

From: Amir Keshev

Sent: Monday, June 19, 2023 5:04 PM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: Comments - OPA 18.6 Village Local Centre (City File MOPA-23-0001)

Dear Sir/Madam

On behalf of 10318 Yonge Street Holdings Inc. (owners of 10312- 10318 Yonge St.) and SK Properties & Development Inc. (owners of 10330 Yonge St.)

Please find attached 2 letters of comments regarding the proposed OPA

Regards

Amir Keshev

10318 Yonge Street Holdings INC.

24 Shalimar Boulevard Unit B-1, Toronto, ON M6C 2J9

Telephone: 416-224-8239 Email: skproperties@rogers.com

June 19, 2023

**Mayor Dave West,
Members of Council
City Of Richmond Hill**

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

We are the owners of 10312-10318 Yonge St., We feel an OPA is required however the proposed OPA is not sufficiently addressing the challenges of the future growth of the city of Richmond Hill, the Province's vision of new housing, and the demand for housing along major streets, public transportation and community services.

We kindly ask that the following comments/proposal will be considered and addressed ;

1. The proposed OP updates suggest an increase to 15 stories for properties immediately north of Wright St, that were previously 9 stories. However, the current OP **already** allows 15 stories to properties north of Bedford Park Ave. (i.e. 10312-10318 Yonge St. can build 15 Stories under the current OP), Given that the proposed OPA updates are suggesting an increase in height for properties south of it, we believe it is appropriate to increase the allowable height to 22-25 stories from 15 stories, while updating the OP to the current and future growth and demand.
2. While the OP amendments suggest an increase in height to 15 stories, it only allows a 3.5 FSI, which essentially makes it almost impossible to achieve 15 stories. We feel that any increase in height should be linked with an increase in density and that north of Wright St. the OPA should allow 7-7.5 FSI.
3. While an FSI of 3 and 9 stories is suggested for the 'Village Local Centre' south of Wright St., it had already been proposed that 15 Stories, immediately north of Wright St is a more appropriate height, reinforcing this different characterization. However, as previously noted, the FSI increase of 0.5 from 3 (South Of Wright) to 3.5 does not reflect the difference. We feel that the density in our entire block (north of Wright) should be much greater than allowed for the 'Village Local Centre', and not subject to the other requirements associated with the 'Village Local Centre'.
4. We further feel that to support the commercial future business along Yonge St a much higher density than the proposed 3/3.5 FSI is required.

Thank you for your Consideration.

Amir Keshev

SK PROPERTIES & DEVELOPMENT INC.

24 Shalimar Boulevard Unit B-1, Toronto, ON M6C 2J9

Telephone: 416-224-8239 Email:

skproperties@rogers.com

June 19, 2023

Mayor Dave West,
Members of Council
City Of Richmond Hill

Re: Comments to Section 18.6 of the OPA Village Local Centre

We are the owners of 10330 Yonge St. for over 20 years, during to past 2 decades we have seen little to no improvements and/or major developments in our, block north of Wright St., area in our opinion from lack of feasibility to the landowner to develop their properties under the current Official Plan and zoning restriction. We feel the proposed OPA is doing very little to improve the current OP in the block north of Wright St. and is not sufficient to absorb the future growth of Canada, the province of Ontario and the city of Richmond hill.

Our comments are as follow:

1. The proposed OP updates suggest an increase to 15 stories for properties immediately north of Wright St, that were previously 9 stories. However, the current OP **already** allows 15 stories on our property, 10330 Yonge St, which is north of line stretched west from Bedford Park Ave. Given that the proposed OPA updates are suggesting an increase in height for properties south of it, we believe it is appropriate to increase our allowable height to 20 stories from 15 stories, while updating the OP to current environment.
2. While the OP amendments suggest an increase in height to 15 stories, it only allows a 3.5 Floor Space Index (FSI), which essentially makes it almost impossible to achieve 15 stories, given other zoning parameters. We would ask that any increase in height be linked with an increase in density. We were hoping the OP updates will allow 7-7.5 FSI.
3. Our property at 10330 Yonge Street, as well as the whole block north of Wright, doesn't have any characterization, as described for the 'Village Local Centre'. We therefore feel our block should not be tied with the same restrictions suggested for the 'Village Local Centre'. Furthermore, while an FSI of 3 and 9 stories is suggested for the 'Village Local Centre' south of Wright, it had already been proposed that 15 Stories, immediately north of Wright St is a more appropriate height, reinforcing this different characterization. However, as previously noted, the FSI increase of 0.5 from 3 (South Of Wright) to 3.5 does not reflect the difference. We feel that the density in our entire block (north of

Wright) should be much greater than allowed for the 'Village Local Centre', and not subject to the other requirements associated with the 'Village Local Centre'.

4. The OP update suggests a new road connecting Benson Ave and Wright St, as well as Bedford Park. This road is proposed to run along the rear of our property, directly over our existing underground residential parking garage. We would like to understand the intentions, by the City, in the alignment of this road, and the expectations they have to address our existing property servicing, operations and requirements. We are also interested in understanding the City's vision for the intention of this road, as it appears to only accommodate properties to its western side, with no clear benefits to our properties on the eastern side.
5. To increase efficiency and encourage development it would be beneficial that the current zoning for that area would be updated to reflect the proposed changes in the OPA.

Thank you for your Consideration.

Robert Scheinberg