



August 23, 2023

Katherine Faria, MCIP, RPP  
Senior Planner – Site Plans  
Development Planning Division  
Planning and Infrastructure Department  
City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, ON L4B 3P4

Dear Katherine Faria,

**Re: Proposed Official Plan Amendment – Full Second Submission  
Taheri Developments Inc.  
9218 Yonge Street  
City File Nos.: D01-21010 and D02-21020  
York Region File Nos.: LOPA.21.R.0077 and ZBA.21.R.0146  
OLT File Nos.: OLT-22-003667 and OLT-22-003668**

This is in response to your second circulation and request for comments for the above-captioned Official Plan Amendment (OPA) application and Zoning By-law Amendment application.

We have now provided our February 24, 2022 comment letter on the first submission and a June 15, 2023 comment letter on the partial second submission. Through this full second submission, the applicant has provided a response matrix and updated plans and studies.

Regional Planning staff do not have new comments to provide. Our original February 24, 2022 planning comments continue to apply.

Transportation Planning staff have reviewed the updated Transportation Report, prepared by LEA Consulting Ltd, dated April 2023. Transportation Planning has no objections to the local Official Planning Amendment related to land use.

It should be noted that comments from the second submission have not been addressed. Outstanding issues can be addressed as part of subsequent development application stages. The applicant and consultant are advised that an updated response matrix is required in future submissions and that it should outline the page number and figure of how each comment has been addressed. The following comments are for subsequent development applications.

1. Fig 3-2, the east leg of Yonge/Northern Heights shows a new lane configuration, however, this is not mentioned in the report. The response matrix shall provide clarification for this discrepancy.
2. Since the Carville Road widening is not currently in the Region's 10-year capital program, a sensitivity analysis without the widening shall be provided for the 2041 horizon year analysis.
3. The proposed site plan shall be updated to demonstrate that the applicant will modify the existing eastbound right-turn lane to extend the parallel storage component past the proposed driveway to Carrville Road. This will demonstrate that the proposed driveway access is located within the parallel portion of the right-turn lane.

Please contact Augustine Ko, Senior Planner, at 1-877-464-9675, ext. 71524 or at [augustine.ko@york.ca](mailto:augustine.ko@york.ca) should you have any questions or require further assistance.

Sincerely,



Karen Whitney, M.C.I.P., R.P.P  
Director of Development Services