

From: Mehdi

Sent: Monday, March 21, 2022 6:43 PM

To: paul.freeman@york.ca ; regional.clerk@york.ca ; Clerks Richmondhill
clerks@richmondhill.ca ; Office-Mayor Richmondhill officemayor@richmondhill.ca

Subject: Draft Regional Official Plan (2021) and Draft Richmond Hill Official Plan

Attention:

Paul Freeman, Chief Planner, Planning and Economic Development,
paul.freeman@york.ca

Chris Raynor, Regional Clerk, regional.clerk@york.ca

Stephen Huycke, City Clerk, clerks@richmondhill.ca

David West, Mayor, officemayor@richmondhill.ca

Subject: Draft Regional Official Plan (2021) and Draft Richmond Hill Official Plan

I am a concerned resident interested in a thoughtful and environmentally responsible approach to the

development of higher densities along Yonge Street in Oak Ridges as proposed in the draft Regional

Official Plan (2021). I support the Regional Corridor to be continuous along Yonge Street. My specific

concern is the potential development along Yonge Street in Oak Ridges. The land forms part of the

Oak Ridges Moraine and should follow the policies adopted under the 2010 Richmond Hill Official

Plan, which was endorsed by Council following a comprehensive public consultation process.

The land owned by Baif Developments on the east side of Yonge Street, south of Bloomington known

as the Yonge Zone has made a site-specific request to York Region for the "identification of Yonge

Street as a Regional Corridor from 19th Avenue in Richmond Hill to Industrial Parkway South in Aurora,

to facilitate higher density development". Without density and height restrictions on the Oak Ridges

Moraine, approval of the Yonge Street Corridor may permit greater densities than those permitted

under the Richmond Hill Official Plan 2010.

Densities and building heights along the Yonge Street Corridor within the Oak Ridges Moraine should

protect environmentally sensitive areas from further development. It should be consistent with current

policy (2010 Richmond Hill Official Plan) that densities and heights be limited to 4 - 5 storeys(level) and

allow special exemptions permitting up to 6 storeys(level), similar to the Oak Ridges Retirement Home.

Section 4.1.4 of the Draft Regional Official Plan states “that the Oak Ridges Moraine Conservation Plan

designation of Settlement Areas includes portions of the Urban Area including Richmond Hill. In these areas,

policies contained in Chapters 4 and 5 of this Plan and the local official plans shall guide permitted

development. Where the local Official Plan is more restrictive than this Plan, the more restrictive

policies shall apply”.

Protecting the environment should be a top priority in York Region planning. More than ever, we need

to preserve our green spaces, wetlands, and environmentally sensitive areas, not pave them over.

Respectfully,

Name: Mehdi Ceizar

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Email:

** If you are right then there is no need to get angry

And if you are wrong then you don't have any right to get angry. **