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October 31, 2023

clerks@richmondhill.ca

City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario, L4B 3P4

To whom it may concern;

RE: FORMAL COMMENTS
SRPBS.23.028 - REQUEST FOR APPROVAL – OPA 18.6 VILLAGE LOCAL CENTRE
(City File No.: MOPA-23-0001)
SUBMISSION ON BEHALF OF LALU 26 BENSON HOLDINGS INC. AND SUNUP REALTY
INC.
10350 YONGE STREET, RICHMOND HILL
10366 YONGE STREET & 26 BENSON AVENUE, RICHMOND HILL

Please accept this joint submission from MHBC Planning Limited (“MHBC”) and Groundwell Urban Planners Inc. (“Groundwell”) as our formal comments on the staff report and City-initiated Official Plan Amendment 18.6 (“OPA 18.6”) on behalf of our clients Lalu 26 Benson Holding Inc. and SunuP Realty Inc. for 10366 Yonge Street & 26 Benson Avenue and 10350 Yonge Street, respectively.

Both landowners are exploring opportunities to collaborate on redevelopment opportunities in keeping with the intensification, housing and placemaking objectives contemplated in OPA 18.6. We have reviewed the recommendation report and are supportive of the City’s direction in principle, however, we feel that there is an opportunity to accommodate additional height and density to respond to the housing crisis while still achieving fit and compatibility. The proposal we are exploring includes the extension of Crosby Avenue through the redevelopment proposal, in line with City objectives. It is our hope to meet with City staff within the next couple of weeks to present our vision to meet this objective.

We would ask that City staff defer the final decision on OPA 18.6 until such time as we have had the opportunity to share this opportunity, which would have implications on height and density as currently drafted.

We look forward to your response on this matter and the opportunity to meet with City staff.

Yours truly,

MHBC

Eldon C. Theodore, MCIP, RPP
Partner

*cc. Lalu 26 Benson Holding Inc.
 SunuP Realty Inc.*

Groundswell

Heath Purtell-Sharp, MCIP RPP
Senior Planner, Partner