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January 20, 2019

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

Re: Agenda Item 12.2 – Downtown Local Centre Secondary Plan (DLCSP)
January 21, 2019 Committee of the Whole Meeting

Dear Mayor Barrow and Members of Council,

I have provided previous correspondence dated December 10, 2018 as a Submission for this matter on behalf of Malin Direct Corp. (“Malin”) as it relates to their property located at 10481 Yonge St. (the former “Quebecor Printing” site). This correspondence is supplemental to that initial Submission and is now being provided on behalf of the following properties / property owners within the Uptown District of the DLCSP:

1 - 10481 Yonge St. (former Quebecor Printing site) / Malin Direct Corp. (by Agreement of Purchase and Sale);

2 - 10423 -10429 Yonge St. (former KIA dealership site) / Zamani Homes (Richmond Hill) Ltd. (“Zamani”); and,

3 - 10441 - 10459 Yonge St. / Upper Yonge Properties Ltd. (“UYPL”).

Collectively, these three properties represent the largest landholdings strategically located in the Uptown District, specifically, in the south-east quadrant of the intersection of Yonge St. and future Enford Rd. The properties are contiguous. All three of the owners of these properties are working together for the development of these three properties including having prepared a Consolidated Conceptual Block Development Plan for them. A preliminary version of the Conceptual Block Plan is attached with this Submission. This Conceptual Block Plan will be further refined through the ongoing cooperation of the landowners. Also attached is a preliminary Development Concept dated August 15, 2018 for the entirety of the Malin property. It has already been the subject of a formal “Pre-Submission Meeting” with Town staff.

All of the owners of these three properties are in full support of the Motion to be considered at the January 21, 2019 meeting of the Committee of the Whole to effect a review of the DLCSP

especially to establish greater density and height provisions for the development of these properties. Accordingly, we support Option 2 of Staff Report SRPRS.19.023 and request Council to proceed on this basis.

A basic premise of the current DLCSP is that height and density should increase over distance away from the historic downtown core. The Zamani property has an approved FSI of 4.0. It is the most southerly property of the three properties involved in this Submission (i.e., closer to the downtown core). Both the Malin and UYPL properties being located north of the Zamani and the northern most properties of the Uptown District farthest from the downtown core have a FSI of only 3.0. This is inconsistent with the intent of the DLCSP. With respect to height, the 15 storey height restriction of the Official Plan reflects a Council decision from 2010 for the adoption of the Official Plan. Since that time hi-rise buildings tend to be higher than 15 storeys based on the current government policies for intensification of development and reflective of current building construction economic considerations. The height and density provisions of the current DLCSP also do not take into consideration that these three properties have the highest groundwater levels in the Town. This situation precludes the construction of underground parking facilities that is economically feasible thus necessitating parking facilities to be provided above grade. As such, they are considered as part of the determination of the FSI for the properties to the detriment of maximizing the utilization of FSI for the principal land use.

The development of these three properties for mixed-use developments in accordance with the intent of the DLCSP but at greater heights and densities would be of benefit to the Town in terms of:

- providing for an intensification of development along the Yonge St, corridor as envisioned by the Official Plans of the Town and York Region, the policies of the Provincial Planning Policy Statement and in support of the VIVA busway system;
- through good urban design, establishing a new attractive "gateway" entrance to the north end of downtown;
- facilitate the completion of the "missing link" of Enford Road within the 10481 Yonge St. property in accordance with the Town's Official Plan and 2014 Urban Master Environmental Servicing Plan;
- a form of development demonstrably compatible with the existing surrounding residential communities;
- the completion of a very large extension of Kozak Parkette as envisioned by the DLCSP; and,
- most importantly, providing a substantial number of new residents (approximate population of 2,458) within the Uptown District (based on a FSI of 4.0). There would also be additional population of approximately 1,098 that would be derived from the development of that part of the Malin property outside of the limits of the DLCSP. The introduction of a total of

approximately 3,556 new residents within walking distance of the downtown core would create a great opportunity to assist in the economic revitalization of the business, social and cultural fabric of it.

There appears to be very little support of the DLCSP by the landowners and residents of the properties within it.

The DLCSP does not address many of the mandatory minimum information and policy requirements of the provisions of Official Plan policy 5.1.5.

