

June 30, 2023

Sent by Email - megan.cobbold@richmondhill.ca

Megan Cobbold
Senior Planner
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

Dear Ms Cobbold

Re: Official Plan Amendment 18.6 – Village Local Centre

We are the property owners of 47 Church Street N, Richmond Hill (★)

Please accept this letter as our comments with respect to the proposed Official Plan Amendment.

We attended the public open house on June 7th, 2023, but were unable to attend the Council Meeting on June 20th, 2023.

We are writing to request and ensure that our property is included within the Village Local Centre Designation of the City of Richmond Hill's Official Plan Major Transit Station Area (MTSA) Designation to match the inclusion within the York Region Protected Major Transit Station Area designation.

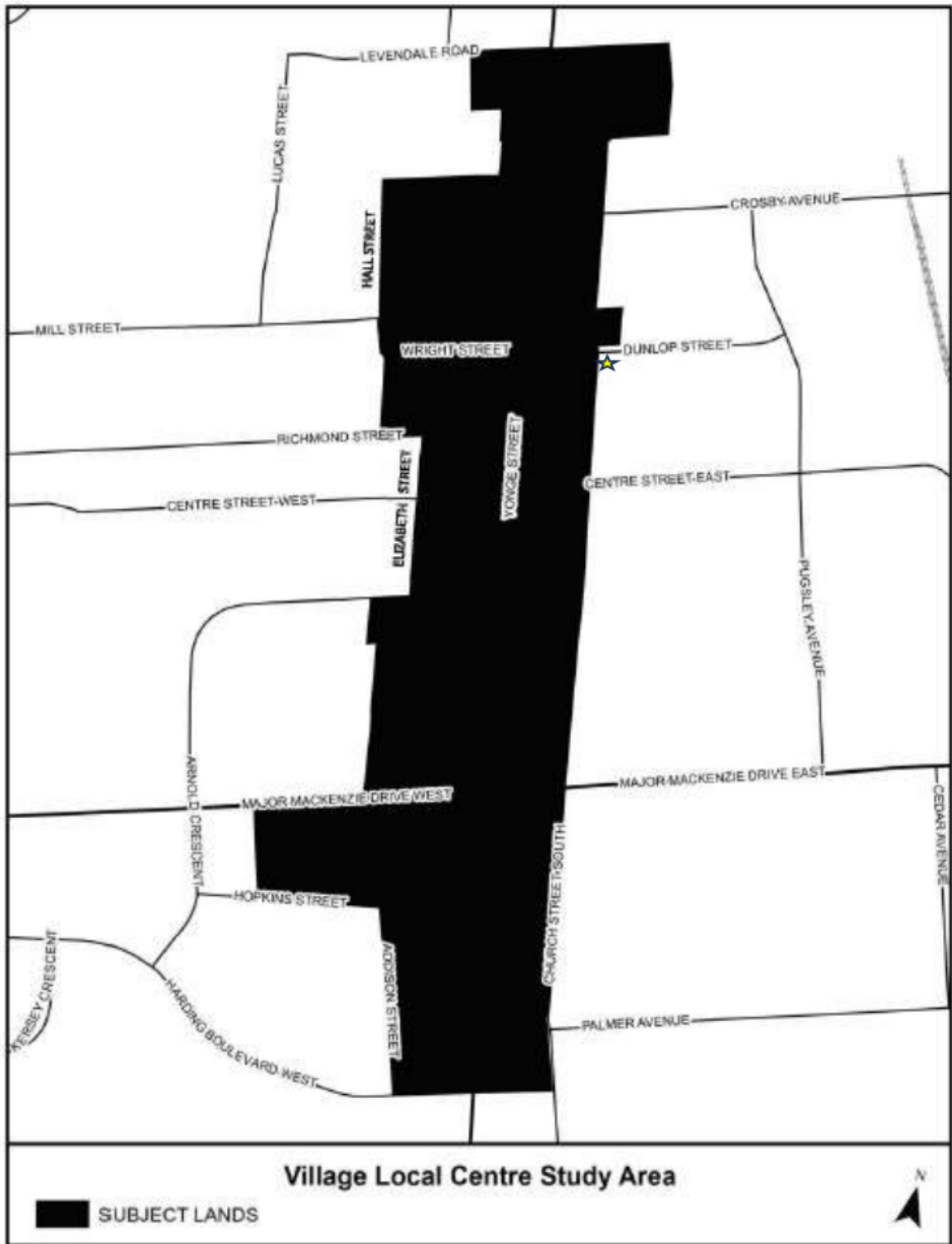
The direction report - City Plan 2041 Key Directions Report - from November 2021. Figure 2.3-16 Village Study area includes our property and matches the Region's boundary.

The Draft OPA includes a study area that does not match York Region's approved boundary or the study area from 2021.

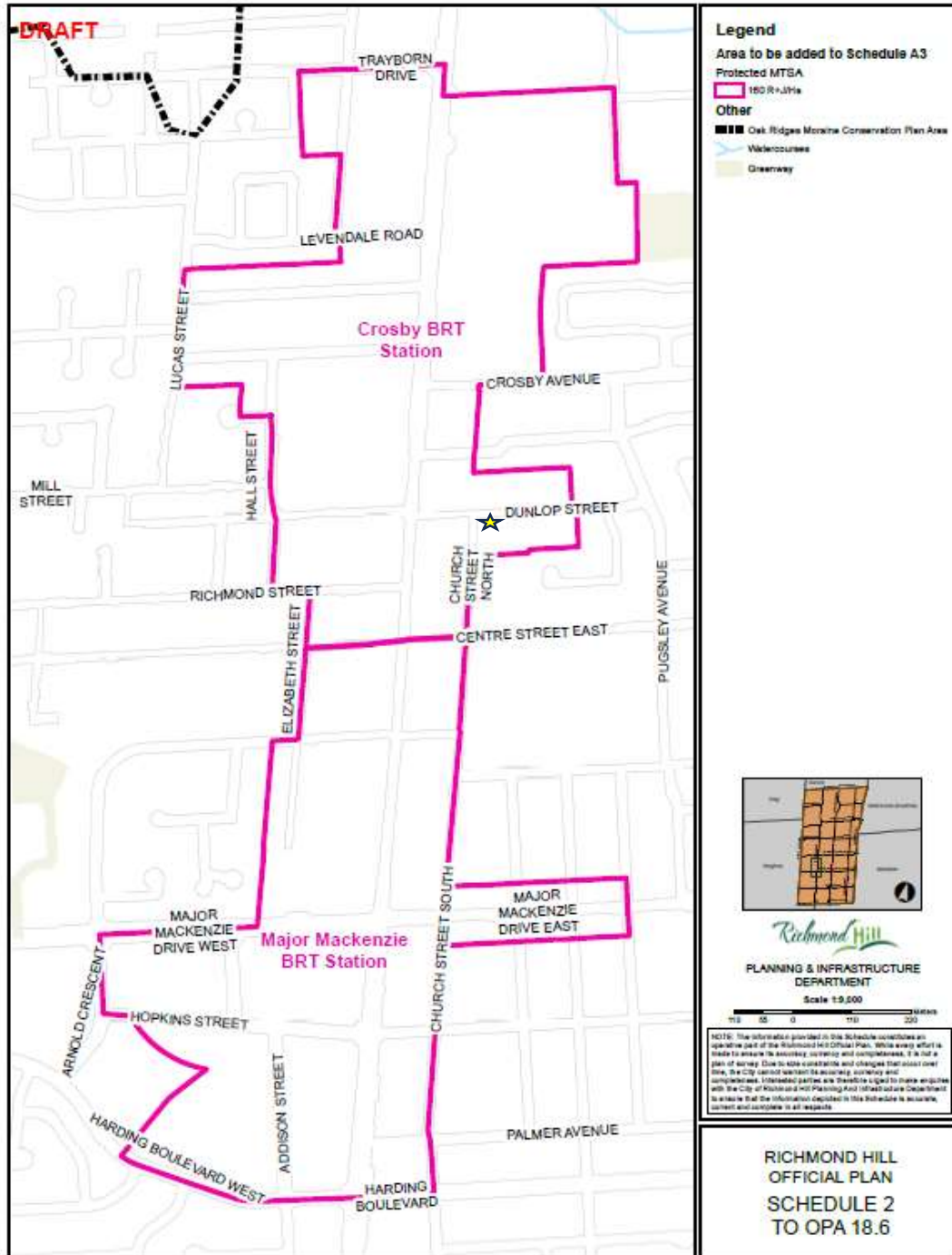
The OPA designates portions of PMTSA #45 and #48 as Village Local Centre and Regional Mixed Use Corridor. The remaining lands continue to be designated Employment Corridor and Neighbourhood. Additional policy direction regarding lands outside of the area designated Village Local Centre designation will be provided via a subsequent amendment to this Official Plan.

The OPA states - Lands adjacent to the Village Local Centre are anticipated to support taller buildings and greater density to support the implementation of Regional PMTSA density targets and overall revitalization of the Village area. Policy changes associated with these areas will be considered through a subsequent OPA as part of the OP Update process.

DRAFT OPA 18.6 – Village Local Centre



Proposed Schedule A3 appears to match the Region’s boundary – however this does not match the remaining schedules delineating the Village Local Centre. It is more appropriate to have the boundaries match from the beginning then to deal with the lands outside the boundary under separate Official Plan Amendments.



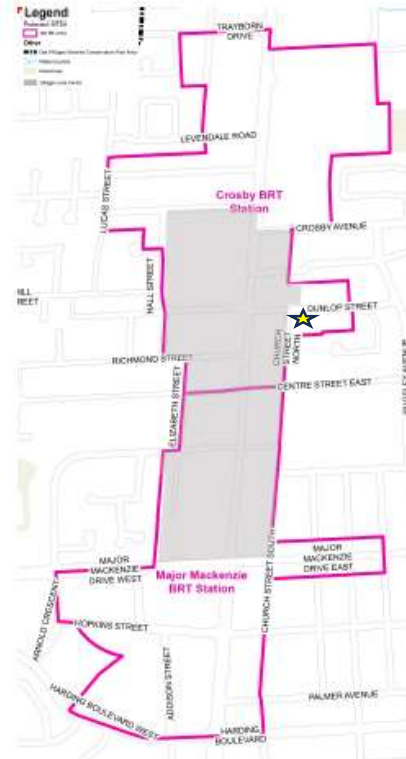
The presentation material submitted at the June 20, 2023 meeting provides reference to the following – the MTSA –

Protected Major Transit Station Area:

To satisfy Protected Major Transit Station Area requirements, OPA 18.6 proposes a minimum prescribed density of 160 residents and jobs per hectare, and provides permitted use and built form policies to achieve and exceed this minimum density target over the long term.

Overall, the Centre is estimated to accommodate up to 360 residents and jobs per hectare at full build-out.

Statistics:



