

June 20, 2023

MGP File: 19-2794

City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, L4B 3P4

**Attention: Chun Chu, Senior Planner**

**RE: Yonge and Carrville/16th Key Development Area (OPA 18.5)  
Parioli Peak Estates Inc.  
77 and 89 16th Avenue, City of Richmond Hill**

Malone Given Parsons Ltd. (**MGP**) is the planning consultant for Parioli Peak Estates Inc., the owner of the 1.4 hectares (3.5 acres) of land generally located south of 16<sup>th</sup> Avenue, east of Yonge Street, municipally known as 77 and 89 16<sup>th</sup> Avenue in the City of Richmond Hill (“**Subject Lands**”). The Subject Lands are within Yonge and Carrville/16<sup>th</sup> Key Development Area.

Parioli Peak Estates Inc has been participating in the ongoing planning process for the Yonge and Carrville/16<sup>th</sup> Key Development Area and has submitted planning applications (D01-22001, D02-22001 and SUB-22-0001) to facilitate a high-density mixed-use development. MGP has reviewed the materials presented at the June 7<sup>th</sup> Open House on the Yonge and Carrville/16<sup>th</sup> Key Development Area (OPA 18.5) and are writing to provide input on the policy direction as it relates to the Subject Lands.

We generally support the approach the City has taken with regard to the mix of land uses and the utilization of the angular plane principles to inform heights within the Yonge and Carrville/16<sup>th</sup> Key Development Area. We understand the significant effort that was put into the Yonge Street Bernard KDA policy framework and appreciate that this approach has been brought forward to the Yonge and Carrville/16<sup>th</sup> Key Development Area as well.

There is a recognition in the Yonge and Carrville/16<sup>th</sup> Key Development Area will be transformed into a highly transit supportive complete community. As such, OPA 18.5 identifies densities for each development site within the KDA that is intended to aid in supporting that objective. We believe that the Subject Lands has attributes where greater densities are warranted given its locational attributes.

**We are respectfully requesting that the City revise the maximum density permissions for the Subject Lands to permit a maximum Floor Space Index of 5.5 that would permit the proposed development on this site, which provides a high-density, compact, pedestrian-friendly, and transit-supportive development within the Key Development Area.**

The remainder of this letter provides a brief site context and justification for the above request.

## Site Context

The Subject Lands are comprised of two parcels located at 77 and 89 16<sup>th</sup> Avenue, on the south side of 16<sup>th</sup> Avenue, between Yonge Street and the C.N. railway corridor in the City of Richmond Hill. The Subject Lands do not front directly onto 16<sup>th</sup> Avenue, but rather have frontage along a service road that connects to 16<sup>th</sup> Avenue. The Subject Lands currently contains a Honda car dealership and is comprised of two parcels approximately 1.44 hectares (3.55 acres) in size.

Figure 1: Site Context



The surrounding area is comprised of a variety of land uses including mid- and high-rise apartment buildings, single family homes, retail plazas, and public facilities such as a school and parks. Hillcrest Mall is the largest landholding in the Yonge and 16<sup>th</sup>/Carville intersection and is the City's largest indoor shopping mall and functions as a regional draw. A C.N. railway corridor bisects the Subject Lands from the lands to the east.

Due to the area's designation as a KDA and the investment in high-order transit in the area, the emerging development context around Yonge and 16<sup>th</sup>/Carville is changing rapidly from a suburban to urban environment. There are several new high-rise apartment buildings that are either planned, recently approved or under construction. Re-investment is also occurring in the low-density residential areas as older single-detached dwellings are being replaced with newer contemporary dwellings.

The policy context anticipates substantial redevelopment in the Yonge and 16<sup>th</sup> Avenue KDA, with mixed-use buildings and greater heights and densities than most other areas of the City, which is generally reflected in the current draft of OPA 18.5.

The proposed high-density development on the Subject Lands represents an appropriate built-form at this location as it will act as a transition from the taller and more intense uses planned at the intersection of Yonge and 16<sup>th</sup>/Carrville to the lower density forms of housing to the south and east side. This Subject Lands are intended to be a hub of activity centered around the planned GO Transit immediately to the east and a potential future TTC subway station immediately to the northwest, in addition to the existing higher-order transit (VIVA) along Yonge Street. This proposal will assist the planned higher-order transit investment in

the area by increasing the ridership base immediately adjacent to planned and existing transit.

### **Request for Increased Density on Subject Lands**

OPA 18.5 proposes that the Subject Lands be limited to a maximum density of 4.0 FSI, while immediately west, the plan permits a maximum density of 8.77 FSI. It is our opinion that a density permission of 5.5 FSI is appropriate for the Subject Lands as it is a reasonable density reduction from the lands to the west (which is a corner site with dual frontage) and is similar to the density permissions for the site immediately southwest of Subject Lands.

Obtaining a density permission of 5.5 FSI would allow development of the Subject Lands to proceed as proposed, which has been designed to be sensitive to the closest low-density residential uses (townhouses) to the south and east. The proposed redevelopment is separated from the townhouses to the south by the planned park system and 26m collector road; and is separated from the townhouses to the east by the CN rail corridor. The proposed tall buildings meet the 45-degree angular plane measured from each of these townhouse developments. The towers are designed with slender (~750sm) floorplates with at least 25m of separation distance between each tower. This will ensure that any shadow impacts to the surrounding neighbourhood will pass quickly, and that any impacts associated with wind and skyview are mitigated.

### **Conclusion**

We thank staff for allowing us the opportunity to provide input into the Yonge and Carville/16th Key Development Area (OPA 18.5) process. We are generally supportive of the City's approach to the Secondary Plan to create a development node around the Yonge and Carrville/16<sup>th</sup> intersection utilizing an angular plane approach to regulate heights.

As it relates to the Subject Lands, we believe a revised density permission of 5.5 provides the flexibility required to redevelop the lands into a mixed-use project that optimizes the site given its locational characteristics and implements the vision of this KDA.

Thank you for the opportunity to input in this process. I look forward to discussing our requests with staff. Should you have any questions regarding these comments or would like to discuss further, please feel free to contact the undersigned.

Yours truly,

**Malone Given Parsons Ltd.**

**Lincoln Lo, MCIP, RPP, PLE**

Principal

cc: Parioli Peak Estates Inc