Additionally, the approval process of the DLCSP is seriously flawed for two reasons namely:

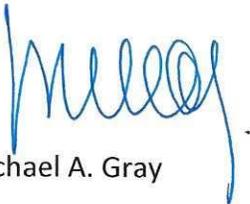
1 - an implementing Zoning By-law was not prepared concurrently with the DLCSP as a mandatory requirement of Official Plan policy 5.1.11 (unlike the Secondary Plans for both the Key Development Areas of Yonge - Bernard and Yonge - Carrville / 16 Ave.); and,

2 - York Region did not consult the Public prior to issuing its formal approval of the DLCSP.

Malin, Zamani and UYPL fully support the proposed Motion to seek a new direction for the DLCSP. In our opinion the DLCSP as presently constituted and, as being dealt with by the Local Planning Appeals Tribunal, has become misdirected to achieve its fundamental goal of a successful economic revitalization of the Downtown Village District core.

Malin, Zamani and UYPL would welcome the opportunity to work with the Town in establishing a new direction for the DLCSP in accordance with Option 2 of Staff Report SRPRS.19.023.

Yours truly,

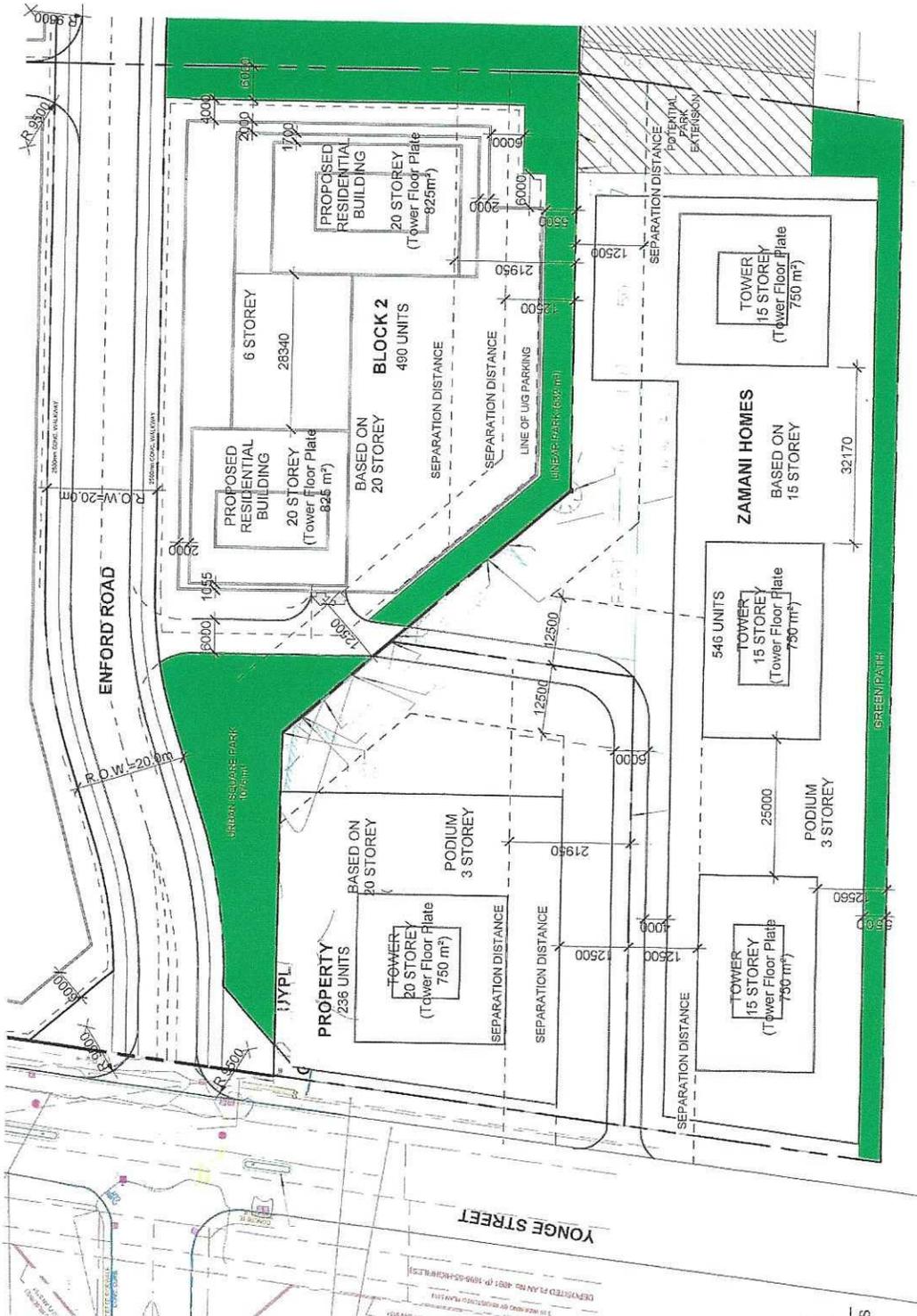


Michael A. Gray

cc. Malin Direct Corp.
Zamani Homes (Richmond Hill) Ltd.
Upper Yonge Properties Ltd.

Detail of Conceptual Master Plan for Block 2 and Adjacent Sites

MALIN DIRECT CORP



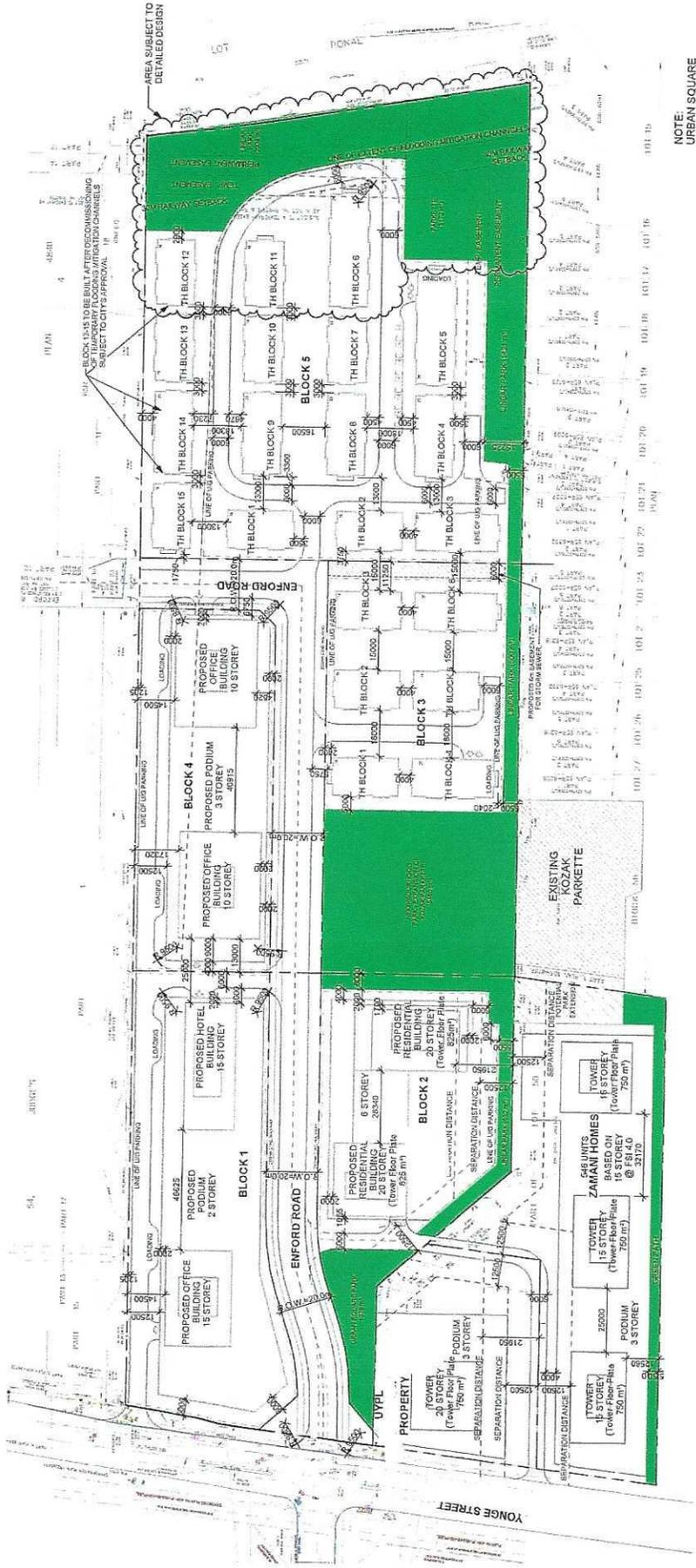
MALIN PROPERTY = 236 UNITS
 ZAMANI HOMES = 546 UNITS
 BLOCK 2 = 490 UNITS
 OVERALL TOTAL UNITS = 1,272 UNITS

