

From: Scott Thompson

Sent: Thursday, October 17, 2019 9:43 PM

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Subject: SRPRS.19.159 – Request for Comments Zoning By-law Amendment – File #D24-19002

I was unfortunately unable to attend the October 16th meeting on the above subject, but have since watched the streamed video version of the meeting online.

Councillor West best summed up what seems to be required at this time... which is to receive and refer comments back to staff concerning the proposal to:

1. Expand the commercial use permissions; and
2. Provide specific exemptions to the applicable parking standards (with the focus being on existing commercially designated buildings subject to the current by-laws).

In addition, staff noted that the City's Patio By-law restrictions will be reviewed as part of this process with the goal of reporting back to the Committee on opportunities to better facilitate patio use.

The report suggests that allowing expanded commercial use permissions while exempting parking standards to the number of parking spaces which presently exist on an existing property would provide "*more opportunity to attract new businesses which will enhance the revitalization of the Downtown Area*". The report also denotes the properties are located in the Downtown Local Centre designation in accordance with Schedule "A2" of the Plan where policies for this designation aim to protect the Downtown Area's role as the historic, Symbolic, cultural and civic heart of Richmond Hill.

Keeping the above in mind, here are my comments.

1. I agree that expanding commercial use permissions would be a step in the right direction for revitalizing the downtown area, but feel that there still needs to be some restrictions. My concern is with the types of commercial activities that produce high traffic during peak travel times. For example, businesses such as Day Care Centres where parents will be dropping off or picking up their children. We do not need additional traffic coming through the downtown core during peak travel times. The reality is that no amount of "No Stopping" and "No Parking" signs will prevent people from stopping or parking where they shouldn't. People that are in a hurry often have an attitude of "I'll only be a second!" Consequently, I would only support expanding permissions to commercial activities that do not incur heavy activity during peak travel times.

2. I concur with the parking analysis provided in the report and feel that exempting parking standards to the number of parking spaces which presently exist on an existing property would also provide additional opportunities for businesses to set up in the Downtown Area. My support would be based on Council's acceptance of staffs' proposal outlining that any "*future redevelopment proposals of an existing site, where more parking is required than is presently available, continue to be assessed through the development approval process, as current parking rates apply, including the continued administrations of the payment in lieu parking by-law*".
3. In regard to providing a potential exemption pertaining to the establishment of patios which abut residential properties, I would suggest that an application for exemption to council should be required and that potential approval should address the following:
 - a. Hours of operation
 - b. Hours which alcohol may be served
 - c. No amplified music or entertainment (Television screens without audio &/or acoustic music permitted?)
 - d. Not flank more than one residential property
 - e. Buffer zone from patio to residential property (30m?)
 - f. Lighting

Please accept my comments for consideration as you move toward finalizing an applicable Zoning By-law Amendment.

Should you have any questions or require clarification about the comments I've made, please feel free to contact me by email.

Also, I would like to be notified of any further activities involving the passing or refusal of the proposed Zoning By-law Amendment.

Thank you.

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