



The Village of Richmond Hill Business Improvement Area (B.I.A.)
10097-1 Yonge Street, Richmond Hill, Ontario, L4C 1T7

March 19, 2018

Mr. Sabouhi
Chair, Village of Richmond Hill Business Improvement Area
10097-#1 Yonge Street
Richmond Hill, Ontario
L4C 1T7

Mayor Barrow and Members of Council
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, L4B 3P4

Re: Staff Report for Committee of the Whole Meeting on March 19, 2018
Town File #: DO6-14096

Dear Mayor Barrow and Members of Council:

The Village of Richmond Hill's Business Improvement Area (B.I.A.) has a responsibility to market and help the downtown core businesses become more successful. However, the village core community has many problems inhibiting its success. For example, it needs more foot traffic from residents and office worker employees, more underground parking lots, wider sidewalks and fresher looking buildings.

In addition, new developments will bring a stronger power grid which is essential as many buildings don't have three phase power which prevents the buildings from attracting tenants who require high power for their business operations such as operating appliances required by a restaurants or coffee shops.

Also, not many buildings have strong internet systems due to the distance between their location and the provider's connection hub which impacts business communications.

The B.I.A. has had the problem, for the last couple of years, of covering its expenses and funding its initiatives.



The Village of Richmond Hill Business Improvement Area (B.I.A.)

10097-1 Yonge Street, Richmond Hill, Ontario, L4C 1T7

A larger business improvement area would create a larger tax base from which tax levy funds could be generated. The B.I.A. needs covering its costs so that it can operate its office fully. As Members of council know the B.I.A. is facing a deficit in funds needed to operate its services.

The B.I.A. supports the commercial development slated in the proposal for 10027 Yonge Street. Such expansion activities are positive steps required to advance our Village and to make it a destination worthy of visitor stopovers. A revitalized downtown core is the essential foundation for a thriving community and landowners/business operators should be encouraged to improve their district.

Thank you for your consideration,

Mehrdad Sabouhi
B.I.A. Chair, Village of Richmond Hill

Email: clerks@richmondhill.ca

Mayor Barrow and Members of Council
Town of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Re: Staff Report for Committee of the Whole Meeting – March 19, 2018

Zoning Bylaw Amendment Application for lands at 10027 Yonge Street

Town File DO6-14096

Dear Mayor Barrow and Members of Council:

I want to inform you that I am in favour of development project on 10027 Yonge Street, Richmondhill, due to needed revitalization process in Downtown Richmondhill which has been delayed and ignored by town of Richmondhill for more than 10 years. I believe the more development project in neighbourhood, the better improvement in existing businesses and bringing new jobs to the area of Downtown Richmondhill. As this is commercial project it means there will be new spaces for Offices, and Retail which are needed in downtown Richmondhill.

I and so many other landowners in Downtown Richmondhill also attended to the OMB meeting for the Secondary Plan on March 2, 2018, in order to emphasise my objection to town policy on proposing new vehicular Linked System of Courtyard. I think such a mews is not practical and create more problems rather than helping neighborhood. I along with all other property owners in downtown Richmondhill are truly opposed to add any new lane in between of Yonge St. and Church St. I believe putting Linked System of Courtyard between properties in Yonge St. and Church St. without consultation and support of property owners is not feasible. As this development project is also against to proposed Linked System of Courtyard, so I support this design. So, any rejection of this design based on staff recommendation makes no sense to me.

Additionally, as this project intends to keep and revitalize a heritage building that has been in a very bad condition so far, and will integrate it to a bigger commercial complex, so it will create a live area that residents of Richmondhill want to have. I think town must accelerate approval of this project and similar development projects to compensate its deferral to create vibrant neighbourhood in Downtown Richmondhill.

I want to emphasize and ask the Council not to accept Staff's recommendation to reject this proposal and adopt a resolution in support of the proposal, and that the OMB be so advised.

Thank you very much to hear voices of residents and property owners in neighbourhood of downtown Richmondhill.