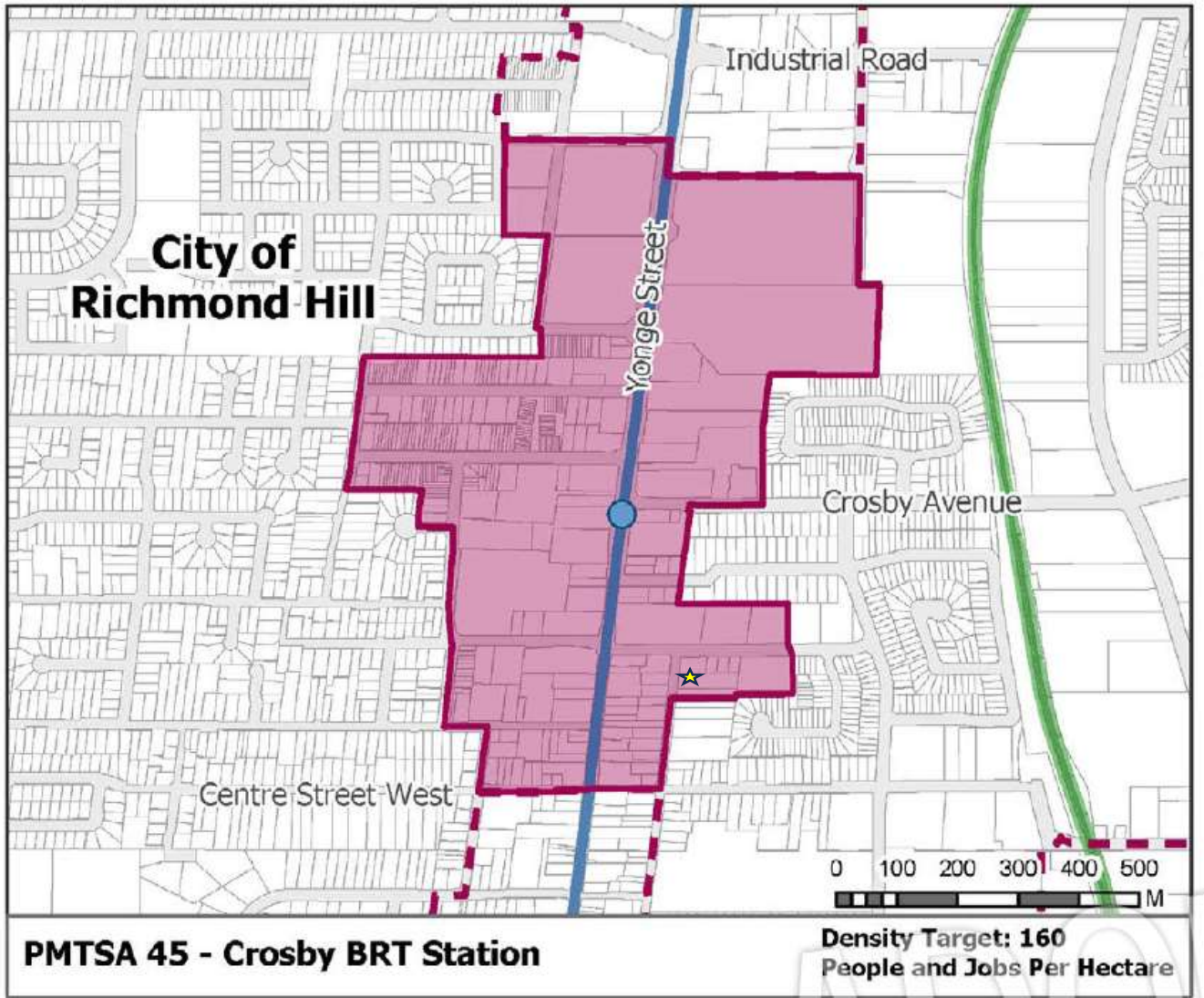
However, the boundary proposed does not include our lands –

Schedule E2 conceptually identifies parks as well as the street and active transportation network in the Village Local Centre. These public realm elements are proposed to support the Centre as a complete community.



The Region has included our property within their PMTSA designation which is shown on Map 45 of Appendix 2 of the York Region Official Plan adopted July 2022.

It is our understanding that the municipality's MTSA designation should match the Region's in order to properly implement their policies.



We would request that the schedules matching the Region's schedule be included within the City of Richmond Hill's Official Plan as a result of this amendment be amended to match the PMTSA approved by the Region to include all of the lands outlined. This would limit the requirement for a future Official Plan Amendment in the future.

We can be reached for further discussion or comment.

Please confirm receipt of this email.

We would appreciate being notified of any upcoming Open Houses or Public Meetings.

Sincerely,

Darryl and Teresa Davis
47 Church Street N
Richmond Hill Ontario
L4C 3E6



cc clerks@richmondhill.ca
scott.thompson@richmondhill.ca