



Appendix	"B"
SRPRS	20.069
File(s)	D03-20003

Project No. 18192

May 8, 2020

Jeff Healey, Senior Planner
City of Richmond Hill
225 East Beaver Creek Rd
Richmond Hill, ON L4B 3P4

Dear Mr. Healey,

**Re: Draft Plan of Subdivision D03-20003
Proposed site plan changes
0 Elgin Mills Road, Part Lot 26, Concession 2, E.Y.S.
Bayview and Elgin Mills Property**

We are the planning consultants to 1430518 Ontario Ltd. ("1430518") being the registered owner of the above-noted property, which is located at the northeast corner of Bayview Avenue and Elgin Mills Road (the "subject site"). As you are aware, applications to amend the City (then the Town) of Richmond Hill Official Plan and Zoning By-law 55-15 were submitted in 2017 and have been recently revised.

Subsequently, Bousfields submitted a draft plan of subdivision application to the City of Richmond Hill which was deemed complete on March 20, 2020 following which a revised development sign was posted on the subject site. We are requesting that this application to be processed in conjunction with the official plan amendment, the zoning by-law amendment and site plan approval applications. Therefore, our client would like the Council Public Meeting for the subdivision application to take place before the summer, to ensure that the application proceeds in a timely manner.

Following discussions related to parking with City of Richmond Hill and York Region Transportation Engineers as well as ongoing hydrogeological work, our client has decided to reduce the total project unit count. This reduction will not result in any other changes to the draft plan of subdivision application.

The amount of the unit reduction and the implications for the site plan are currently being reviewed by the architect. We expect to be submitting revised materials for the combined application in July 2020. Based on preliminary work, we anticipate that there will be approximately 450 units, approximately 70 units less than shown on the draft plan submitted in March 2020.

We request that your staff report describe the proposed unit count reduction as we want to ensure that the community is informed of this reduction prior to the Council Public Meeting.

We trust that the foregoing provides you the information necessary to evaluate our draft plan of subdivision. However, should you require additional information, or wish to discuss the application further, please do not hesitate to contact me or Anna Wynveen at our office.

Yours truly,

Bousfields Inc.



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