



February 15, 2022

Jeff Healey, MCIP, RPP
Senior Planner – Subdivisions
Development Planning Division
Planning & Infrastructure Department
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Dear Jeff Healey:

**Re: Proposed Official Plan Amendment – Second Submission
Hazelview Developments Inc.
11160 Yonge Street
City File Nos.: D01-20013 and D02-20025
York Region File Nos.: LOPA.20.R.0075 and ZBA.20.R.0141**

This is in response to your circulation and request for comments for the second submission of the above-captioned applications. Regional staff continue to not have any comments on the zoning by-law amendment application.

The subject site is located on lands municipally known as 11160 Yonge Street, south of Gamble Road/19th Avenue and north of Elgin Mills Road, in the City of Richmond Hill. The follow table is our understanding of the changes between the original and current proposed development.

	Original Proposed Development	Current Proposed Development
Number of Apartment Units	731	666
Height of each tower	15, 18, 35	7, 27, 29
Gross Building Density	3.65 FSI	3.28 FSI
Net Building Density	5.01 FSI	4.49 FSI
Population Density per net Hectare (1.88 PPU)	1,169 persons/ha	1,065 persons/ha
Number of Parking Spaces	463	422

Our previous planning comments and the OPA's exemption from Regional approval issued through our letter dated February 25, 2021, remain relevant and continue to apply.

Draft 2021 York Region Official Plan

Upper tier Official Plans are required by the Provincial Growth Plan to identify Major Transit Station Areas ("MTSA") and prescribe minimum population and job densities. The subject lands are within MTSA #45 – the Bernard BRT Station MTSA which has a planned minimum density of 200 persons and jobs per hectare.

The proposed development has a net site area of 11,759.1 m² (1.176 ha), 666 apartment units, and using the 2016 Census persons per unit ratio for apartment units in Richmond Hill of 1.88, the population density is 1,065 persons per net hectare.

While a population density of 1,065 persons per hectare appears to far exceed the planned minimum density of 200 persons per hectare, the determination of the appropriate level of intensification, along a Regional Corridor and within a MTSA, is best determined by the local municipality relative to a site's local context and area's planned function. This is especially true for the subject site, as it is near, but not within, the Yonge Bernard KDA Secondary Plan area.

Technical Comments

The following comments are provided in response to the submitted revised technical studies.

Transportation

Transportation Planning, Traffic Signal Operations, Sustainable Mobility, YRRTC, and Development Engineering have no objections to the Official Planning Amendment related to land use, at this time.

The following are preliminary comments and shall be addressed as part of subsequent development applications. Additional detailed technical comments and conditions will be provided. The applicant shall provide a detailed Response Matrix which demonstrates where and how each comment has been addressed in subsequent development applications and an Addendum Transportation Study Letter or Updated Transportation Study will be completed to the satisfaction of Regional transportation staff.

Transportation Planning

It is noted that the consultant has indicated that a vehicular interconnection can be accommodated. It is recommended that the City strongly consider this as an opportunity and continue to pursue. The Region will defer to the City, the requirement to protect for a vehicular interconnection through the subsequent site plan.

The Transportation Consultant is advised that existing traffic counts will need to be updated as part of the subsequent site plan application. An updated Transportation Study with updated horizon years and analysis shall be provided as part of the Site Plan Application.

Traffic Signal Operations and Sustainable Mobility

Traffic Signal Operations has no additional comments to provide at this time. Additional comments will be provided as part of subsequent development applications.

Development Engineering

Development Engineering has no comments to provide at this time. It should be noted that site plan pre-submission comments have already been provided.

York Region Rapid Transit Corporation (YRRTC)

YRRTC and YR Reality has no comments at this time. Additional comments will be provided as part of subsequent development applications.

Water and Wastewater Servicing

Environmental Services Infrastructure Asset Management (IAM) staff have advised that the applicant has acknowledged and addressed IAM's previous comments and have no further comments to provide.

Water Resources

Water Resources do not have further comments for the OPA application but advises that the water balance report should be reviewed by TRCA and an update to the Terapex report dated October 6, 2020 will be required with the submission of the Site Plan application.

Please contact Augustine Ko, Senior Planner, at 1-877-464-9675, ext. 71524 or at augustine.ko@york.ca should you have any questions or require further assistance.

Sincerely,

[Originally Signed]

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

Copy to: Jackie Burkart, TRCA