

## **10318 Young Street Holdings INC.**

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

**November 6 2023**

**Mayor Dave West,  
Chair, Joe DiPaola, Regional and Local Councillor  
Members of Council  
City Of Richmond Hill**

**Re: Comments - OPA 18.6 Village Local Centre (City File MOPA-23-0001)**

We are the owners of 10312-10318 Yonge St., We feel an OPA is required however the proposed OPA is not sufficiently addressing the challenges of the future growth of the city of Richmond Hill, the Province's vision of new housing, and the demand for housing along major streets, public transportation and community services.

We kindly ask that the following comments/proposal will be considered and addressed ;

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 to properties north of Bedford Park Ave. (i.e. 10312-10318 Yonge St. can build 15 Stories under the current OP ), Given that the proposed OPA updates are suggesting an increase in height for properties south of it, we believe it is appropriate to increase the allowable height to 15-18 stories from 15 stories, while updating the OP to the current and future growth and demand.
2. While the OP amendments suggest an increase in height to 15 stories, it only allows a 3.5 FSI, which essentially makes it almost impossible to achieve 15 stories. We feel that any increase in height should be linked with an increase in density and that north of Wright St. the OPA should allow 5.5 FSI.
3. While an FSI of 3 and 9 stories is suggested for the 'Village Local Centre' south of Wright St., 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. We further feel that to support the commercial future business along Yonge St a much higher density than the proposed 3/3.5 FSI is required.

Thank you for your Consideration.

Amir Keshev