

Appendix E to SRPRS.20.126– Comments from External  
Agencies and Prescribed Bodies RE: Official Plan Amendment  
18.2 (D01-20006)

## Brian DeFreitas

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**From:** Andrew Crawford  
**Sent:** Monday, June 15, 2020 2:54 PM  
**To:** OPUdate  
**Subject:** FW: Request for Comments and Prescribed Information and Material for Review Respecting Two Amendments to the Richmond Hill Official Plan (2010)

**Categories:** OPA18.2, OPA18.1

**From:** Mahsa Javadi **On Behalf Of** Engineering Admin  
**Sent:** June 15, 2020 2:53 PM  
**To:** Andrew Crawford  
**Cc:** Susan DiBratto  
**Subject:** RE: Request for Comments and Prescribed Information and Material for Review Respecting Two Amendments to the Richmond Hill Official Plan (2010)

**!** **CAUTION:** This email is from an external source. Please do not click links or open attachments unless you recognize the sender.

Good afternoon,

Please note we do not have any comments in this regard.

Thank you

Regards



**Mahsa Javadi**  
**Engineering Clerk**  
161 Cityview Blvd. Vaughan, ON L4H 0A9  
t 905.417.6900 Ext 25081  
[alectrautilities.com](http://alectrautilities.com)



*Please note: Alectra has implemented a set of precautionary procedures surrounding the COVID-19 outbreak to protect the health of our employees and the public.*

*We are replacing all in-person meetings with conference calls and visitor access to our facilities will be restricted until further notice.*

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**From:** Andrew Crawford <[andrew.crawford@richmondhill.ca](mailto:andrew.crawford@richmondhill.ca)>  
**Sent:** Wednesday, June 10, 2020 5:10 PM  
**To:** [MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com); Engineering Admin <[engineeringadmin@powerstream.ca](mailto:engineeringadmin@powerstream.ca)>; [yorkplan@trca.ca](mailto:yorkplan@trca.ca); [ghanchard@trca.on.ca](mailto:ghanchard@trca.on.ca); [linda.bui@trca.on.ca](mailto:linda.bui@trca.on.ca); [diane.pi@trca.ca](mailto:diane.pi@trca.ca); [asun@trca.on.ca](mailto:asun@trca.on.ca); [developmentservices@york.ca](mailto:developmentservices@york.ca); [planning.services@yrdsb.ca](mailto:planning.services@yrdsb.ca); [dawn.adams@yrdsb.ca](mailto:dawn.adams@yrdsb.ca); [gilbert.luk@yrdsb.ca](mailto:gilbert.luk@yrdsb.ca); [adam.mcdonald@ycdsb.ca](mailto:adam.mcdonald@ycdsb.ca); [aaazouz@csdccc.edu.on.ca](mailto:aaazouz@csdccc.edu.on.ca); [planification@csmiamonde.ca](mailto:planification@csmiamonde.ca); [landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com); [proximity@cn.ca](mailto:proximity@cn.ca); [Executivevp.lawanddevelopment@opg.com](mailto:Executivevp.lawanddevelopment@opg.com); [development.coordinator@metrolinux.com](mailto:development.coordinator@metrolinux.com); [clerks@markham.ca](mailto:clerks@markham.ca)  
**Cc:** Sybelle von Kursell <[sybelle.vonkursell@richmondhill.ca](mailto:sybelle.vonkursell@richmondhill.ca)>; Brian DeFreitas <[brian.defreitas@richmondhill.ca](mailto:brian.defreitas@richmondhill.ca)>;

OPUpdate <[OPUpdate@richmondhill.ca](mailto:OPUpdate@richmondhill.ca)>

**Subject:** [SUSPICIOUS] Request for Comments and Prescribed Information and Material for Review Respecting Two Amendments to the Richmond Hill Official Plan (2010)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Further to our notice of public open house and special meeting of Council dated May 21, 2020, please find attached the corresponding prescribed information and material in accordance with the *Planning Act* respecting two draft official plan amendments initiated by the City as part of its Official Plan Update to:

- (1) permit a new automotive related land use in all or some Employment Areas (OPA 18.1); and
- (2) permit the conversion of specific lands along the east side of Leslie Street and south of Major Mackenzie Drive East designated Employment Area to a designation that permits new and/or expanded institutional, office, and small-scale retail uses (OPA 18.2).

