



Corporate Services

May 15, 2023

Leigh Ann Penner, MCIP, RPP
Senior Planner – Subdivisions
Development Planning Division
Planning & Regulatory Services Department
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Dear Ms. Penner,

**Re: Proposed Official Plan Amendment – Second Submission
South Hill Shopping Centres, Phase 1
9301, 9325 and 9335 Yonge Street
City File Nos.: D01-20015, D02-20029
York Region File Nos.: LOPA.21.R.0017, ZBA.21.R.0032**

This is in response to your circulation and request for comments for the second submission of the revised Official Plan Amendment ("OPA") and Zoning By-law Amendment applications. Comments on the associated site plan application, D06-22036, will continue to be coordinated through our Development Engineering group.

Purpose and Effect of the Proposed Amendment

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

	Original Proposed Development	Second Submission
No. of Apartment Units	821	1,047
Height of Towers	42 and 45 storeys	42 and 45 storeys
Total GFA	69,498 m ²	69,843.80 m ²
Retail/Commercial Floor Space	1,618.4 m ² (2.3% of total GFA)	1,344.16 m ² (1.9% of total GFA)
No. of Parking Spaces	756	844
Density	8.78 FSI	8.84 FSI

Regional staff continue to not have any comments on the site-specific rezoning application. The by-law amendment will permit the proposed development and prescribe site-specific development standards.

Purpose and Effect of the Proposed Amendment

The subject lands are located along the Yonge Street Regional Corridor and designated “Key Development Area” by the Richmond Hill Official Plan. The Official Plan Amendment application proposes to:

- increase in the maximum density from 4.0 to 8.84 FSI based on a lot area of 7,904 square metres;
- increase in the maximum building height from 20 storeys to 42 and 45 storeys;
- increase in the maximum tower floor plate size from 750 square metres to 805 square metres; and,
- permit a maximum Gross Floor Area of 70,000 square metres

Our initial comment letter, dated July 27, 2021, provided an analysis and planning comments that remain relevant. The 2021 comment letter concluded that the proposed OPA generally conforms with the 2010 York Region Official Plan. However, the letter highlighted the area’s potential for significant growth, and completion of the Yonge 16th Avenue KDA Secondary Plan is required to permit comprehensive planning for this intensification area. It is a Regional interest to ensure planned population and employment growth numbers are identified for this KDA so that appropriate hard and soft services such as, but not limited to, water and wastewater capacity, transportation capacity, parks, local community services, schools and walkable retail services, are available to accommodate the planned growth.

Technical Comments

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

Transportation

Transportation Planning has reviewed the Response Matrix, prepared by SmartCentres, dated Feb 22, 2023. The following comments are provided:

1. In response to Transportation Planning's previous comments. The applicant has indicated that the master plan has been provided based on the best available information. Additional clarification and confirmation are required to be provided by the applicant, from Metrolinx, which confirms that the proposed Street D and proposed subject site location do not preclude or negatively impact the future Subway Extension or future Station Box prior to the approval of this Official Plan amendment. If there is an approved detailed design or approved EA demonstrating the alignment, please submit these drawings showing the proposed development relative to the subway box and subway alignment. Based on the information provided, there is insufficient information that

demonstrates the proposed development will not preclude alignment options for a subway extension.

2. The response matrix has identified that the application is in line with the City of Richmond Hill's Official Plan review. As such, the Region continues to rely on the approval of the City of Richmond Hill's Official Plan update or the approval of this site-specific Official Plan Amendment prior to the Region supporting this application.
3. It should be noted that the Region has conducted a high-level review of the Transportation Study, but pending the responses provided on the above two points, an updated study with updated counts may be required. The following are preliminary comments regarding the Urban Transportation Considerations report, prepared by BA Group, dated Feb 9, 2023.
 1. Section 7.4.1, the Site Traffic section of the report discusses a 15% reduction in vehicle trips that can be assumed due to the improvements of the area transit facilities for the horizon year 2027. Clarification is required to understand what transit facilities improvements are being assumed to be in place in the horizon year 2027, which do not currently exist.
4. The applicant is advised that prior to approval that the applicant will be required to provide an updated intersection design for Street D and the 16th Avenue intersection. The right-in/right-out intersection shall intersect perpendicular and will be required to meet the Region's design standards.

Water and Wastewater Servicing

Infrastructure Asset Management (IAM) has reviewed the updated local official plan amendment application in conjunction with the following documents prepared by Arup Canada Inc.:

- Functional Servicing Report dated February 17, 2023
- Site Servicing Plan drawing 1-02, dated February 17, 2023

IAM's prior comments remain valid, and IAM provides the following additional comments:

1. IAM acknowledges the updated development proposal which increases the number of units proposed to 1,047 units (approximately 2,827 residents/occupants).
2. It is IAM's understanding that lands located in the Yonge Street/16th Avenue area, including the subject lands, are contemplating higher density growth than planned in the recently adopted Regional Official Plan. Please note that the Region's recently completed 2022 Water and Wastewater Master Plan has not considered the level of intensification proposed. As such, the potential impact of proposed growth in the subject area, as well as upstream and downstream areas, on the Regional infrastructure system must be monitored and addressed through various capacity management tools which include: the capacity assignment program (managed in collaboration with local municipalities), future master plan studies, phasing of growth in alignment with available capacity, etc.

At this time, the Region's servicing capacity commitment remains within the limits of currently assigned capacity to the City of Richmond Hill. It is in the City's jurisdiction to allocate the Region assigned capacity to individual developments based on their growth priorities.

3. IAM notes that prior to final approval of the development, engineering drawings including the Site Servicing Plan drawings must be signed and sealed by a licensed Professional Engineer.

Summary

The OPA application proposes to increase the permitted heights and densities to permit 1,047 apartment units in 45 and 42 storey towers. The subject property is located along the Yonge Street Regional Corridor and within the Yonge and Carrville/16th Key Development Area.

Regional planning staff are of the opinion that local planning staff are best able to determine the appropriate building heights and densities. However, since this KDA has the potential to add significant population growth, a comprehensive analysis to determine the full buildout potential is required to ensure there is adequate local and Regional infrastructure to accommodate this growth.

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,



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