

From: Village Core Residents Association

Sent: Monday, May 29, 2023 8:00 AM

To: OPUpdate [OPUpdate@richmondhill.ca](mailto:OPUpdate@richmondhill.ca)

Cc: Joe DiPaola [joe.dipaola@richmondhill.ca](mailto:joe.dipaola@richmondhill.ca); Karen Cilevitz [karen.cilevitz@richmondhill.ca](mailto:karen.cilevitz@richmondhill.ca); David West [david.west@richmondhill.ca](mailto:david.west@richmondhill.ca); Simon Cui [simon.cui@richmondhill.ca](mailto:simon.cui@richmondhill.ca)

Subject: DRAFT OPA 18.6 - Village Local Centre

Good morning,

Please find attached our comments on draft OPA 18.6. We look forward to hearing back from you soon regarding our concerns and to further discussions on the proposed amendments.

Yours very truly,

Brian Chapnik

Chair, Village Core Residents Association



Village Core Residents  
 Association Richmond  
 Hill, ON

May 29, 2023

VIA E-MAIL TO: [OPUpdate@richmondhill.ca](mailto:OPUpdate@richmondhill.ca)

Official Plan Update Committee  
 City of Richmond Hill  
 225 East Beaver Creek  
 Richmond Hill, ON L4B 3P4  
 Attn: Joe DiPaola, Chair and Karen Cilevitz, Vice-Chair

Dear Joe and Karen,

Re: Comments on Draft OPA 18.6 – Village Local Centre, City Plan 2041

This letter outlines several comments and concerns that our group has regarding the draft amendments to the Richmond Hill Official Plan dealing with the Village Local Centre, OPA 18.6, dated May 11, 2023.

Initial comments relating to this area were provided following the release of the Key Directions Report in 2021. Those comments focused mainly on our concerns that increased density targets and inadequate policies for transitions to the adjacent heritage Neighbourhood areas would ultimately destroy the unique historic character of the Village Core.

The proposed OPA does not address these concerns, and in fact our concerns regarding inadequate transitions are exacerbated by new policies which propose to allow all permitted uses at any location throughout the Village Local Centre, not just on Yonge Street or Major Mackenzie Drive. While we understand the pressures to provide for increased heights and densities throughout the City, it is imperative that the revised OP provide enhanced transitional policies to protect adjacent neighbourhoods, and particularly those with unique heritage features like those abutting the Village Local Centre.

A marked-up version of the draft OPA is attached hereto containing all of our questions and comments, however we wish to highlight the following items particular concern.

**Draft OPA 18.6 – Village Local Centre**

Revised OP section (item)	Comment
4.3.1.1(3)	Indicating “high density residential” as a permitted land use in this area is misleading and unnecessary. This modification suggests that multi-unit apartment forms of dwelling units are the ONLY acceptable residential format in this area, as opposed to “medium density residential” which allows for triplex, fourplex, townhouse or multi-unit apartment forms of dwelling units. We strongly recommend that part (a) be changed to “medium density residential”, allowing for a broader mix of building typologies, to preserve the eclectic feel of this area, and consistent with the existing OP (item 7a of this section).

4.3.1.1(3)	The addition of commercial and retail uses to this clause, without any qualifications or limitations and with no future requirement for a Secondary Plan, is expected to lead to compatibility issues with surrounding Neighbourhood uses. New transition policy 4.3.1.2(8b) is considered insufficient to prevent such issues. It is strongly recommended that the wording of the existing OP (item 7a of this section) which referred to “commercial and retail uses that complement the residential character of the area” be maintained, and that such direction be reflected in the associated zoning by-laws by not permitting certain retail/commercial uses with the strong potential for nuisance except where fronting onto major streets.
4.3.1.2(8)	The standard angular plane policy in OP 3.4.1(55a) is not considered sufficient to protect existing heritage properties on the west side of Yonge Street, in particular the heritage homes on Elizabeth Street between Arnold Crescent and Richmond Street. It is strongly recommended that the 30 degree angular plane policy for Church Street, which is being maintained in this revised OP (item 8a of this section), be also applied to this section of Elizabeth Street.
Schedule E1	With regards to this schedule of density allocation, we consider some of the indicated allocations to be excessive; in particular, an FSI of 2.0 for the parcel directly abutting backyards on Glenada Court is excessive; this should be 1.0, similar to the allocation for the townhomes directly north of it. Also, it is noted that the maximum allowable density on the west side of Yonge Street in the Richmond Hill Centre is 3.0; this should be the maximum density allowed anywhere in the Village Local Centre (not 3.5).

We would greatly appreciate the opportunity to meet with you and the planning staff who drafted this amendment to discuss our questions and concerns and any potential modifications that could be considered by your committee prior to putting these OPA forward to Council for adoption.

Thank you very much for your consideration, and for the opportunity for continued engagement in the OP Update process. We look forward to receiving your feedback and to hearing from you soon to schedule a meeting.

Warm regards,

Brian Chapnik, PhD, PEng  
Chair, Village Core Residents Association

Attach

Cc: Mayor David West  
Simon Cui, Councillor Ward 4

Bcc: Village Core Residents Association membership