Your comments on the proposed Official Plan Amendment would be appreciated by **July 10, 2020**. Please e-mail your comments to [OPUpdate@richmondhill.ca](mailto:OPUpdate@richmondhill.ca) and address your comments to the planners listed below:

<b>OPA 18.1 – Automotive uses in employment lands</b>	<b>City File: D01-20005</b> <b>City Planner: Andrew Crawford, Planner</b> <b>Telephone: 905-771-9996, x. 5528</b> <b>Email: <a href="mailto:andrew.crawford@richmondhill.ca">andrew.crawford@richmondhill.ca</a></b>
<b>OPA 18.2 – Conversion of Employment Area to permit new and/or expansion of existing institutional, office and small scale retail uses</b>	<b>City File: D01-20006</b> <b>City Planner: Brian DeFreitas, Senior Planner</b> <b>Telephone: 905-771-9996, x. 5431</b> <b>Email: <a href="mailto:brian.defreitas@richmondhill.ca">brian.defreitas@richmondhill.ca</a></b>

If you require any additional time and/or information, or should you wish to meet with staff regarding the proposed amendment, please advise this office.

### **Andrew Crawford**

Planner I (Policy)

Planning and Regulatory Services – City of Richmond Hill  
(905) 771-5528 – [andrew.crawford@richmondhill.ca](mailto:andrew.crawford@richmondhill.ca)

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## Brian DeFreitas

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**From:** Brian DeFreitas  
**Sent:** Wednesday, August 12, 2020 9:19 AM  
**To:** 'Doersam, Andrew (MMAH)'  
**Cc:** Sybelle von Kursell; Andrew Crawford; 'Ko, Augustine'; 'Zhuo, Julianna (MMAH)'  
**Subject:** RE: Request for Meeting RE: Official Plan Amendments to the Richmond Hill Official Plan (2010): OPA 18.2 (Leslie Street Institutional Area)

Thanks for the reply Andrew.

Brian.

--

**Brian DeFreitas MCIP, RPP**

Senior Planner

Policy Division | Planning and Regulatory Services

225 East Beaver Creek Road, Richmond Hill

T: 905-771-5431 | F: 905-771-2404 | [brian.defreitas@richmondhill.ca](mailto:brian.defreitas@richmondhill.ca) | [RichmondHill.ca](http://RichmondHill.ca)



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**From:** Doersam, Andrew (MMAH) <Andrew.Doersam@ontario.ca>  
**Sent:** Thursday, August 6, 2020 4:49 PM  
**To:** Brian DeFreitas <brian.defreitas@richmondhill.ca>  
**Cc:** Sybelle von Kursell <sybelle.vonkursell@richmondhill.ca>; Andrew Crawford <andrew.crawford@richmondhill.ca>; Ko, Augustine <Augustine.Ko@york.ca>; Zhuo, Julianna (MMAH) <Julianna.Zhuo@ontario.ca>  
**Subject:** RE: Request for Meeting RE: Official Plan Amendments to the Richmond Hill Official Plan (2010): OPA 18.2 (Leslie Street Institutional Area)

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Hi Brian,

I have spoken with Augustine and I don't believe it's necessary for us to sit in on this meeting. We will look to the Region of York as the approval authority to address provincial interests.

Just to note, provincially significant employment zones that have been identified by the Minister are in place and these areas are subject to the policies in A Place to Grow. If you have specific questions or require further information in this regard, please don't hesitate to contact me.

Regards,  
Andy

**Andy Doersam**  
Senior Planner

Community Planning and Development (East)

Municipal Services Office - Central Ontario  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 13<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel: 416.585.6451 Toll Free: 1.800.668.0230 Fax: 416.585.6882

***Stop the spread. Stay home. Save lives.***

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**From:** Brian DeFreitas <[brian.defreitas@richmondhill.ca](mailto:brian.defreitas@richmondhill.ca)>

**Sent:** August 4, 2020 12:25 PM

**To:** Doersam, Andrew (MMAH) <[Andrew.Doersam@ontario.ca](mailto:Andrew.Doersam@ontario.ca)>

**Cc:** Sybelle von Kursell <[sybelle.vonkursell@richmondhill.ca](mailto:sybelle.vonkursell@richmondhill.ca)>; Andrew Crawford <[andrew.crawford@richmondhill.ca](mailto:andrew.crawford@richmondhill.ca)>

**Subject:** Request for Meeting RE: Official Plan Amendments to the Richmond Hill Official Plan (2010): OPA 18.2 (Leslie Street Institutional Area)

**Importance:** High

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hello Andrew:

I am reaching out to request a meeting with Provincial staff regarding the City's proposed city-initiated draft Official Plan Amendment 18.2 (Leslie Street Institutional Area).

