

June 15<sup>th</sup>, 2023

City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, ON L4B 3P4  
905-747-6309  
[clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

**Reference:** Sunup Realty Inc.  
10350 Yonge Street, Richmond Hill  
OPA 18.6 (City File MOPA-23-001)

**Attention:** Megan Cobbold and the City Council

Groundswell Urban Planners Inc. has been retained by SunuP Realty Inc. (the “client”) to submit the following comments in support of the City of Richmond Hill’s OPA 18.6– Village Local Centre (City File MOPA-23-0001). The Client is the owner of 10350 Yonge Street (the “subject land”, Richmond Hill, which is located within the boundary of OPA 18.6.

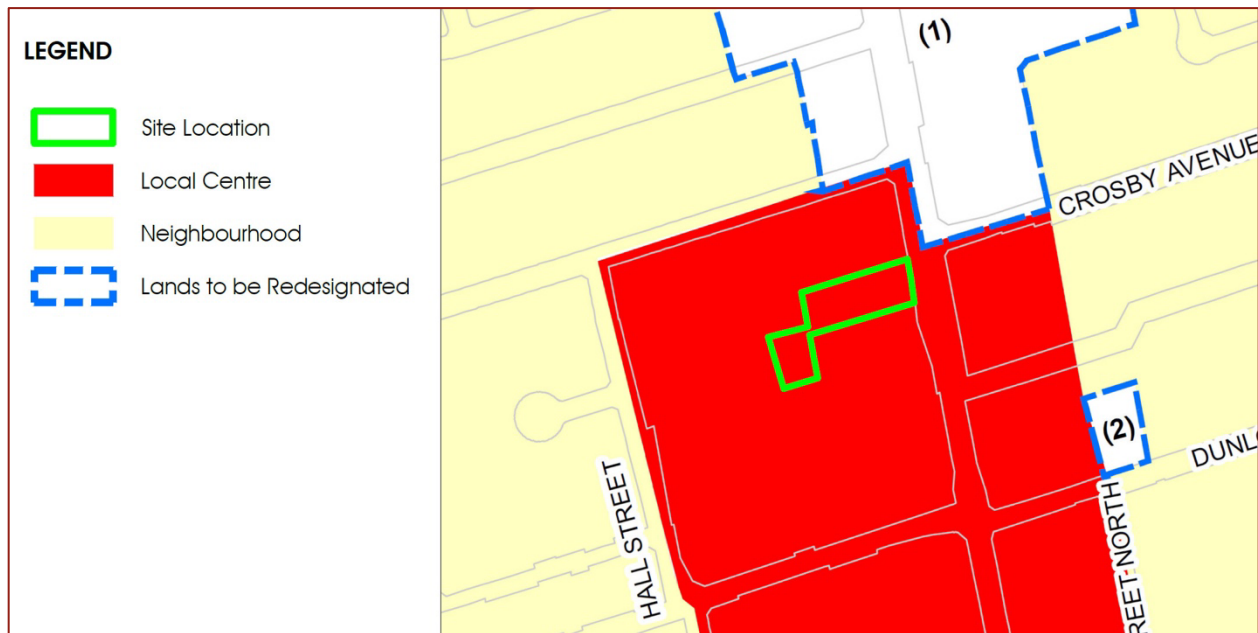


Figure 1: Schedule 1 Draft OPA 18.6 showing subject land



Figure 2: Site aerial 10350 Yonge Street

These comments are in response to the Draft Official Plan *Amendment 18.6 to the Richmond Hill Official Plan– Village Local Centre*, dated May 11<sup>th</sup>, 2023.

Richmond Hill is a growing city, and the increase in FSI and maximum building height in the proposed Village Local Centre will support increased density, as well as livable and resilient communities through increased access to a more diverse range of housing. The inclusion of ‘*High density residential*’ as a permitted use within the Village Local Centre allows for a mix of land use and modes of housing, while accommodating built form and heights that support meeting the proposed target of 160 residents and jobs per hectare.

The increase in density within the Crosby BRT Station PMTSA and the area currently known as the Uptown District will support Provincial, Regional, and Municipal goals in moving towards a transit-focused and connected Region. The proposed increased heights and densities associated with the PMTSA are appropriate for the context of the lands and are compatible with the surrounding area.

The proposed Village Local Centre, while being a progressive policy to support citizens, also recognizes the unique characteristics and context of the area, including its heritage qualities. Incorporating the character of the Village Local Centre, along with other proposed opportunities such as widening sidewalks, including retail and commercial uses on the ground floors of surrounding buildings, and considering ‘human-scaled’ building podiums, will create a pedestrian-friendly streetscape and increase the quality of life of the current and future residents of the area.

We thank you for the opportunity to comment on the City’s Official Plan Amendment process, and we wish to be kept informed and notified on all matters moving forward in relation to OPA 18.6 (File No.: MOPA-23-0001). We look forward to the proposed changes being approved and implemented. If you have any questions or comments, please reach out to the undersigned below.

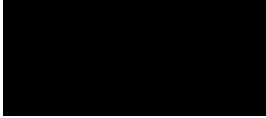
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PA 18.6 (City File MOPA-23-001)  
10350 Yonge St, Richmond Hill  
June 2023



Sincerely,

**GROUNDSWELL URBAN PLANNERS INC.**



**Brad Rogers, MCIP, RPP**  
**Principal Planner, President**  
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