the subsequent site plan application SP.22.R.0027 (D06-21075).

Transportation Comments

Regional Transportation and Infrastructure Planning staff have reviewed the Transportation Letter, prepared by LEA Consulting Update, dated November 30, 2021 and the Site Plan prepared by Zero Degree Studio, dated June 16, 2021 and provide the following comments:

1. The applicant shall revise the proposed site plan to demonstrate that the east-west driveway road will be aligned at the southern property line.
2. The applicant shall revise the proposed site plan to demonstrate and protect for future vehicular interconnections to adjacent properties to the east and west.
3. The applicant is advised that the southbound through movement at the Plaisance Road/Carrville Road access will be restricted to eastbound or westbound movements only.
4. The applicant is advised that the westerly access will be restricted to right-out movements only.

Prior to issuance of comments and/or conditions of draft approval, the following is required:

1. A revised Transportation Study and site plan that addresses all the Region's transportation comments.

Summary

Comments and/or conditions of draft approval will be issued to the City of Richmond Hill upon receiving revised studies and additional information to the satisfaction of the Transportation and Infrastructure Planning Branch. 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.

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.
Manager, Development Planning

JW/

Attachments (3):

- 1) Stormwater Management and Servicing Report (SMSR), prepared by LEA Consulting, dated November 12, 2021 (marked-up)
- 2) Grading Plan, prepared by LEA Consulting, dated November 12, 2021 (marked-up)
- 3) Draft plan of subdivision, prepared by Mandarin Surveyors Limited, Job No. 2020-054, and signed by the Surveyor on December 12, 2021 (marked-up)

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