

To: clerks@richmondhill.ca

Mayor David West, and members of the Council of the City of Richmond Hill:

Re: Request for Comments - OPA 18.6 Village Local Centre (City File MOPA-23-0001)

This is Fatemeh Raei, I am a resident in the city of Richmond Hill since 2010. I am very much interested in the future growth of the City of Richmond Hill.

I have reviewed the draft plans for the Village Local Centre and I do not find a lot of difference from the status quo. The current Official Plan which was dated back to 2010 has not been working for the residents and landowners. That's the main reason which is why we have not had a major development in the past 20 years in the downtown core. The Tridel building at 10101 Yonge St., If we continue to follow the same concept for the next fifteen years, Richmond Hill will not be able to meet its goals of providing more housing and more jobs.

The proposed Local Centre requires that residential developments provide commercial uses on the ground floor. However, commercial units in a condominium building bring a lot of traffic and noise.

The vision of the York region is to increase density and height along Yonge Street, to make use of existing infrastructure, and support the existing rapid bus transit.

There has been a tremendous increase in the population of the York Region, and property prices for existing low-density housing have reached an unaffordable level. Condominiums provide a more affordable option for newcomers, first-time home buyers, and the elderly wishing to downsize without leaving Richmond Hill.

The most appropriate place to implement the required intensification based on recommendations of all federal, provincial, and regional governments is Yonge St., while there are 24-hour VIVA transit services along Yonge Street and with already in-place infrastructure. There is a Go train at Major Mackenzie and Newkirk. All of the infrastructure has been invested heavily in place, we just need to build dense housing to support it.

In the downtown core, having an FSI of 3 will definitely not motivate any landowner to do any development in the area. This too should be improved. My recommendation would be an FSI of 5 and a total story of 15.

I hope the mayor and members of the Council consider my comments since we all have the same objective for the City of Richmond Hill.

Please note, my comments are based on a good planning principle for every application.

Monday, June 19, 2023

Name: Fatemeh

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