

From: Scott Thompson

Sent: Tuesday, December 8, 2020 10:22 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Cc: Wang, Sheila <swang@yrmg.com>

Subject: SRPI.20.040 - Request for Approval - Official Plan and Zoning By-law Amendment Applications - Yonge Sixteen LP - 9251 Yonge Street - City Files D01-19002 and D02-19012 (Related File D06-17009) - (Proposed By-law 157-20)

To: All members of Council

The comments summarized in the letter from the Director of Community Planning and Development Services for the Region of York dated November 18th, 2020 certainly outline a variety of concerns pertaining to the above proposed official plan amendment.

In addition to the technical concerns raised by York Region's Transportation, Water and Wastewater Servicing, and Water Resources, the response letter also raises concerns on conformity with the York Region Official Plan policy 5.4.32 which requires local municipalities to prepare secondary plans for Key Development Areas.

I know that several members of Council have expressed the importance of following proper process and would expect that those thoughts have not changed. In reading between the lines, it is apparent that York Region views the use of a site-specific official plan amendment by this Council as a means to circumvent the proper process of providing an approved completed comprehensive secondary plan. Further, it is also apparent that York Region recognizes the cumulative impacts that significant density increases recently approved in Richmond Hill will have upon available services such as parks, community services, schools, roads, as well as water and wastewater capacity.

It is pretty clear to anyone who has read York Region's official response to this application amendment request that an appropriate plan for intensification of KDA's "requires" the completion of comprehensive secondary plans in order to not only properly address the service unknowns listed above, but the associated built out population and job numbers, and affordable housing plans as well.

In other words, York Region is clearly stating that now is not the time to execute any agreements to implement the applicant's revised development proposal as outlined in SRPI.20.040!

I concur with York Region's official response and expect Council to take heed and action accordingly.

Scott Thompson
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