



July 7, 2023

City of Richmond Hill
Planning and Regulatory Services Department
225 East Beaver Creek
Richmond Hill, Ontario
L4B 3P4

Attn: Megan Cobbold, Senior Planner

Dear Ms. Cobbold,

**RE: Draft Official Plan Amendment 18.6 Comments
52 and 56 Dunlop Street**

Evans Planning acts on behalf of Maria Shcolyar and Marina Shcolyar, the ‘Owners’ of the lands municipally known as 52 and 56 Dunlop Street and legally described as ‘PT LT 47 CON 1 Markham as in R450057; Richmond Hill’ and ‘PT LT 47 CON 1 Markham as in R567883; Town of Richmond Hill’ (the ‘subject properties’).

The City of Richmond Hill published draft Official Plan Amendment 18.6 (the ‘OPA’) relating to the *Village Local Centre*. The overall intent of the OPA is to address updates to Provincial and Regional policy, which generally direct increased densities and mix of uses to prescribed areas. One key instrument of this direction is through the *Protected Major Transit Station Areas (PMTSAs)* identified in the York Region Official Plan which sets a minimum density of 160 people and jobs per hectare for the Crosby BRT Station PMTSA, which both subject properties are within.

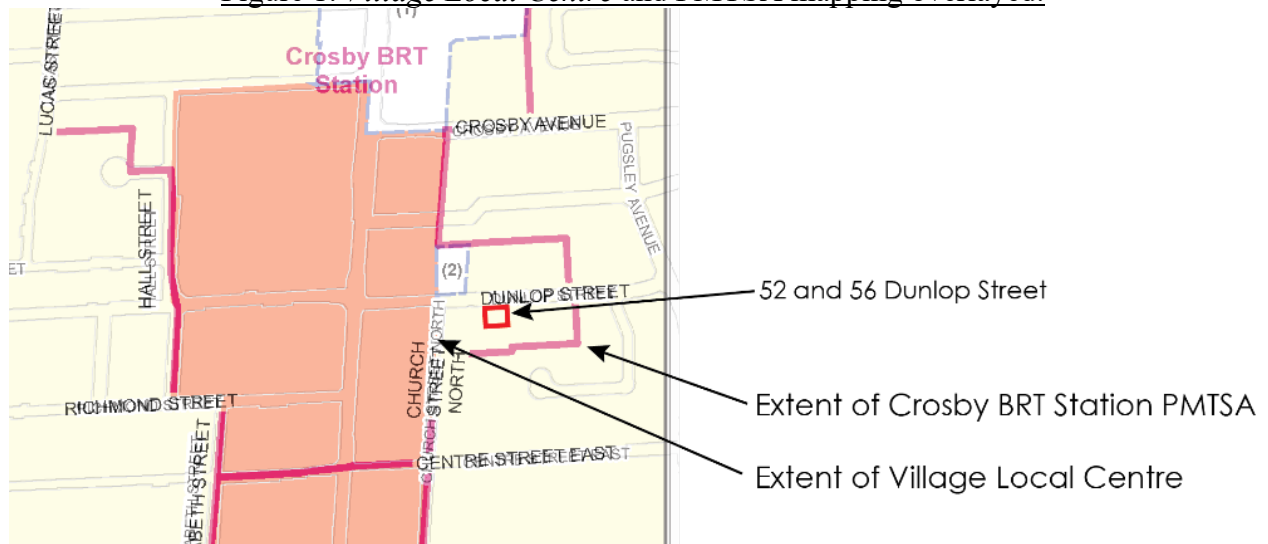
Notwithstanding the location of the subject properties within this PMTSA, they are not identified within the proposed boundaries of the *Village Local Centre* (previously the “*Downtown Local Centre*”) and are instead proposed to maintain their designation as *Neighbourhood*.

We have reviewed Amendment 18.6 to the Richmond Hill Official Plan concerning the *Village Local Centre* designation and offer the following comments.

Boundary of Proposed Village Local Centre

The subject property exists within the Crosby BRT Station PMTSA, however is excluded from the *Village Local Centre* as shown on Figure 1 below.

Figure 1: Village Local Centre and PMTSA mapping overlaid.



It is noted that the *Village Local Centre* boundary is otherwise consistent with the boundaries of the PMTSA, as is the stated intent of the OPA. Further, the subject properties are already adjacent to several higher-density developments, consisting of multiple apartment buildings ranging in height from 4 to 7-storeys [Figure 2], representing a different context than other streets in the area.

Figure 2: Existing developments in proximity to subject property.



Given this context, it is our opinion that the *Village Local Centre* boundaries should be revised to include the subject properties, to better conform to the boundaries of the Crosby BRT Station PMTSA



We request to be informed of any future activities or reporting on the Draft Official Plan Amendment. I trust that this information is suitable for your consideration purposes. Should you have any other questions regarding this matter, please do not hesitate to contact the undersigned.

Best regards,

Connor Wright

cc. Brian Defreitas, Acting Manager of Policy
Maria Shcolyar, Owner of 52 Dunlop Street
Marina Shcolyar, Owner of 56 Dunlop Street