

**From:** jeffrey@landplanlaw.com <jeffrey@landplanlaw.com>

**Sent:** Monday, February 21, 2022 12:25 PM

**To:** Clerks Richmondhill <clerks@richmondhill.ca>

**Cc:** Tom Muench <tom.muench@richmondhill.ca>; David West <david.west@richmondhill.ca>; Mike Manett <mplanning@rogers.com>

**Subject:** Submission on behalf of North Elgin Centre Inc. to SRPI.22.021 - Parks Plan, Recreation Plan, and Culture Plan Review – Key Findings and Directions.

Dear Mayor West and Members of Council,

I represent the owner of the property at the northeast corner of Yonge Street and Bernard Ave.

Our client's lands were the subject matter of multiple council resolutions including the open session (May 13, 2020) and closed session (May 14, 2020) council resolutions concerning the Yonge Bernard Key Development Area.

Richmond Hill (City of) (Re), 2021 ONOMBUD 8 (CanLII), <<https://canlii.ca/t/jf6b3>

The subject matter of this KDA is referred to in the Staff report. The matter is noted as under appeal to the OLT. Certainly, from our vantage point, NEC has initiated court applications in connection with this KDA and OLT proceeding, asserting amongst other matters, that the **City** had not undertaken the proper studies required by the City's OP, and has added yet additional **studies** to the list of studies - which **remain incomplete as of this date**.

Those studies include: *the Stratification Study* and *the Parking and TDM Strategy*.

Again, these are studies which Staff told the Council of the day that Staff needed in order to make decisions or recommend policy changes.

Regardless, I do not know how one could come to Key Findings and Directions, without input from these studies. **It is premature to suggest that we even have preliminary findings.**

In January or February 2020 the City considered a *trail link* along/outside of the northeast quadrant, but such line work and the idea was abandoned in the May 2020 version of the Secondary Plan (proposed by Staff).

Despite having abandoned the idea, I now see similar line work reappearing through this consultants report.



There is an extensive list of consultants retained by the City on this project.

None have spoken to NEC or its planning consultant.

Moreover, the lands immediately north of NEC are fenced so we are confused by your **arrows shown over the NEC lands.**

According, NEC does not support the Staff recommendation. NEC only supports a recommendation that:

**The Staff report be received for information purposes only and the matter be referred back to staff for consultation with affected landowners.**

Kindly confirm receipt. Please ensure images are visible to staff and the public.

Thank you.

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