

**From: Downtown Richmondhill Property Owners Group**

**To: Mayor Dave West, and members of the Council of the City of Richmond Hill:**

**Re:** Item # 15.4.5, SRPBS.23.028 - Request for Approval - OPA 18.6 Village Local Centre (City File MOPA-23-0001) - (CW Item 11.5) - (Proposed By-law 106-23) for council meeting at Nov. 8, 2023

We are a collective of longstanding residents, business owners, and property proprietors deeply engaged in the subject area of OPA 18.6 of Richmond Hill. Attached, you will find a comprehensive list and map detailing over 60 affiliated private properties spanning from Yonge/Major Mackenzie Dr. to Yonge/Lavendale Rd. Regarding to proposed OPA 18.6, it is declared that:

- 1- Property owners are prepared to establish a collaborative partnership with the City of Richmond Hill aimed at investing in the development of properties within the village core, with the ultimate goal of revitalizing an area that has languished in neglect over several decades.
- 2- A significant portion of property owners located within downtown Richmond Hill also engage in property development activities in municipalities other than Richmond Hill. Their preference for other areas stems from a perceived higher level of collaboration with development applications in those jurisdictions compared to Richmond Hill.
- 3- Over the past 15 years, the City of Richmond Hill has enacted the Official Plan (OP) in 2010 and the Secondary Plan in 2018 without due regard for the concerns of property owners. The ramifications of these actions have manifested in the form of a dire state of affairs within downtown Richmond Hill. Have there been discussions with city officials responsible for promoting these policies, which have evidently resulted in failure? Accountability for these missteps should be earnestly considered. If the City of Richmond Hill repeats these errors in the upcoming Official Plan in 2023, the foreseeable outcome shall mirror the failures of the Official Plan in 2010 and the Secondary Plan in 2018.
- 4- It is our considered view that the proposed OPA 18.6, in its current form, unequivocally discourages any feasible development within the properties situated in the downtown core. Our group members expressed significant concerns to council members in 2023; however, these concerns have not been addressed in the proposed revision of OPA

18.6. Should OPA 18.6 be ratified without modification, it would effectively preclude any future development efforts by private property owners. We believe that the outcome would mirror the results achieved following the approval of the 2018 Secondary Plan for the affected area core, which regrettably yielded no tangible progress. This will set a precedent for inefficient allocation of taxpayers' funds, which primarily derive from property owners, and are a fundamental source of revenue for the city of Richmond Hill.

**5-** The central concerns of our group can be summarized as follows:

- a. The request for an increase in density from the proposed 3 and under to a density of 4-5 in the initially proposed areas.
- b. The request for an increase in density from the proposed 3.5, to a density of 5-6 in the initially proposed areas.
- c. A desire to expand the total number of stories from the proposed 9 stories to a range of 12-15 stories and from the suggested 15 stories to 20 stories in the proposed area respectively.
- d. A request for enhancement of the angular plane restrictions (especially in those areas restricted by 30° angular plane to adjacent Church St. area) to not unduly curtail the development of the total number of stories mentioned in item c.

Our group members reserve their full rights to explore this matter through additional governmental agencies, legal procedures, and due process.

