



Gatzios Planning + Development Consultants Inc.

File No: 65RH-2105

July 12, 2021

Planning and Regulatory Services Department
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

Attention: Ms. Katherine Faria
Acting Senior Planner

**Regarding: COMMENTS TO OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
607919 ONTARIO LIMITED
8905 BATHURST STREET
CITY OF RICHMOND HILL
CITY FILES D01-20012 AND D02-20024**

Dear Ms. Faria:

I am writing as the planning consultant to Ms. Cathy Barber, Ms. Christine Barber, Mr. Bill Barber and Mr. Don Barber, being the collective representatives of The Estate of Pearl Lorraine Barber – the landowner of 8825 Bathurst Street.

8825 Bathurst Street is situated on the east side of Bathurst Street opposite Autumn Hill Boulevard, north of Highway 7. The property is approximately 3.1 hectares (7.7 acres) in size, with the golf course of the Richmond Hill Golf Club located to the south and the above-noted applications on the Richmond Hill Country Club located to the north.

Attachment 1 illustrates the location of my client's property on MAP 1 – AERIAL PHOTOGRAPH from the City's Staff Report SRPI.21.036 regarding these applications.

We have reviewed the Staff Report and wish to provide input as follows.

Generally, my client is supportive of these applications subject to the comments below.

First, we would like to ensure that the applicant's development proposal does not create any impacts to the Floodplain which straddles the common property line between my client's property and the applicant's property which would affect my client's property or its ultimate development opportunities. If any modifications or impacts to the floodplain and its associated limits of development in this area are expected by the applicant, we would appreciate the opportunity to review the applicant's submission materials in this regard.

Second, we would like to understand and ensure that the capacity of servicing infrastructure including transportation, sanitary and water can accommodate the applicant's proposed development without negatively affecting the development potential of surrounding properties, including my client's property.

Third, we note that the Region's proposed Major Transit Station Area ("MTSA") boundary for the nearby Bathurst-Highway 7 BRT Station currently ends at my client's southern property boundary – therefore it currently does not include my client's property nor the property subject to the above-noted applications. We are in support of the extension of the MTSA boundary north to include both properties and we will be submitting correspondence to the Region in this regard shortly. We reserve our right to comment further on the above-noted applications if the proposed MTSA boundary is not extended north to include the property subject to these applications.

Thank you very much for the opportunity to comment and we look forward to reviewing any information that can be shared with us as requested above.

Sincerely,

Gatzios Planning + Development Consultants Inc.

Maria Gatzios, MCIP RPP

Enclosures.