

June 19, 2023

To: Mayor Dave West, and members of Council, Town of Richmond Hill

Re: City Planning, Town of Richmond Hill

We are the property owners in the city of Richmond Hill and have been for many years. We are very much interested in the future growth of the City of Richmond Hill.

We have reviewed the draft plans for the Village Local Centre and we do not find a lot of difference from the status quo. The current Official Plan has not been working for the property owners which is why we have not had major development in the past fifteen years in the downtown core. 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.

After COVID-19, many businesses had to change their model. As a result, there are many empty commercial units - and landlords are having a difficult time finding new tenants, resulting in high commercial vacancies.

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

There has been a tremendous increase in the population of York Region, and property prices for existing low-density housing have become less affordable. Condominiums provide a more attractive option, especially for newcomers, first time home buyers and the elderly wishing to downsize without having to leave Richmond Hill/York Region.

If we do not provide height and density on Yonge Street in the core of Richmond Hill, where should we have it? We have 24 hours VIVA transit along Yonge Street and all the infrastructure in place. There is a Go train at the corner of Bloomington and 404 as well as Major MacKenzie and Newkirk. All of the infrastructure is in place, we just need to build denser housing to support it.

An FSI of 2 and a height of 6 is not going to meet the needs of the area. We are suggesting, in our opinion as property owners with deep ties to Richmond Hill, that it should be increased to an FSI of at least 4 to 5 and a height of at least 9 stories.

In the downtown core, having an FSI of 3 will definitely not motivate any property owner to do any development in the area. This too should be increased. Our recommendation would be an FSI of at least 5.

We hope the Mayor and members of Council take these comments into consideration, since we all have the same objective for the City of Richmond Hill.

Per: 

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