

From: saeed s

Sent: Monday, June 19, 2023 9:33 PM

To: Clerks Richmondhill clerks@richmondhill.ca

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

Dear Mayor and members of Richmond Hill Council

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

with respect , As an active residents of Richmond Hill I am very much interested in the future growth of the City . Unfortunately due to lack of vision and leadership in the past decade , city has been suffering from leadership to address the needs of a modern city in the Yonge corridor . The increase of the population , lack character of our city . The down town core looks like undeveloped cities in undeveloped countries . Time has passed for draft but to action to modified downtown core based of modern plan, buildings , side walks and parking lots and green space not only to represent a modern Richmond Hill with a past heritage but to attract Residence , tourists in order to boost economy for the business which help to grow the city . However , I do not find a lot of difference from the status quo. The current Official Plan which was dated back to 2010

in last election just some buildings are demolished and the land ready to be built based of a vision coordination and compromise by city and landlords and residents .

I urge City council to cooperate with landowners of down town core in a specific frame work and time to find a solution to solve the differences o ideas and over come the barriers.

The collective ideas of the people /share holders in the development of centre part of city has to be addressed

If there was a vision in 2000 due to the low cost of a magnificent , unique down town core plan at that time , the new generation could see the fruit of the leadership .

So , pls take it serious and take a right leadership and vision that everybody will be benefited from it and would remember the value of leadership. If You fail, the history will not be easy on those who does not acted in people and city interests.

I support the idea of the group ideas.

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 to 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.

Yours Truly

Saeed Soltanpour

Email: