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June 19, 2019

VIA EMAIL

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

Attention: Stephen M.A. Huycke, City Clerk

Your Worship and Members of Council:

**RE: Part of Lot 26, Concession 2, E.Y.S., 0 Elgin Mills Road East
Official Plan Amendment, Zoning By-law Amendment and Draft Plan of
Subdivision
City Files D01-18008 and D02-16036
June 19, 2019 Council Public Meeting**

We are the lawyers for 2598508 Ontario Inc. ("**259 Ontario**"), the owner of the properties municipally known as 850 Elgin Mills Road East (the "**259 Ontario Lands**"), located immediately east of 0 Elgin Mills Road East (the "**Subject Lands**"). We are writing with respect to the Public Meeting to be held on June 19, 2019 regarding a proposed Official Plan Amendment and Zoning By-law Amendment (the "**Application**") for the Subject Lands.

On January 25, 2016, 259 Ontario submitted applications for a Zoning By-law Amendment and Draft Plan of Subdivision for the 259 Ontario Lands. These applications proposed the redevelopment of the 259 Ontario Lands with medium density residential uses in the form of townhouses. 259 Ontario's applications have been approved in substance by the Ontario Municipal Board (as it then was) on December 19, 2017, pending a final form of Order.

259 Ontario is interested in ensuring that development on the Subject Lands is compatible with respect to built form and intensity of uses. As noted on page 8 of Staff Report Number SRPRS.19.111: "additional step backs and terracing of the proposed buildings may be required to provide an appropriate transition to existing and planned development to the north and east in accordance with 9.6.2.3 g) of the Secondary Plan." The 259 Ontario Lands are located immediately east of the Subject Lands. Therefore, 259 Ontario wants to ensure that the Application is harmonious with its building typology and proposed mix of uses, and that the taller building elements are appropriately located and designed.

The development on the 259 Ontario Lands, as approved, provides for a connection to Elgin Mills Road East via a private road. The draft site plan for the Subject Lands, and Map 5 – Proposed Site Plan attached to the Staff Report referenced above, shows a road connection through this private road network. 259 Ontario wants understand how this connection is proposed to be made and used by the development on the Subject Lands.

To that end, on May 28, 2019 we requested updated CAD drawings from the Applicant in order to review and assess the proposed private road connection to the 259 Ontario site. We have not yet received that information.

259 Ontario is concerned about traffic and access, and ensuring the development and road connection with the Subject Lands operates at an acceptable level. The Applicant has provided us with its Transportation Mobility Plan, prepared by Cole Engineering Group, dated October 2018, which makes numerous recommendations and findings on the combined site access. 259 Ontario is reviewing this report in order to ascertain how it will be impacted by traffic flowing through the 259 Ontario Lands from the Subject Lands.

Due to the proximity of the sites, and the sharing of private road networks leading to a new intersection on Elgin Mills Road, 259 Ontario is also concerned with the potential for cost sharing for municipal infrastructure and various easements.

Representatives of 259 Ontario intend to be present at the Public Meeting on June 19, 2019.

We also request to be notified of the passing or refusal of the proposed Official Plan Amendment and Zoning By-law Amendment, as well as any further public meetings, open houses, or other matters related to the subject applications. Our contact information is provided herein.

Yours truly,
Overland LLP



Per: Christopher J. Tanzola
Partner
c. Client