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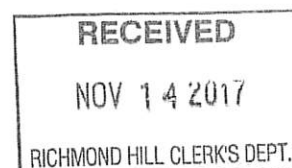
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November 14, 2017

Our File No.: 173000

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

Clerk's Copy To		
Mayor	<input checked="" type="checkbox"/> PRS	<input checked="" type="checkbox"/>
Council	<input checked="" type="checkbox"/> Legal	<input checked="" type="checkbox"/>
CAO	<input checked="" type="checkbox"/> Others	<input type="checkbox"/>
CFS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
File	D02-15011	
Original To	Clerks	



Attention: Town Clerk

Dear Sirs/Mesdames:

Re: Notice of Appeal Pursuant to Subsection 34(11) of the *Planning Act*
Town File No. D02-15011
0 King Road, Town of Richmond Hill

Appendix	C
SRPRS	19.124
File(s)	D02-15011; D02-16008

We are solicitors for the owners of the properties known municipally in the Town of Richmond Hill as 0 King Road (the "Site").¹ We are writing on behalf of our client to appeal our client's zoning by-law amendment application (the "Application") to the Ontario Municipal Board (the "Board"), pursuant to subsection 34(11) of the *Planning Act*, for the failure of the City to make a decision on the Application.

Background

The Site, which has an area of approximately 0.76 hectares, is located on the south side of King Road. The Site is currently vacant and contains only scattered tree growth. The immediate context includes residential uses, an auto repair shop, an institutional use and other vacant lands.

On April 1, 2015, our client filed the Application in respect of the Site, which was declared complete by the Town as of May 12, 2015. The Planning Justification Report submitted in support of the Application describes the surrounding uses and policy context in greater detail. Overall, the applicable Provincial, Regional and Township policy context suggests the Site is an excellent candidate for intensification.

The Proposed Development

As filed, the Application proposed to redevelop the Site with eighty-eight (88) stacked townhouse units, largely four storeys in height with some of the units transitioning to three

¹ The Site does not have a municipal address but has been referred to a 0 King Road.

storeys in height adjacent to the single family housing to the south of the Site. Access would be provided from King Road, with residential and visitor parking provided below-grade (160 parking spaces). The Planning Justification Report contains a more detailed description for the proposed development.

Reasons for the Appeal

Our client believes the Application is consistent with the Provincial Policy Statement, conforms to the Growth Plan, appropriately implements the Region's and the Town's Official Plans, represents good planning and is in the public interest. While the Application is being processed by the Town, in light of the current uncertainty regarding proposed amendments to the *Planning Act* and potential transition provisions, we have advised our client that it would be prudent to appeal the Application to preserve the right to a hearing before the Board.

Despite this appeal, our client looks forward to continuing to work with Town staff, the local Councillor and local residents on the Application, as we anticipate that many issues can be resolved through continued meaningful dialogue and/or Board-led mediation.

Planning Rationale

In our submission, the Application represents good planning and urban design, and is worthy of the Board's approval for the following reasons:

- The in-force policy framework at the Provincial, Regional and Town levels supports infill intensification for the Site.
- The Site is underutilized and the introduction of a high quality townhouse development implements the applicable policy context, including the provision of a mix and range of housing types in the community.
- The proposed buildings feature high quality architectural design with appropriate transition to adjacent land uses.
- The proposed development will not cause any undue adverse impacts on adjacent properties or environmental lands.
- The Site can be developed within the existing and planned capacity of the Town's hard and soft infrastructure, with the supporting studies confirming strategies to service the Site in an appropriate manner.

These reasons will be expanded upon through opinion evidence from various expert witnesses.

We would respectfully request a prehearing conference at the Board's earliest opportunity. The Appellant Form is enclosed, along with a cheque in the amount of \$300.00. In addition, we have

enclosed a cheque for \$310 payable to the Town of Richmond Hill. If any additional information is required, please contact the undersigned.

Yours truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read 'A. Bronskill', written over the printed name.

David Bronskill

DJB/

6753118