

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

Appendix "J" to
Staff Report SRPBS.23.006
City Files: D01-20015 and
D02-20029

Attention: Leigh Ann Penner, Senior Planner *via email: LeighAnn.Penner@richmondhill.ca*

April 20, 2023

Re: Applications: D01-20015, D02-20029
9301, 9325 and 9335 Yonge Street
City of Richmond Hill

Dear Leigh Ann Penner,

Metrolinx is pleased to provide comments regarding the subject Site Plan Control application for the proposed residential development at 9301, 9325, and 9335 Yonge Street.

LOCATION AND PROXIMITY TO YONGE NORTH SUBWAY EXTENSION (YNSE)

The subject lands are located on the northeast quadrant of the 16th Avenue and Yonge Street intersection, immediately adjacent to the Bala Subdivision (Richmond Hill Corridor) and in proximity to the planned YNSE Train Storage Facility.

SITE PLAN CONTROL APPLICATION (D01-20015, D02-20029)

Metrolinx has reviewed the subject Site Plan Control application and our comments are set out below.

GO Transit (Bala Subdivision)

1. Metrolinx is in receipt of the Noise Impact Study prepared by Aeroustics and dated June 8, 2022. I note that the proposed development is located 175m from the rail corridor and therefore a vibration study was not required. The rail data utilized reflects the most current volumes and speeds. The noise levels recorded exceed acceptable limits and mitigation is required for both indoor and outdoor living areas. I have no further comment at this time however request to review the final study based on detailed design.
2. Metrolinx requires confirmation that the following warning clause for the Rail Corridor will be inserted in all development agreements, offers to purchase and agreements of

Purchase and Sale or Lease of each dwelling unit within 300 metres of the railway right-of-way:

Warning: Metrolinx and its assigns and successors in interest operate commuter transit service within 300 metres from the land which is the subject hereof. In addition to the current use of these lands, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx or any railway assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under these lands.

3. Proponent shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject development lands, in favour of Metrolinx.

Yonge North Subway Extension

4. Based on the "9301-9335 Yonge Street Masterplan (June 16, 2022)", the east side of the proposed development (new street "D", Block G and Block F) will potentially conflict with utility relocation work.
5. Metrolinx is in receipt of the Noise Impact Study prepared by Aercoustics and dated June 8, 2022. It shall be noted that the Study does not reference the future YNSE Train Storage Facility and infrastructure. An updated analysis should be completed taking into consideration the future YNSE and associated infrastructure.
6. For YNSE to properly assess the logistical impact on YNSE, additional information with regards to development construction schedule is necessary and be made available as soon as possible.
7. It shall be noted that permanent and temporary acquisitions are planned on the subject lands abutting the existing CN Rail corridor to facilitate YNSE track works and associated utility relocations. It shall be noted that the property requirements are subject to change as the design advances.
8. The Applicant shall provide the Phase One and Phase Two Environmental Site Assessment (ESA) reports associated with the property for review to assess the possibility of migration of potential contaminants to the proposed YNSE alignment.

9. Please be advised that this property is located within the project study area and footprint of the Yonge North Subway Extension. An Environmental Project Report has been completed to assess how existing environmental conditions may be affected and controlled as a result of the project, including but not limited to noise and vibration, traffic and transportation, and the natural environment. To learn more about potential project outcomes in relation to your property, please refer to:
 - a. The Environmental Project Report Addendum – Yonge North Subway Extension, available at (<https://www.metrolinxengage.com/en/content/yonge-north-subway-extension-environmental-project-report-overview>)
 - b. The Yonge North Subway Extension project webpage, at (<https://www.metrolinx.com/en/greaterregion/projects/yonge-subway-extension.aspx>)
10. The Owner shall acknowledge that Metrolinx is contemplating the Yonge North Subway Extension project (the “Yonge North Subway Extension”) in the vicinity of the Owner’s Land. Should the Lieutenant Governor in Council, by an Order in Council, designate the Yonge North Subway Extension as a transit corridor under the *Building Transit Faster Act, 2020*, and, if and to the extent that the Owner’s Lands are affected by the Yonge North Subway Extension, Metrolinx may therefore require the Developer to obtain any reasonably required permit(s), including those required by law from Metrolinx, and/or enter into further agreements with Metrolinx to the extent reasonably required by Metrolinx pursuant to Part II of the *Building Transit Faster Act, 2020*. Should such permits and/or agreements be required, as authorized by the *Building Transit Faster Act, 2020*, the Owner shall apply for such permit(s) from Metrolinx and/or enter into such further agreements with Metrolinx, including without limitation a Metrolinx engineering review and such agreements and/or Metrolinx engineering review may entail additional fees, to be paid by the Owner to Metrolinx.
11. Should construction of the proposed development commence before the completion of the YNSE Project, coordination of construction activities will be required.

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It is kindly requested that Metrolinx be circulated revisions of the subject application for review and commenting purposes. Should you have any questions regarding the above, please contact me at 437-537-5630 or email me at sabrina.pagliaroli@metrolinx.com.

Sincerely,



Sabrina Pagliaroli
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cc Marcela Miranda, Technical Director, YNSE
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