

From: Jeffrey @ LAND LAW
To: Clerks Richmondhill; Lena Sampogna
Copy: Neil Garbe; Mike Manett
Sent: Thu 5/16/2019 10:10 PM
Subject: SRPRS.19.100 - Request for Approval - Repeal of By-Law 23-17 Adopting Amendment No. 6 to the Richmond Hill Official Plan (the Downtown Local Centre)

Chair, Greg Beros, Councillor Ward 1 and Members of Council

I represent a number of landowners having lands in the DLC.

The process from start (2009) to finish (2019) has been a complete failure for the community. There has been no revitalization of the downtown nor any new housing development in the DLC that would contribute to the shortage in supply of new apartment units. If the housing supply is not increased - there is no revitalization. The signs are obvious. Walk down the main street along Yonge Street.

This week, however, Council adopted another Council resolution which provides that...Council wishes to set a more ambitious vision and development aspirations for both its KDAs, **the DLC** and for the City's urban structure overall than what was then envisioned by the council that adopted the 2010 official plan as noted in the attached Version 2 resolution.

This is truly encouraging.

We therefore support the repeal of the Secondary Plan.

We request notice of any decision taken on this matter which will be sent to LPAT so they can close the appeal file.

We would ask that Council also give direction to Staff to confirm the timing of the commencement of a new planning process for the DLC and that Staff report back on this matter at the next COW meeting.

The landowners need to know when it might be possible to proceed with an intensification or revitalization project.

We wish to participate.

Thank you.

Jeffrey E Streisfield, BA LLB MES
Land Lawyer & Land Development Manager

LAND LAWTM

<http://landplanlaw.com>

Alternative Motion 2

Whereas, at Special Council Meeting C#16-19 held April 16, 2019, Council passed a Resolution directing Staff to take certain positions in relation to the appeals of the Yonge / Bernard KDA Secondary Plan and Zoning By-law for the purposes of the LPAT hearing scheduled to commence in July 2019;

Whereas, the direction Council provided to Staff included taking positions respecting substantial modifications to the Yonge / Bernard KDA Secondary Plan and Zoning By-law, including significant increases in the maximum heights and densities permitted within the KDA and the direction that all parts of the KDA are expected to have tall buildings;

Whereas, York Region's Municipal Comprehensive Review (MCR) to update its 2010 Official Plan (ROP) is currently ongoing, and it is anticipated that upcoming changes to the ROP will likely require further amendments to the Yonge / Bernard KDA Secondary Plan and Zoning By-law.

Whereas, the Richmond Hill 2010 Official Plan is also due for review in 2020 and will provide an opportunity for Council to consider greater heights and densities for development that are more consistent with approved and emerging Provincial and Regional policy direction, on a comprehensive City-wide basis;

Whereas, the initiation of the Richmond Hill Centre Secondary Plan as directed by Council in September 2018 will provide an opportunity for greater policy direction for the City's Provincially-designated Urban Growth Centre, and the Richmond Hill Centre is mandated to remain at the top of the City's intensification hierarchy and will be an important instrument to support the Yonge Subway extension to Richmond Hill;

Whereas, Council wishes to set a more ambitious vision and development aspirations for both of its KDAs, the DLC and for the City's urban structure overall, than what was envisioned by the then-Council in the 2010 Official Plan;

Whereas, in February 2019 Council directed staff to initiate the repeal of the Downtown Local Centre (DLC) Secondary Plan, which had been adopted by the previous Council in 2017, based in part on similar challenges respecting maximum heights and densities that had been identified for the DLC Secondary Plan;

Whereas, the nature and scope of any proposed modifications to the Yonge / Bernard KDA Secondary Plan and Zoning By-law that Staff can put forward and support and that LPAT might approve within the context of the upcoming LPAT hearing are significantly constrained by the approved urban structure in the current Part 1 Official Plan, including the maximum height and density permissions established for the Yonge / Bernard KDA in the Part 1 Official Plan;

Whereas, it is more appropriate for Council to consider appropriate planning for the Yonge / Bernard KDA in the context of a new vision and overall urban structure for the City, and through that process the City can duly consult with landowners, other stakeholders and the public regarding matters such as greater heights and densities for this area and the City as a whole;

Therefore, be it resolved that:

1. Council reconsiders and hereby rescinds the Resolution adopted at Special Council Meeting C#16-19 held April 16, 2019 respecting the Yonge / Bernard KDA;
2. LPAT be advised that in light of the recent and ongoing growth initiatives by the Province and the Region that the City supports the request for an adjournment of the upcoming hearing scheduled July 2019, to permit the City the opportunity for further community engagement to re-assess the efficacy of the Yonge/Bernard Secondary Plan;
3. Council directs Staff to do all things necessary to give effect to the above prior to the LPAT hearing scheduled to commence in July 2019.