

June 19, 2023

MGP File: 22-3207 &
22-3208

Members of Council
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

via email: OPUpdate@richmondhill.ca / clerks@richmondhill.ca

Dear Mayor and Members of Council:

**RE: Richmond Hill Official Plan Review, Newkirk Local Centre OPA 18.7
Comments on behalf of 150 Colborne Avenue Residences Limited and Rounded
Peak Investments Inc.**

Malone Given Parsons Ltd. (“MGP”) are the land use planners for the owners of the lands municipally known 150 Colborne Avenue and 9960 Bayview Avenue located on the south side of Major Mackenzie Drive, west of Bayview Avenue in the City of Richmond Hill (collectively, the “Subject Properties”).

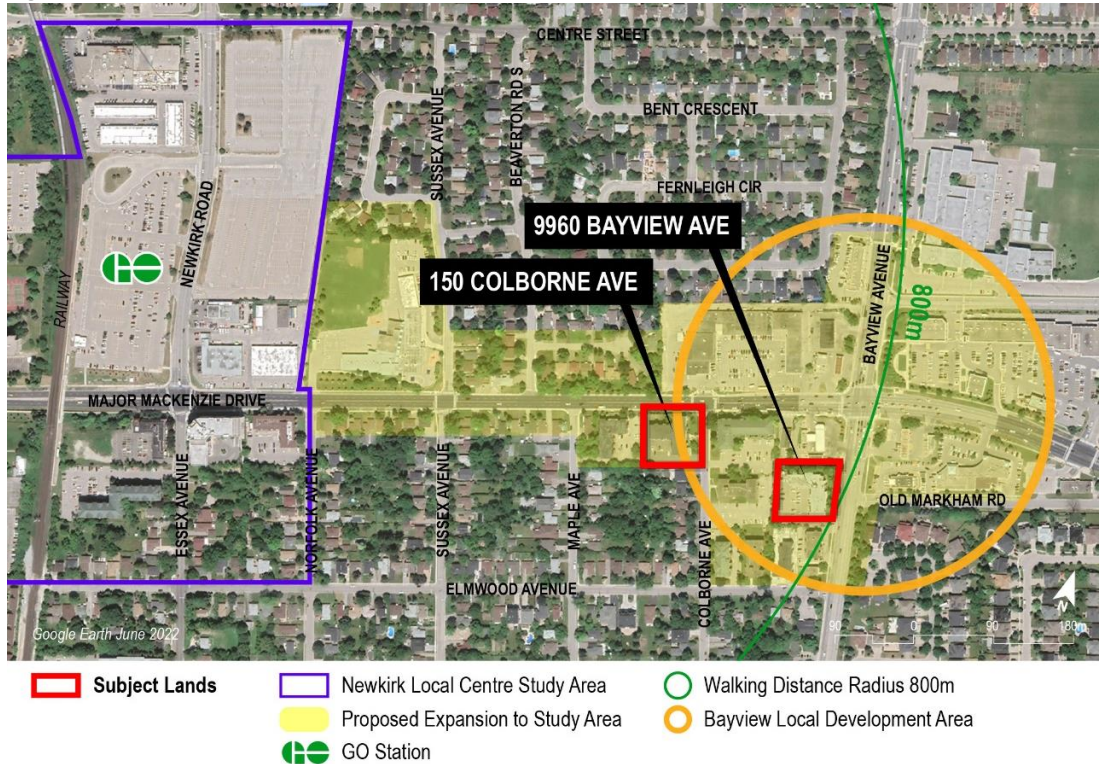
These two separate properties are located just outside the boundaries of the newly designated Newkirk Local Centre growth area and the boundaries of draft OPA 18.7, as shown in Figure 1 below. On behalf of the owners of the Subject Lands (150 Colborne Avenue Residences Limited and Rounded Peak Investments Inc.), we have reviewed Staff Report SRPI.23.068 and draft OPA 18.7 being considered by Council on June 20, 2023 and continue to have concerns with the direction being taken to plan the Newkirk Local Centre.

In January 2023, we provided the following comments to the City (see Appendix 1) as part of the OP Review process:

- We support the City’s direction to promote the area around the intersection of Major Mackenzie Drive and Newkirk Road from a Local Development Area to Local Centre in the City’s new official plan.
- We believe that there is an opportunity to re-examine the lands immediately adjacent to the Newkirk Local Centre along Major Mackenzie Drive for all the same reasons that it made sense to elevate the Newkirk area up the intensification hierarchy.
- This narrow delineation for the Newkirk Local Centre excludes many properties with redevelopment potential within walking distance to the GO Station, such as the Subject Properties.
- The City’s urban structure demonstrates a clear intent to locate density along Major Mackenzie and have it function as a secondary intensification corridor as it is the only road within the OP with a “corridor” designation other than Yonge Street and Hwy 7.

- The Bayview Local Development Area (“LDA”), which includes the Subject Properties is one of a series of four (4) growth areas along a 3km stretch of Major Mackenzie (with the others being: Newkirk Local Centre, Village Local Centre and Mackenzie Health LDA). It can be interpreted that the Newkirk Local Centre operates as a primary node in this area with the Bayview LDA operating as a sub-node.

Figure 1: Aerial Map, Newkirk Local Centre and Subject Lands



Source: Google Earth (2022), MGP (2023)

We continue to request that the Subject Properties be included in the Newkirk Local Centre study area, or that similar height and density permissions be considered for the Bayview LDA and Major Mackenzie corridor as these areas share many of the same characteristics as Newkirk. This will allow the City to comprehensively plan these growth areas and properly assess how greater heights and densities at the newly designated Local Centre will influence the surrounding Major Mackenzie Local Mixed Use Corridor and Bayview LDA.

Should you have any questions, please do not hesitate to contact me at 905.513.0170.

Yours very truly,

Malone Given Parsons Ltd.

Lincoln Lo, MCIP, RPP
Principal



Lincoln Lo
905 513 0170 x107
llo@mgp.ca

January 18, 2023

MGP File: 22-3207 &
22-3208

Members of Council
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B 3P4

via email: OPUpdate@richmondhill.ca

Dear Mayor and Members of Council:

**RE: Richmond Hill Official Plan Review, Newkirk Local Centre
Comments on behalf of 150 Colborne Avenue Residences Limited and Rounded
Peak Investments Inc.**

Malone Given Parsons Ltd. (“MGP”) are the land use planners for the owners of the lands municipally known 150 Colborne Avenue and 9960 Bayview Avenue located on the south side of Major Mackenzie Drive, west of Bayview Avenue in the City of Richmond Hill (collectively, the “Subject Properties”).

These two separate properties are located just outside the newly designated Newkirk Local Centre growth area, as shown in Figure 1 below. We have been monitoring the City’s virtual workshops on the Newkirk Local Centre on behalf of the owners of the Subject Lands (150 Colborne Avenue Residences Limited and Rounded Peak Investments Inc.) and welcome the opportunity to provide input to the planning and development of this area as it relates to the Subject Properties.

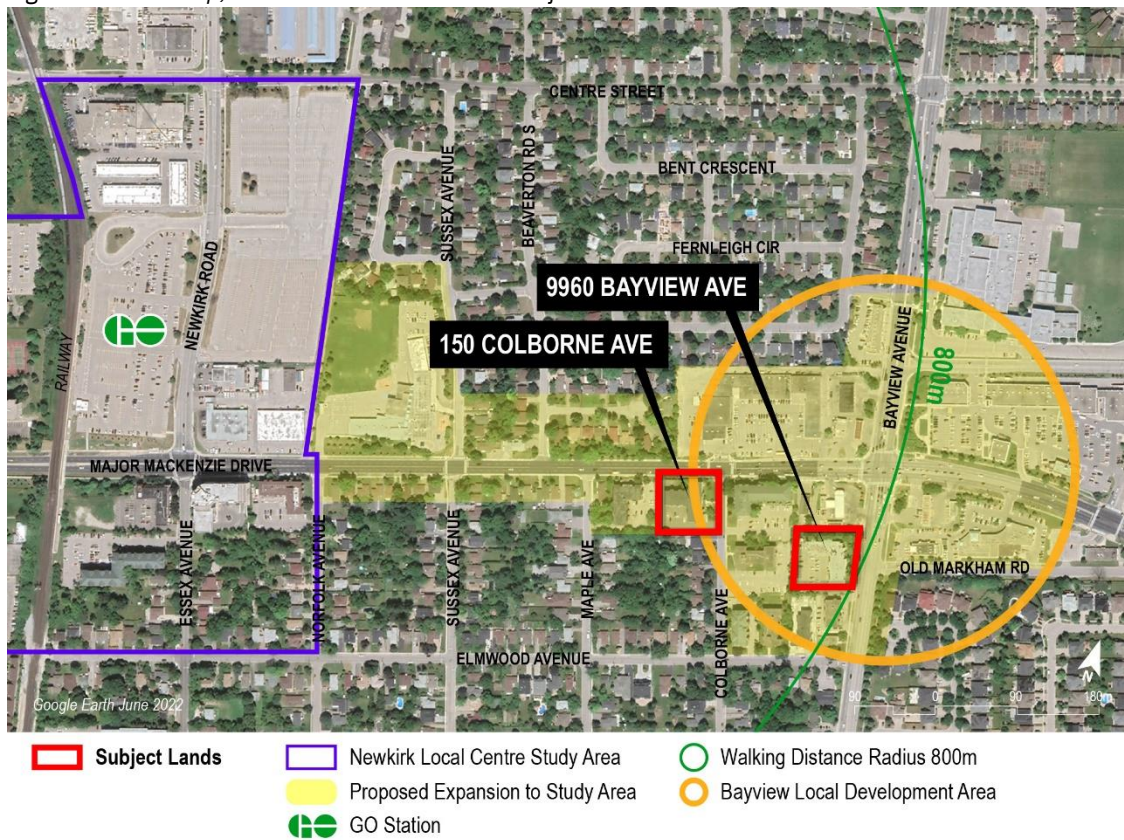
We support the City’s direction to promote the area around the intersection of Major Mackenzie Drive and Newkirk Road from a Local Development Area to Local Centre in the City’s new official plan, through Official Plan Amendment No. 18.3. The elevation of this area within the City’s intensification hierarchy takes better advantage of its immediate access to the Richmond Hill GO Station and is better aligned with provincial, regional, and local planning policies surrounding optimizing development around transit infrastructure.