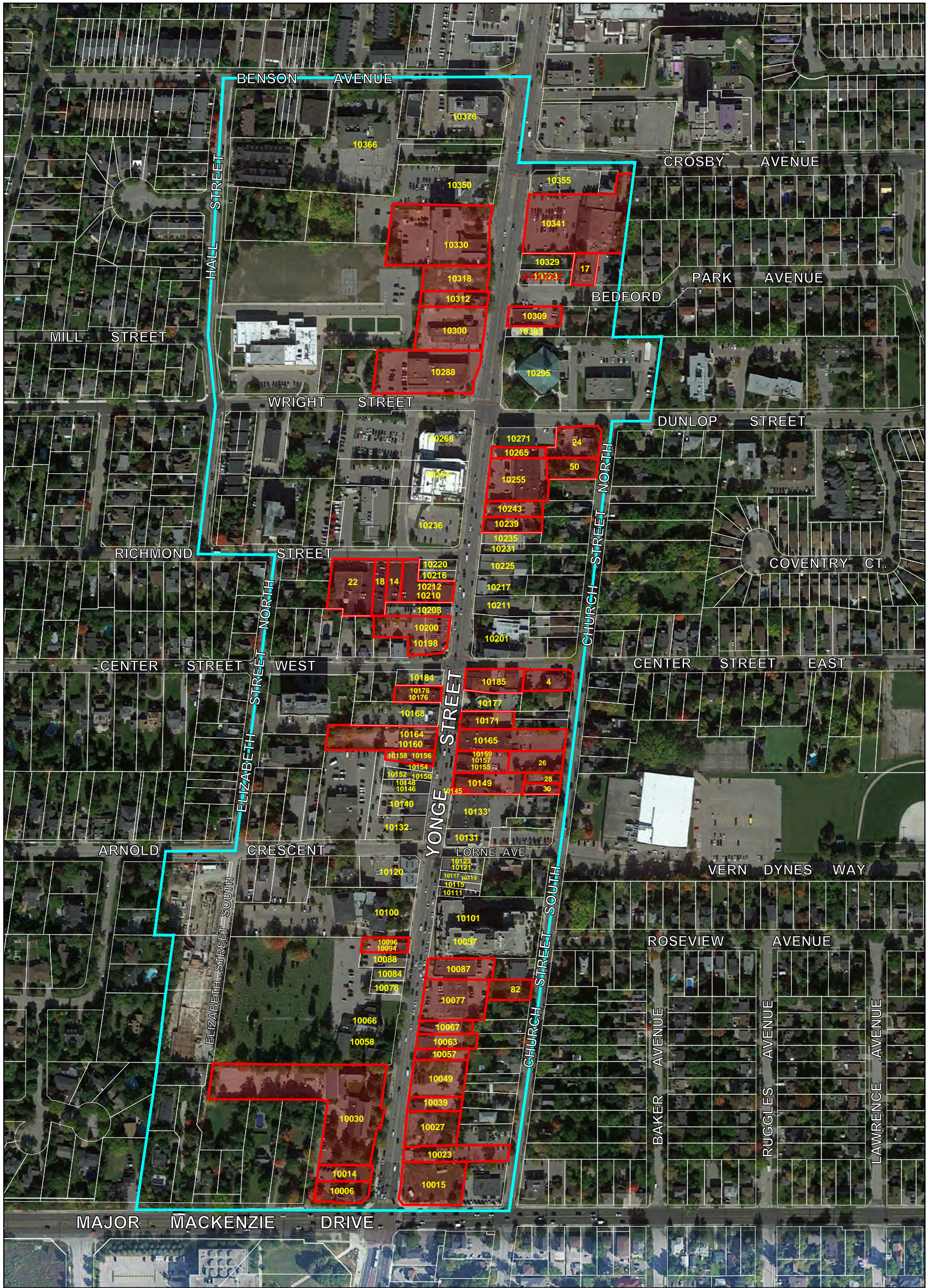
**Best Regards**

**Mahdi Moradi**

*10027 Yonge St., Richmondhill,*

*Downtown Richmondhill Property Owners Group*





**LEGEND**

-  Village Local Centre Boundary
-  Current Participating Properties

**Landowners Group:**

Properties Represented: 35  
 Yonge Street Frontage: +/- 920 metres (3,018 feet)  
 Aggregate Land Area of Participating Members (Yonge Street Only): +/-6 hectares  
 Potential population (minimum of 160 People and Jobs per Hectare): 954 people and jobs



**CONTEXT MAP**

RICHMOND HILL VILLAGE  
 CITY OF RICHMOND HILL  
 REGIONAL MUNICIPALITY OF YORK

Scale:



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