1:750
 | 10481 YONGE ST.
 18017
 18-017

09/15/18



KIRKOR ARCHITECTS + PLANNERS



NOTE:

URBAN SQUARE	1076 m ²
LINEAR PARK	332 m ²
NEIGHBOURHOOD PARK	8460 m ²
(EXPANSION OF KOZAK PARKETTE)	509 m ²
LINEAR PARK	142 m ²
LINEAR PARK	3172 m ²
PARKETTE	2904 m ²
LINEAR PARK	15,074 m ²

10481 Yonge Street
MIXED USE DEVELOPMENT
 Richmond Hill, ON
 Malin Direct Cop.

Project Statistics - Overall Site

August 13, 2018

Project No. 18-017

1.0	SITE AREA	hectare	acres	sq.m.	sq.ft.
	Site Area (including ~15,042 sqm parkland area)				
1.1	Block 1	1.1776	2.9099	11,775.91	126,755
	Block 2	1.0515	2.5983	10,514.94	113,182
	Block 3	1.3829	3.4172	13,829.17	148,856
	Block 4	1.0280	2.5402	10,279.69	110,650
	Block 5	2.6247	6.4858	26,247.33	282,524
	Total Site Area (before 15,074 sm Parkland dedication)	7.2647	17.9514	72,647.04	781,967
	Total Site Area (after 15,074 sm Parkland dedication)	5.7573	14.2266	57,573.04	619,711
1.2	Area of Enford Road	0.822	2.0312	8,220.00	88,479
2.0	Proposed GFA				
2.1	Proposed Residential GFA				
	Block 2			38,722.70	416,808
	Block 3			9,984.00	107,467
	Block 5			27,264.00	293,467
	Total Residential GFA			75,970.70	817,742
2.2	Proposed Office GFA				
	Block 1			13,267.00	142,805
	Block 4			19,502.70	209,925
				32,769.70	352,730
2.3	Proposed Commerical GFA				
	Block 1			2,003.00	21,560
	Block 4			1,060.00	11,410
				3,063.00	32,970
2.4	Proposed Hotel GFA				
	Block 1			14,225.00	153,117
				14,225.00	153,117
2.5	Total Proposed GFA				
	Block 1			29,495.00	317,482
	Block 2			38,722.70	416,808
	Block 3			9,984.00	107,467
	Block 4			20,562.70	221,335
	Block 5			27,264.00	293,467
				126,028.40	1,356,559
3.0	Overall Proposed FSI				
	FSI (before Parkland dedication)				1.73
	FSI (after Parkland dedication)				2.19
	Block 1				
	FSI				2.5
	Block 2				
	FSI (before Parkland dedication)				3.68
	FSI (after Parkland dedication)		Note: assume parkland in Block 2 (to be deducted from site area)=	1,608.00 m ²	4.35
	Block 3				
	FSI (before Parkland dedication)				0.72
	FSI (after Parkland dedication)		Note: assume parkland in Block 3 (to be deducted from site area)=	5,969.00 m ²	1.27
	Block 4				
	FSI				2.0
	Block 5				
	Proposed FSI (Block 5) AFTER Removal of Flooding Mitigation Channels within Site				
	FSI (before Parkland dedication)				1.04
	Proposed FSI (Block 5) AFTER Removal of Flooding Mitigation Channels within Site				
	FSI (after Parkland dedication)		Note: assume parkland in Block 5 (to be deducted from site area)=	7,497.00 m ²	1.45
4.0	Proposed Number of Residential Units and Hotel Suites				
4.1	Total Number of Residential Units				
	Block 2				490
	Block 3				104
	Block 5				284
					878
4.2	Total Number of Hotel Suites				
	Block 1				200-220