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Sent: Sunday, February 7, 2021 1:05 PM

To: Sybelle von Kursell <sybelle.vonkursell@richmondhill.ca>; Patrick Lee <patrick.lee@richmondhill.ca>

Cc: Mike Manett <mplanning@rogers.com>; Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Fw: City of Richmond Hill Update To Affordable Housing Strategy and proposed OPA and ZBA (and City Plan 2041) - Input by NEC

Good afternoon,

As you know Michael and I are involved in a number of matters, including the Yonge Bernard KDA, for which Secondary Plan and Zoning approvals are sought without any regard to the City's affordable housing strategy, including what appears to be the first round of OPA and zoning changes (permitting secondary suites in residential neighbourhoods).

The City is aware of the need to reduce if not eliminate minimum parking rates for high density development within walking distance to major transit along Yonge Street (and stations) in order to reduce the cost of housing, support transit and address climate change.

To the extent that the city proposes to enact the OPA and ZBAs set out in the links below (the city links), which include a proposed amendment to the not in force Bernard KDA zoning bylaw, we have yet to see any **traffic and parking study** to support these planning instruments. If one exists **please provide same**.

With respect to the City's Housing Affordability Strategy - to be released - to my knowledge, there has been no consultation - yet the staff's workplan is to prepare a developers guide on how to achieve housing affordability. *Let's talk, please...!!!*

Please ensure this email forms part of the submissions to the OPA and ZBAs and provide me with notice of any decision taken by City Council.

Thank you.

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