Name: Parviz Ravani

Address: 10255 YONGE ST., 10265 YONGE ST.
24 DUNDAS ST., 50 CHURCH ST. ✓

DATE: MARCH 19/19 018

PARVIZ RAVANI

March 16, 2018

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

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Dear Mayor Barrow and Members of Council:

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I am not only a resident of Richmond Hill but also a landowner who appeared at the OMB hearing for the Downtown Local Centre Secondary Plan on March 2, 2018. I want to emphasize that many other landowners in the Downtown Local Center core also attended the OMB hearing on March the 2nd and are equally as concerned on some policies related to the linked system of courtyards.

I am in favour of revitalizing downtown Richmond Hill by mirroring similar development proposals such as 10027 Yonge St, which implements pedestrian oriented mews. However, I am strongly opposed to adding a new vehicular lane in between Yonge St. and Church St. These two roads are only 300-ft apart from each other and there are no benefits to adding another vehicular lane in such a tiny block.

I strongly encourage and recommend that Council reject the Staff recommendation and adopt a resolution in support of the proposal that the OMB has advised.

I would like to thank you for including our support in your considerations.

Name: 1921647 Ontario Ltd.
C/O Abolfazl Jamalirad

Signature:

Property Owned:

9875 Yonge St, Richmond Hill, L4C 1V1



Email: clerks@richmondhill.ca

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I want to emphasize and ask the Council not to accept Staff's recommendation to reject this proposal and adopt a resolution in support of the proposal, and that the OMB be so advised.

Thank you very much to hear voices of residents and property owners in neighbourhood of downtown Richmondhill.

Name: *Shahram Shokouhi*

Address: 10015 Yonge St., Richmondhill, ON L4C 1T7

Date: Mar 19 2018

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March 16, 2018

Mayor Barrow and Members of Council
Town of Richmond Hill
225 East Beaver Creek Road
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I am not only a resident of Richmond Hill but also a landowner who appeared at the OMB hearing for the Downtown Local Centre Secondary Plan on March 2, 2018. I want to emphasize that many other landowners in the Downtown Local Center core also attended the OMB hearing on March 2nd and are equally as concerned on some policies related to the linked system of courtyards.

I am in favour of revitalizing downtown Richmond Hill by mirroring similar development proposals such as 10027 Yonge St, which implements pedestrian oriented mews. However, I am strongly opposed to adding a new vehicular lane in between Yonge St. and Church St. These two roads are only 300-ft apart from each other and there are no benefits to adding another vehicular lane in such a tiny block.

I strongly encourage and recommend that Council reject the Staff recommendation and adopt a resolution in support of the proposal that the OMB has advised.

I would like to thank you for including our support in your considerations.

Name: Mostafa Sharifpoor

Signature: _____

March 16, 2018

Property Owned: 10185 Yong St and 4 Church St S

March 16, 2018

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Richmond Hill, ON L4B 3P4

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I would like to thank you for including our support in your considerations.

Name:

James Doak / Katherine Beckwith

Signature

Property Owned:

20 Church St. N. Richmond Hill, ON L4C 3G7

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I would like to thank you for including our support in your considerations.

Name:

T. KORTE

Signature:

Property Owned:

96 Church St., South, Richmond Hill

March 16, 2018

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I would like to thank you for including our support in your considerations.

Name:

Robert Salna

Signature:

Property Owned:

10217 & 10225 Yonge Street and 64 Industrial Road

Town of Richmond Hill
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Richmond Hill, ON L4B 3P4

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Name:

Linda Ross 2027826 ont. Inc.

Signature:

Property Owned:

116 Church St. South
Richmond Hill Natural Therapies

March 16, 2018

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Name:

Azezo Tirdad on behalf of Rayvan Tirdad

Signature:

Property Owned:

82 Church St 5

March 16, 2018

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Name:

Farhad Ahaszadeh

Signature:

Property Owned:

10165 - 10159 - 10157 - 10155 - 10149 Yonge St and
24 and 28 Church St

