

Appendix	"C"
SRPRS	18.011
File(s)	D03-17025 : D06-17064



April 19, 2016

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Mr. Ferdi Toniolo
Planning and Regulatory Service Department
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON
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11-2067

Dear Ferdi:

**RE: Interim Growth Management Strategy for Servicing Allocation
386, 396 & 400 Highway 7 East
1857481 Ontario Inc. (Times Group Corporation)
Proposed Condominium and Townhouse Development**

Malone Given Parsons was retained by 1857481 Ontario Inc. ("Times Group") to submit a Site Plan Application for the above noted property.

Times Group is proposing a high-density residential development, comprising of two (2) condominium buildings ranging in height from 10 to 15 storeys, with three-storey townhouse dwellings located behind the high-rise buildings. The proposed development includes 339 apartment units and 45 townhouse units for a total of 384 units.

As part of the application, an Interim Growth Management Strategy Statement is required as specified in the Town's submission requirements letter dated January 12, 2016. Please find below an evaluation of the Town's IGMS Allocation Criteria as it relates to Times Group's proposed development.

The Servicing Allocation Criteria are evaluated as follows:

- 1) *Providing community facilities and completion of required key infrastructure:*
 - N/A
- 2) *Developments that have a mix of uses to provide for live-work relationships:*
 - N/A
- 3) *Developments that enhance the vitality of the Downtown Core (OPA 32):*
 - N/A

4) *Higher-order transit supportive development*

- The proposed development optimizes existing and planned transit infrastructure.
- The proposed development is located on Highway 7 which is identified as a Regional Rapid Transit Corridor in the Region of York Official Plan.
- Transit priority corridors function as a cornerstone of York Region's transit network and encourage a compact, mixed-use form to support a higher level of transit service.
- The site is currently serviced daily by two VIVA bus routes and York Regional Transit's (YRT) bus service along Highway 7 with another YRT route operating along Valleymede Drive.
- The proposed development will locate a high-density residential development in a compact built form within a 500 metre walking distance of a designated transit stop.

5) *Developments that represent sustainable and innovative community and building design:*

- Times intends to introduce many environmentally sustainable and energy efficient features as part of the development. Refer to the LEED NC 2009 Scorecard (with the project's potential LEED Rating as Gold) included as 'Appendix A'
- The Town of Richmond Hill Sustainability Performance Metrics Tool document is attached to this letter.
- Times Group is introducing a high quality development that will provide condominium buildings fronting onto Highway 7 that will animate and enhance the quality of the pedestrian environment.
- As stated above, the proposed development will support transit usage (and limit auto usage) by locating a high rise and compact townhouse development along a major transit corridor.
- The proposed development represents more efficient use of infrastructure, services and land.

6) *Completion of communities:*

- The proposed development will maximize the use of the site and will maintain and enhance the character and built form of adjacent neighbourhoods. The proposed townhouses to the rear of the high-rise apartments will provide for an appropriate transition to the existing low-rise residential community to the north.
- The density and location of the proposed development is supportive of higher-order transit and its urban form supports walking and active transportation.
- The proposed development is supportive of policies found in the PPS and Places to Grow that relate to compact urban form, intensification in built-up areas, and the efficient use of land, services and infrastructure.

7) *Small scale infill development:*

- N/A

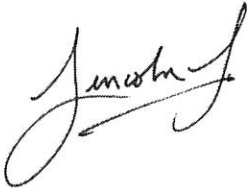
8) *Opportunities to provide affordable housing:*

- The proposed development consisting of high-rise residential and townhouse dwellings will assist in providing a greater range of housing choices within the Town, and specifically this immediate area as the majority of housing north of the site is single family detached dwellings.
- The development proposal will provide a form and housing type that may be more affordable to a greater range of the population.

We trust that this summary of the proposed development as it relates to the Town's Interim Growth Management Strategy and its Allocation Criteria is adequately detailed. We look forward to discussing this project with you and moving these applications through the approval process. Should you have any questions or concerns, please do not hesitate to contact us.

Yours truly,

MALONE GIVEN PARSONS LTD.



Lincoln Lo, MCIP, RPP
Associate