The OPA proposes to convert lands designated for Employment in the City's OP to permit new and/or expansion of existing institutional, office and small scale commercial and retail uses within the amendment area. These lands are also identified as a Provincially Significant Employment Zone (PSEZ) in the province's proposed mapping.

A copy of the OPA and prescribed materials was circulated to prescribed bodies in early June, including York Region as the approval authority, and an open house and statutory public meeting took place back on June 22 and June 29 respectively. A copy of the draft OP can be obtained here: <https://pub-richmondhill.escribemeetings.com/filestream.ashx?DocumentId=33546>

At this stage, the City is looking to move forward with recommending a draft OPA to Council in late September, and are in the process of scheduling meetings with landowners for their input. We would like to meet with Provincial staff, as well as staff from the Region, to obtain input seeing as the proposed amendment area falls within a Provincially Significant Employment Zone.

On that basis, we would like to set up a joint meeting between City staff, yourself and Regional staff to discuss OPA 18.2 and any issues with respect to the PSEZ identification on the lands.

Can you let me know your availability (and any other appropriate Provincial staff who should attend) for a 1-2 hour virtual meeting on the following days:

- Monday August 10, 2020
- Tuesday August 11, 2020
- Wednesday August 12, 2020
- Thursday August 13, 2020

Seeing as most people are taking summer vacations, we will work to try and accommodate everyone's schedules. On that basis, please let me know a time that works as soon as possible, and any other Provincial staff who the invite should be extended to, and I will set up a meeting invite.

Looking forward to hearing from you,

Brian.

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**Brian DeFreitas MCIP, RPP**

Senior Planner

Policy Division | Planning and Regulatory Services

225 East Beaver Creek Road, Richmond Hill

T: 905-771-5431 | F: 905-771-2404 | [brian.defreitas@richmondhill.ca](mailto:brian.defreitas@richmondhill.ca) | [RichmondHill.ca](http://RichmondHill.ca)



## Brian DeFreitas

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**From:** Linda Bui <Linda.Bui@trca.ca>  
**Sent:** Monday, July 13, 2020 10:18 AM  
**To:** OPUdate  
**Cc:** Brian DeFreitas  
**Subject:** RE: Request for Comments and Prescribed Information and Material for Review Respecting Two Amendments to the Richmond Hill Official Plan (2010)



**CAUTION:** This email is from an external source. Please do not click links or open attachments unless you recognize the sender.

Hi Brian,

TRCA staff have reviewed City File D01-20006 and have **no objections** to proposed OPA 18.2. TRCA continue to have an interest in the management of lands regulated by the TRCA in accordance with Ontario Regulation 166/06 and Section 3.2.2.3 (3) Natural Hazards of the City's Official Plan.

### Applicable TRCA Regulations and Policies

The TRCA provides our technical review comments through a number of roles. This includes TRCA's commenting role under the *Planning Act*; the Conservation Authority's delegated responsibility of representing the provincial interest of natural hazards encompassed by Section 3.1 of the Provincial Policy Statement (2014); TRCA's Regulatory Authority under Ontario Regulation 166/06, as amended (Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses); and our Memorandum of Understanding with the Region of York where we advise our municipal partners on matters related to Provincial Policies relevant to TRCA's jurisdiction.

Please accept this email as our formal response.

Should you have any questions regarding the above, please let me know.

Regards,

**Linda Bui**

Planner

Development Planning and Permits | Planning and Engineering Services

T: (416) 661-6600 ext. 5289

E: [linda.bui@trca.ca](mailto:linda.bui@trca.ca)

A: [101 Exchange Avenue, Vaughan, ON, L4K 5R6](https://www.trca.ca) | [trca.ca](https://www.trca.ca)



*Please note that TRCA's Offices are presently closed to visitors. The plan input and review function continues during the Coronavirus pandemic. In order to reduce the potential of transmission, TRCA requests that development planning and permit applications and materials be submitted digitally in PDF format. Paper submissions are discouraged and may result in extended timeframes for review.*

All digital submissions and documents (including enquiries / applications) related to properties in York Region municipalities can be submitted to the following e-mail address: [yorkplan@trca.ca](mailto:yorkplan@trca.ca)

We thank you for your cooperation as we respond to the current situation.

---

**From:** Andrew Crawford <[andrew.crawford@richmondhill.ca](mailto:andrew.crawford@richmondhill.ca)>

**Sent:** Wednesday, June 10, 2020 5:10 PM

**To:** MunicipalPlanning@enbridge.com; engineeringadmin@powerstream.ca; York Plan <[yorkplan@trca.ca](mailto:yorkplan@trca.ca)>; Quentin Hanchard <[Quentin.Hanchard@trca.ca](mailto:Quentin.Hanchard@trca.ca)>; Linda Bui <[Linda.Bui@trca.ca](mailto:Linda.Bui@trca.ca)>; Diane Pi <[Diane.Pi@trca.ca](mailto:Diane.Pi@trca.ca)>; Anthony Sun <[Anthony.Sun@trca.ca](mailto:Anthony.Sun@trca.ca)>; developmentservices@york.ca; planning.services@yrdsb.ca; dawn.adams@yrdsb.ca; gilbert.luk@yrdsb.ca; adam.mcdonald@ycdsb.ca; aaazouz@csdccc.edu.on.ca; planification@csviamonde.ca; landuseplanning@hydroone.com; proximity@cn.ca; Executivevp.lawanddevelopment@opg.com; development.coordinator@metrolinx.com; clerks@markham.ca

**Cc:** Sybelle von Kursell <[sybelle.vonkursell@richmondhill.ca](mailto:sybelle.vonkursell@richmondhill.ca)>; Brian DeFreitas <[brian.defreitas@richmondhill.ca](mailto:brian.defreitas@richmondhill.ca)>; OPUpdate <[OPUpdate@richmondhill.ca](mailto:OPUpdate@richmondhill.ca)>

**Subject:** Request for Comments and Prescribed Information and Material for Review Respecting Two Amendments to the Richmond Hill Official Plan (2010)

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<b>OPA 18.1 – Automotive uses in employment lands</b>	<b>City File: D01-20005</b> <b>City Planner: Andrew Crawford, Planner</b> <b>Telephone: 905-771-9996, x. 5528</b> <b>Email: <a href="mailto:andrew.crawford@richmondhill.ca">andrew.crawford@richmondhill.ca</a></b>
<b>OPA 18.2 – Conversion of Employment Area to permit new and/or expansion of existing institutional, office and small scale retail uses</b>	<b>City File: D01-20006</b> <b>City Planner: Brian DeFreitas, Senior Planner</b> <b>Telephone: 905-771-9996, x. 5431</b> <b>Email: <a href="mailto:brian.defreitas@richmondhill.ca">brian.defreitas@richmondhill.ca</a></b>

If you require any additional time and/or information, or should you wish to meet with staff regarding the proposed amendment, please advise this office.

**Andrew Crawford**

Planner I (Policy)

Planning and Regulatory Services – City of Richmond Hill

(905) 771-5528 – [andrew.crawford@richmondhill.ca](mailto:andrew.crawford@richmondhill.ca)





Corporate Services

August 21, 2020

Brian DeFreitas MCIP, RPP  
Senior Planner  
Policy Division  
Planning & Regulatory Services Department  
City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, ON L4B 3P4

Dear Mr. DeFreitas,

**Re: Proposed Official Plan Amendment  
City of Richmond Hill  
Leslie Street Institutional Area  
City File No.: D01-20006 (OPA 18.2)  
York Region File No.: LOPA.20.R.0036**

This is in response to your circulation and request for comments for the above-captioned Official Plan Amendment (OPA) application.

The subject lands are located on the east side of Leslie Street, south of Major Mackenzie Drive East in the Headford Business Park. The subject lands are approximately 3 hectares in size and are currently designated "Employment Area" by the 2010 Richmond Hill Official Plan.

The municipally initiated Official Plan Amendment proposes to amend the 2010 Richmond Hill Official Plan by redesignating the subject lands from "Employment Area" to a new designation called the "Leslie Street Institutional Area". This new designation establishes area-specific policies related to permitted uses and design policies for a mix of institutional, office, and small-scale retail and commercial uses. The proposed designation also recognizes and provides direction to enhance cultural heritage values in this area.

This Amendment is an employment land conversion. As part of the Region's current Municipal Comprehensive Review (MCR), Regional Committee of the Whole [report](#), dated March 12, 2020, indicated Regional staff support for this conversion. The MCR's employment land conversion recommendation report is scheduled for Regional Committee of the Whole's consideration on October 8, 2020, followed by Regional Council on October 22, 2020. Provided

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Regional Council approves this specific employment land conversion, Regional staff will be in the position to continue to process and approve a Richmond Hill Council adopted OPA 18.2.

Please contact Augustine Ko, Senior Planner, at 1-877-464-9675, ext. 71524 or at [augustine.ko@york.ca](mailto:augustine.ko@york.ca) should you have any questions or require further assistance.

Sincerely,

A handwritten signature in green ink, reading "Karen Whitney".

Karen Whitney, M.C.I.P., R.P.P.  
Director of Community Planning and Development Services