



December 12, 2022

Ms. Katherine Faria  
Senior Planner – Subdivisions  
Planning & Regulatory Services  
City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, ON, L4B 3P4

Dear Ms. Faria:

**Re: Revised Proposed Official Plan Amendment – Third Submission  
Metroview Developments Inc.  
8700-8710 Yonge Street  
City File Nos.: D01-18007 and D02-18033  
York Region File Nos.: LOPA.19.R.0001 and ZBA.19.R.0012  
OLT Case No.: OLT-22-002152**

This is in response to your circulation and request for comments for the third submission of the revised Official Plan Amendment (“OPA”) and Zoning By-law Amendment applications.

**Purpose and Effect of the Proposed Amendment**

Through this third submission, the applicant has responded to comments provided through the previous circulations, revised supporting studies and has revised the proposed development as follows:

	<b>Original Proposed Development</b>	<b>Second Submission</b>	<b>Third Submission</b>
No. of Apartment Units	336	710	633
Height of Towers	13 and 20 storeys	54 storeys	45 storeys
Retail/Commercial Floor Space	268 m <sup>2</sup> (0.88% of total GFA)	520 m <sup>2</sup> (1.04% of total GFA)	744 m <sup>2</sup> (1.68% of total GFA)
No. of Parking Spaces	424	572	507
Density	4.01 FSI	6.54 FSI	5.81 FSI

Regional staff continue to not have any comments on the site-specific rezoning application. The proposed changes include rezoning the subject lands from “General Commercial 1” (GC-1) in Zoning By-law 2523, as amended, to an appropriate high density mixed-use zone with site-specific development standards.

### **Purpose and Effect of the Proposed Amendment**

The subject lands are designated “Richmond Hill Centre”, which permits mixed-use developments to a maximum density of 2.5 FSI and a maximum building height of 15-storeys. The Amendment proposes to increase the maximum density from 2.5 FSI to 5.81 FSI and to increase the maximum building height from 15 to 45 storeys.

Through our initial comment letter dated April 24, 2019, the proposed OPA was exempt from Regional approval. Through the second submission, the proposed development significantly increased the overall density. In our April 8, 2020 comment letter, we concluded that due to the significance of the revised proposed development a decision on the OPA should await the outcome of the Richmond Hill Centre Secondary Plan. A comprehensive planning exercise for this Regional Centre is required, especially with recent Provincial approval of significant growth for the High Tech Transit Oriented Community located on the east side of Yonge Street.

The City is currently preparing a comprehensive Secondary Plan to identify the preferred land use, identifying the appropriate level of development, and the required hard and soft services needed to accommodate new growth. The Secondary Plan will help guide development on any given site within Richmond Hill Centre.

This Regional Centre has the potential to significantly add new population and jobs to the City of Richmond Hill. It is in the Region’s interest to ensure adequate road and water and wastewater service capacity is available to accommodate the ultimate planned population and jobs. The processing and approval of this privately initiated OPA should be coordinated through the Richmond Hill Centre Secondary Plan process. Even though the applications have been appealed to the OLT, the applicant is encouraged to continue to participate in Richmond Hill’s secondary plan process.

### **Technical Comments**

Below is a summary of technical comments received from Regional Departments.

#### **Transportation**

Transportation Planning, Sustainable Mobility, York Region Rapid Transit Corporation (YRRTC), and Development Engineering have no objections to the Local Official Planning Amendment related to land use, at this time. Detailed technical comments and conditions will be provided at the subsequent stages of the proposed development as appropriate.

---

### **Water and Wastewater Servicing**

Infrastructure Asset Management (IAM) has reviewed the resubmission of the subject application in conjunction with the following:

1. Functional Servicing Report dated September 2022 prepared by Schaeffers Consulting Engineers.
2. Comment Response Matrix

IAM has previously provided comments to the subject application which remain valid. The comments have been updated to reflect the most current information below:

#### Servicing Allocation:

The residential development proposed within the subject OPA 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
- Richmond Hill Langstaff Gateway Wastewater Servicing- 2025 anticipated completion
- 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.

#### Municipal Wastewater and Water Servicing

The FSR indicates that wastewater servicing for the proposed development will connect to the existing City-owned sanitary sewer on Garden Avenue.

Water servicing for the proposed development will be supplied by City-owned water infrastructure on Eleanor Circle and Garden Avenue. A hydrant test has been completed on Sept 8, 2022, and the results indicate that there are sufficient flows and pressure to service the development.

Should there be any change in the proposed servicing scheme, the Owner shall forward a revised FSR and Site Servicing Plan to the Region for review and record.

#### Proximity to Regional Infrastructure

The Owner is advised that the Regional 1050 mm diameter trunk watermain is located in the east side of the Yonge Street right-of-way. The integrity of this infrastructure is to be maintained at all times, especially during the grading and construction activities of the proposed development.

---

**Water Resources**

Water Resources does not have any objections with the HVA comment being addressed through the associated Site Plan (D06-18068). However, to date, the HVA condition has not been addressed.

**Summary**

The Official Plan Amendment proposes to increase the maximum density from 2.5 FSI to 5.81 FSI and to increase the maximum building height from 15 to 45 storeys to facilitate the development for 633 residential units in a 45-storey apartment building.

Due to the significance of the revised proposed development, approval should await the outcome of the Richmond Hill Centre Secondary Plan, as it will provide guidance on the appropriate height, density, urban design and transportation requirements in a comprehensive and coordinated manner.

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

Sincerely,



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

AK