



**LEPEK CONSULTING INC.**  
**LAND USE PLANNING AND DEVELOPMENT CONSULTING**

*Helen Lepek, Hon. B.A., M.C.I.P., R.P.P.*

November 16, 2017

Email: clerks@richmondhill.ca  
Clerks Department Town of Richmond Hill  
225 East Beaver Creek Road 4<sup>th</sup> Floor  
Richmond Hill, Ontario

**Re: Tertiary Plan—Puccini Drive Infill Study –expansion (SRPRS.17.13)**  
**Committee of the Whole November 20, 2017**  
**Zoning By-law Amendment Application D02-17017 -- 11 and 13 Poplar**

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We have reviewed the staff report and appreciate the staff's efforts to obtain approval for the tertiary plan as quickly as possible. Our application is for 5 single family residential units at the northeast corner of Poplar Drive and McCachen Street. The Council Public Hearing was held on October 25, 2017. There were no objections and we are waiting for a recommendation report at Committee of the Whole.

We believe that our application represents the appropriate transition from single family to medium density residential uses towards King Road. Our concern which we noted at the Community Meeting held on September 26, 2017 and which we reiterate here: Scenario A shows a lane at the south end of the property. This would effectively create a corner lot which we do not consider desirable for the appropriate development of the property. The other two scenarios are fine.

We appreciate the flexibility in approach presented by alternative scenarios and consider our proposal to be consistent with all scenarios.

We request that our application be moved forward to a recommendation report at the earliest possible time.

Yours truly,  
LEPEK CONSULTING INC.

A handwritten signature in black ink, appearing to read 'Helen Lepek', with a long horizontal flourish extending to the right.

Helen Lepek, M.C.I.P., R.P.P.

copy:

Owner: K. Yusuf

Richmond Hill: Sal Aiello

Katherine Faria