

November 8, 2023

City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, Ontario
L4B 3P4

Attn: Mayor David West and Council

RE: OPA 18.6
10006 and 10014 Yonge Street
Richmond Hill, ON
TBG Project No. 23015

The Biglieri Group Ltd (“TBG”) is the planning consultant for Montrok Group Inc., the owners of 10006 and 10014 Yonge Street, Richmond Hill (“Subject Site”), located at the northwest corner of Yonge Street and Major Mackenzie Drive. The Subject Site is located along a *Regional Corridor* (Yonge Street) and within a *Protected Major Transit Station Area* (PMTSA 48 – Major Mackenzie BRT Station) in the York Region Official Plan (2022).

We have reviewed Draft Official Plan Amendment 18.6 that will provide more detailed planning policy related to the Village Local Centre as part of the Official Plan Update process. OPA 18.6 designates the Subject Site as *Village Local Centre*. Permitted uses include High density residential, Office, Commercial, Retail and Community Uses. Further, permitted density for the Subject Site is between 1.5 and 3.0 FSI with a maximum building height of nine (9) storeys.

The owners intend on redeveloping the Subject Site for higher density land uses. Given the Subject Site’s location at the corner of Yonge Street and Major Mackenzie Drive, along a *Regional Corridor*, and within the Major Mackenzie BRT Station *Protected Major Transit Station Area*, it is our opinion that greater height and density should be permitted. The Subject Site is in very close proximity to the existing BRT Station at Yonge Street and Major Mackenzie Drive and is an appropriate location for greater height and density.

It is our understanding that OPA 18.6 limited heights in order to preserve significant views to church spires and other architectural features of the Village, this can be achieved through site design implementing the Yonge Street Angular Plan and other urban design considerations. Further, the owners are exploring various sustainable building design features into the future development. Being located at a gateway to the Village offers the opportunity to have a landmark building. This building should be permitted greater height than nine (9) storeys provided that it is of exceptional design quality, has enhanced public realm benefits or community amenities, ensures a comfortable pedestrian experience addressing thermal and wind conditions, does not significantly cast shadows on existing neighbouring properties and public space, and preserves view of the church spires.

We hope that Council can reconsider the height and density permissions outlined in OPA 18.6 and allow for an increase to these at the Subject Site, an important corner for the Village and City of Richmond Hill.

We trust that you will find all in order, however if you have any questions or require additional information, please contact us at your earliest convenience.

Respectfully,
THE BIGLIERI GROUP LTD.

Mark Jacobs, MCIP, RPP
Senior Planner

Cc: Babak Arefpour, Montrok Group Inc.