

SK PROPERTIES & DEVELOPMENT INC.

24 Shalimar Boulevard Unit B-1, Toronto, ON M6C 2J9

Nov 6, 2023

Mayor Dave West,

Chair, Joe DiPaola, Regional and Local Councillor

Members of Council

City Of Richmond Hill

Re: Comments to Section 18.6 of the OPA Village Local Centre

We are the owners of 10330 Yonge St. for over 20 years, during to past 2 decades we have seen little to no improvements and/or major developments in our, block north of Wright St., area in our opinion from lack of feasibility to the landowner to develop their properties under the current Official Plan and zoning restriction. We feel the proposed OPA is doing very little to improve the current OP in the block north of Wright St. and is not sufficient to absorb the future growth of Canada, the province of Ontario and the city of Richmond hill.

Our comments are as follow:

1. The proposed OP updates suggest an increase to 15 stories for properties immediately north of Wright St, that were previously 9 stories. However, the current OP **already** allows 15 stories on our property, 10330 Yonge St, which is north of line stretched west from Bedford Park Ave. Given that the proposed OPA updates are suggesting an increase in height for properties south of it, we believe it is appropriate to increase our allowable height to 18 stories from 15 stories, while updating the OP to current environment.
2. While the OP amendments suggest an increase in height to 15 stories, it only allows a 3.5 Floor Space Index (FSI), which essentially makes it almost impossible to achieve 15 stories, given other zoning parameters. We would ask that any increase in height be linked with an increase in density. We were hoping the OP updates will allow 5.5 FSI.
3. Our property at 10330 Yonge Street, as well as the whole block north of Wright, doesn't have any characterization, as described for the 'Village Local Centre'. We therefore feel our block should not be tied with the same restrictions suggested for the 'Village Local Centre'. Furthermore, while an FSI of 3 and 9 stories is suggested for the 'Village Local Centre' south of Wright, it had already been proposed that 15 Stories, immediately north of Wright St is a more appropriate height, reinforcing this different characterization. However, as previously noted, the FSI increase of 0.5 from 3 (South Of Wright) to 3.5 does not reflect the difference. We feel that the density in our entire block (north of

Wright) should be much greater than allowed for the 'Village Local Centre', and not subject to the other requirements associated with the 'Village Local Centre'.

4. The OP update suggests a new road connecting Benson Ave and Wright St, as well as Bedford Park. This road is proposed to run along the rear of our property, directly over our existing underground residential parking garage. We would like to understand the intentions, by the City, in the alignment of this road, and the expectations they have to address our existing property servicing, operations and requirements. We are also interested in understanding the City's vision for the intention of this road, as it appears to only accommodate properties to its western side, with no clear benefits to our properties on the eastern side.
5. To increase efficiency and encourage development it would be beneficial that the current zoning for that area would be updated to reflect the proposed changes in the OPA.

Thank you for your Consideration.

Robert Scheinberg