From: Mohamad Mahdavian
Sent: Thursday, March 31, 2022 6:49 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 and allow special exemptions permitting up to 6 storeys, 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 greenspaces, wetlands, and environmentally sensitive areas, not pave them over.

Respectfully,

Name: Mohammad Mahdavian

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