

November 14, 2023

MGP File: 11-1968

Mayor and Members of Council
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill

via email: clerks@richmondhill.ca

Dear Mayor and Members of Council:

**RE: November 15, 2023, Committee of the Whole- Item 11.2- Request for Approval-
OPA 18.8 Oak Ridges Local Centre (City File MOPA-23-0003)
Yonge and Bloomington Ltd.
13723 Yonge Street, Richmond Hill**

Malone Given Parsons Ltd. (“MGP”) is the land use planner to Yonge and Bloomington Ltd., (“Yonge Bloomington”) the owner of the lands at the southeast corner of Yonge Street and Bloomington Road, known municipally as 13723 Yonge Street (“Subject Lands”). The Subject Lands are 2.64 hectares (6.5 acres) in size and have frontage on Yonge Street and Bloomington Road.

We have reviewed the Staff Report and Official Plan Amendment 18.8 for the Oak Ridges Local Centre (“OPA”). We previously provided a letter dated June 20, 2023 which outlined our comments and concerns with the Draft June OPA. These comments continue to apply and are reiterated below for Council’s consideration.

1. Expansion of the Oak Ridges Local Centre to include the entirety of the Subject Lands

The OPA continues to include only the Yonge Street portion of the Subject Lands in the Local Centre designation. Yonge & Bloomington continues to believe that the boundary of the Oak Ridges Local Centre should be expanded to include the entirety of the Subject Lands which are approximately 280 metres in depth.

We note that in the Local Centre Boundary section of the staff report, it speaks to keeping the focus of higher levels of intensification on Yonge Street, not along Bloomington Road, to see a mixed-use complete community develop over the long term to support the future Bus Rapid Transit route. While the property does have frontage on both Yonge Street and Bloomington Road by virtue of its location, the inclusion of the entirety of the Subject Lands in the Local Centre designation will continue to support transit as the Subject Lands are all within 280 metres walking distance to the VIVA bus rapid transit stop which is located immediately adjacent to the Subject Lands.

Furthermore, the City previously approved OPA No. 273 in July 2012 which applies to the entirety of the Subject Lands and permit a intensified commercial plaza. It is our opinion that the inclusion of the entirety of the Subject Lands within the Oak Ridges Local Centre is appropriate to carry forward the principal established in OPA 273 which permits the entirety of the Subject Lands to be intensified.

2. Building Height and Density

The OPA continues to establish a minimum building height of 2 storeys to a maximum of 6 storeys and a maximum density of 2.0 Floor Space Index for the Subject Lands. Given the Subject Lands location at an identified gateway intersection, it is our opinion that the lands should be differentiated from those in the surrounding area through a modest increase in building heights and density.

We continue to believe that the heights and densities should be increased to permit buildings up to 12 storeys and a density of 4.25 floor space index for the 2.5 acres at the corner of Yonge Street and Bloomington and 8 storeys and 2.75 floor space index for the balance of the Subject Lands.

Limiting the height to 6 storeys will not facilitate nor deliver much needed housing supported by the Province, particularly adjacent to higher order transit, being the VIVA Bus Rapid way on Yonge Street, together with the close proximity to the newly construction GO train station at Bloomington Road and Highway 404 and will seek to hinder the deserved gateway prominence of the intersection. The density targets in this strategic growth area should be more permissive and in line with the communities growing need for intensification of housing within the City.

3. Application of Angular Plane

The OPA continues to rely on angular plane as an appropriate measure to minimize impacts on adjacent residential communities. It should be noted that the City of Toronto has recently instituted policy changes to relax its application of the 45-degree angular plane. In lieu of the angular plane, Toronto is imploring building step backs to provide appropriate transition to neighbourhoods to avoid the resulting accordion building design adjacent to neighbourhoods. It is our position that the City should follow suit and move away from the application of angular plane to allow for the more efficient use of lands while providing appropriate transition to existing neighbourhoods.

4. Proposed New Collector Roads

Schedule F2 proposes a series of new “Planned Collector Street - alignment is to be confirmed” through the Subject Lands which run in a north south direction before turning east and running in an east-west direction along a portion of the south property line. To date, we have not been provided with any background information to support the need for a new collector road through the Subject Lands.

Furthermore, if a collector road is required, we request that the north-south portion of the road to Bloomington be shared equally among any adjoining landowners. It is not appropriate to put the east-west portion of the road on the Subject lands as there is an

existing right of way abutting the southern property line of the Subject lands, being utilized for services, which in our opinion, is the appropriate location for a future roadway.

We kindly request to be notified of Council's decision on the Oak Ridges Local Centre Secondary Plan. Should you have any questions, please do not hesitate to contact me.

Yours very truly,
Malone Given Parsons Ltd.

A handwritten signature in blue ink, appearing to read 'L. Capilongo', with a stylized flourish at the end.

Lauren Capilongo, MCIP, RPP

cc: Yonge and Bloomington Ltd.