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March 29, 2019

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

Re: Repeal of Downtown Local Centre Secondary Plan (DLCSP)
Item 3.3, April 3, 2019 Public Meeting of Council

Dear Mayor Barrow and Members of Council,

This submission is being provided on behalf of Malin Direct Corp. ("Malin") for their property located at 10481 Yonge on the east side of Yonge St. opposite Leventdale Rd. It is the site of the former Quebecor Printing operation. It is the northern-most property within the Downtown Local Centre, specifically, the Uptown District of the current DLCSP.

Malin fully supports the repeal of the DLCSP.

Malin would support a new Secondary Plan (including any Amendments to Part 1 of the Official Plan) and an accompanying Zoning By-law to permit an appropriate increase in the density of development and the height of buildings for its property from that of the existing DLCSP for the following reasons:

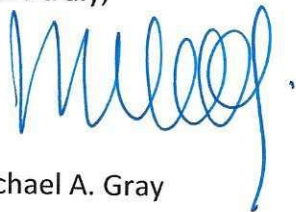
- most importantly, it would provide for a substantial number of new residents that would be derived from the development of the Malin property that would be within walking distance of the downtown core thereby creating a great opportunity to assist in the economic revitalization of the business, social and cultural fabric of the historic Downtown area;
- it would provide 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, it can establish a new attractive "gateway" entrance to the north end of downtown;

- it would facilitate the completion of the "missing link" of Enford Road within the Malin property in accordance with the Town's Official Plan and 2014 Urban Master Environmental Servicing Plan;

- it can provide for a form of development that is demonstrably compatible with the existing surrounding residential communities;

Malin welcomes the opportunity to work with the Town in establishing a new direction of an appropriate intensification of development within the Downtown Local Centre as it relates to their property.

Yours truly,



Michael A. Gray

cc. Malin Direct Corp.