

## Markets On Main Street Inc.

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### **The Mayor and Members of Council**

City of Richmond Hill

225 East Beaver Creek Road, Ground Floor,  
Richmond Hill, ON L4B 3P4

May 25, 2022

### **Re: City Plan 2041, Official Plan Amendments 18.3 and 18.4**

Markets On Main Street Inc. is the planning consultant representing Zexin Inc., owner of the vacant land at 189 Centre St E. On several occasions we have made representations to Planning Staff and Council requesting that the lands on both sides of Centres St west of the GO railway line be included within the Local Centre around the Richmond Hill GO Station.

We have pointed out that Provincial Policy, Regional Policy and the objectives of the City's Official Plan Update require significant intensification around Major Transit Stations. Yet in this case, the mapping of the Local Centre indicates an area with a radius of about 250 m which is not consistent with the widely accepted standard of a comfortable walking distance of 500 m to 800 m from a major transit station. While it may be intended that the mapping is approximate, in practice the interpretation of the mapping is often considered to be specific.

The intensification target of OPA 18.3 is an increase of 15,300 dwelling units. But to achieve such an increase within the a reasonable time frame requires that planning provide for a much greater number of units, knowing that not all of them will be developed anytime soon. The lands in question, being the north and south sides of Centre St west of the GO line are well within the intended intensification area, are either vacant or underdeveloped, and are highly suitable for intensification. Residents from any of these properties would be able to access the GO Station much more easily that anyone coming from lands on the south side of Major Mackenzie that have been included in the Local Area designation.

OPA 18.4 designates the lands in question for Priority Infill housing. However the intended low rise forms of housing that are proposed are inadequate to facilitate the redevelopment of these lands for more intensive use. We note that there does not seem to be a density target for residential development in the Local Areas and suggest that a Floor Space Index of 2.0 should be adopted. We therefore ask that Council refer OPA 18.3 and 18.4 back to Planning Staff for further consideration.

Yours sincerely,

Jack Dougan  
Markets On Main Street Inc.