Similarly, we believe that there is an opportunity during the City’s Official Plan Review to re-examine the lands immediately adjacent to the Newkirk Local Centre along Major Mackenzie Drive for all the same reasons that it made sense to elevate the Newkirk area up the intensification hierarchy. Currently, the delineation of the Newkirk Local Centre extends to ~300 metres away from the Richmond Hill GO Station. This is substantially less than the provincial definition of a Major Transit Station Area (“MTSA”) at 500 to 800 metres and less than the Region’s delineation of the Richmond Hill GO Station MTSA within the Region’s 2022 Official Plan (“YROP”).

This narrow delineation for the Newkirk Local Centre therefore excludes many properties with redevelopment potential within walking distance to the GO Station, such as the Subject Lands, and does not holistically plan for the achievement of the density targets and a transit-supportive community within the Richmond Hill GO Station MTSA, in accordance with the intensification policies of Section 4.4 of the YROP.

The Subject Properties are designated Local Mixed-Use Corridor and Local Development Area in the City’s current Official Plan (“RHOP”). Both properties are within walking distance (approximately 800 metres or less) to the Richmond Hill GO station and have direct access to Major Mackenzie Drive, which is a regionally designated Rapid Transit Corridor.

Figure 1: Aerial Map, Newkirk Local Centre and Subject Lands



Source: Google Earth (2022), MGP (2023)

In our review of the City’s urban structure within the Official Plan, there is a clear intent to locate density along Major Mackenzie Drive and have it function as a secondary intensification corridor as it is the only road within the RHOP with a “corridor” designation other than Yonge Street and Highway 7. Additionally, the Bayview Local Development Area (“LDA”), which includes 9960 Bayview Avenue, is one of a series of four (4) growth areas along a 3km stretch of Major Mackenzie Drive (with the other growth areas being: Newkirk Local Centre, Village Local Centre and Mackenzie Health LDA). Under this context, one can envision that the Newkirk Local Centre is operating as a primary node on Major Mackenzie Drive with the Bayview LDA operating as a sub-node.

With the newly promoted Newkirk Local Centre under review for greater height and density considerations, it is our request that the Newkirk Local Centre study area be expanded to include those lands identified above in Figure 1 (including the Subject Properties), or at a minimum, that a similar study be prepared concurrently that shares many of the same characteristics of Newkirk. This will allow the City to comprehensively plan these growth areas and properly assess how greater heights and densities at the newly designated Local Centre will influence the surrounding Major Mackenzie Local Mixed Use Corridor and Bayview LDA. We believe there is an opportunity to plan these areas as a true sub-node to the Local Centre and prescribe heights and densities beyond those permitted as-of-right to take better advantage of the transit investment in the area.

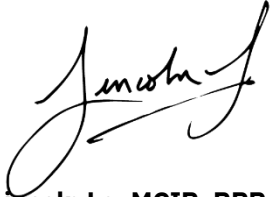
Conclusion

We thank you for the opportunity to provide comments and look forward to continuing to work with staff as the Official Plan Review process continues.

Should you have any questions, please do not hesitate to contact me at 905.513.0170.

Yours very truly,

Malone Given Parsons Ltd.

A handwritten signature in black ink, appearing to read "Lincoln Lo", written in a cursive style.

Lincoln Lo, MCIP, RPP
Principal

cc *Clients*