

DEVINE PARK LLP

PLANNING AND DEVELOPMENT LAWYERS

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S871-01

September 22, 2020

City of Richmond Hill Council
c/o City Clerk's Office
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

Attention: Mr. Stephen Huycke,

RE: City File Nos. D01-20004 & D02-20010

**SRPRS.20.132 – Request for Comments – Official Plan and Zoning By-law
Amendment Applications – Sabella Ridge Estates Inc. – 10684 & 10692 Yonge
Street**

City of Richmond Hill Council Public Meeting, September 23, 2020

We are the solicitors for Yonge Elgin Plaza Ltd., owner of the lands municipally known as 10720 Yonge Street, Richmond Hill. Our client's lands are adjacent to the north of the lands which are the subject of the application for an Official Plan Amendment and amendment to Zoning By-law No. 2523 (the "**Application**") made by Sabella Ridges Estates Inc. (the "**Applicant**") for the lands municipally known as 10684 & 10692 Yonge Street, Richmond Hill (the "**Subject Site**").

Our client is undertaking a review of the Application and has some preliminary concerns with respect to a number of matters as it relates to our client's existing uses on its lands and its ability to redevelop its property in the future. These issues include built form related matters, including building separation, along with potential transportation issues including appropriate access for the proposed development. Our client is also reviewing potential servicing issues.

Furthermore, our client also wants to ensure that the proper flood risk management measures have been implemented to ensure there are no negative impacts to flood risk on our client's lands.

Please accept this letter as our client's written submission respecting the proposed development on the Subject Site. We respectfully request notification of any further actions or decisions made by Council or City committees respecting this matter.

Should you have any questions respecting the foregoing, please do not hesitate to contact the undersigned.

Yours very truly,

Devine Park LLP

A handwritten signature in blue ink, appearing to be 'JIP', written over a horizontal line.

Jason Park

JIP/JME/ss

cc: Yonge Elgin Plaza Ltd.
Doris Cheng