



November 7, 2023

Sandra DeMaria, MCIP, RPP
Manager of Development
Development Planning Division,
Planning and Building Services
City of Richmond Hill

Subject: OPA 18.7 (Newkirk Local Centre)

We represent the owners of a consolidation of land within proximity to the Newkirk GO Station. The subject properties are located at 539-563 Major MacKenzie Drive East, 148-158 Maple Avenue. We have reviewed the Newkirk Local Centre Secondary Plan and note the following:

- York Region has delineated an area of applicability surrounding the Newkirk GO Station. This PMTSA (#50) includes the area surrounding the GO Station as well as properties fronting onto Major MacKenzie Drive East. This area is intended to achieve a minimum of 150 person/jobs per hectare.
- Schedule 2 to OPA 18.7 shows a corresponding boundary that matches the York Region boundary and also provides for a minimum of 150 job/person per hectare.
- However, Schedule 1 to the City of Richmond Hill OPA 18.7 shows a smaller area as being subject to redesignation to a Local Centre.

We request that Council and staff reconsider the boundary discrepancy between the Local and Regional Official Plans. At a minimum, the Local Centre Designation should match the York Region boundary. The boundary shown by Schedule 2 includes my client's land holdings based on the standard 800m (actually closer to 600m) radius, as prescribed by York Region.

From a planning perspective, in keeping with PMTSA No. 50, we believe it is important for properties within the MTSA boundary that front onto an arterial road to be included in Richmond Hill OPA18.7. These properties front onto an important Regional Corridor and are significant contributors to the overall redevelopment of the Local Centre. As noted above, my client's land is within 600m of the GO Station. These lands, and other similar exclusions provide an opportunity to generate appropriate development density near major transportation infrastructure.

Please contact the undersigned if you have any questions.

Regards,

Chris Pereira, MCIP, RPP
Principal
MBPD Limited

Courtney Mark, BURPI
Planner & Urban Designer
MBPD Limited