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BARRISTERS AND SOLICITORS

October 20, 2023

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**SENT VIA EMAIL**

**TO:** [Megan.cobbold@richmondhill.ca](mailto:Megan.cobbold@richmondhill.ca)

Megan Cobbold  
Senior Planner – Policy  
Planning and Infrastructure Department  
City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, Ontario L4B 3P4

**Re:** 11488 Yonge Street and 49 Gamble Road - City of Richmond Hill Official Plan Update Process

Ms. Cobbold,

I act on behalf of the owners of the above noted properties (Joey Falvo and 1214420 Ontario Limited) commonly referred to as Moderno Developments. Further to your email to Joey Falvo of July 4, 2023, we acknowledge that as part of the updating of the current Richmond Hill Official Plan, the next “batch of OPA’s” will include those dealing with the Regional Corridor and the MTSA’s. The subject properties that make up the Moderno Development lands at the southwest corner of Gamble Road and Yonge Street are located in both the Regional Corridor and 19<sup>th</sup>-GamblePMTSA #40.

As you know, the OLT, on June 28, 2022, approved Amendment 24 to the Richmond Hill Official Plan and the associated By-law 135-20, amending the City’s applicable Zoning By-laws for the site, to permit 3-4 storey stacked townhouses at a density of 129.3 units per hectare (52 units per acre) and a 10-storey apartment with an FSI of 4.99. The Yonge St./Gamble Road BRT station is now built and operating immediately adjacent to the subject property.

Since the time of the OLT approvals, it has become clear through the ongoing planning and approvals along the Yonge Street Corridor, including the policies associated with determining appropriate heights and densities within the Corridor and KDA’s (including the nearby Yonge-Bernard KDA policies regarding height being determined by applying angular plane application), that higher height and density would be appropriate for the subject lands/Moderno Developments. This is further supported by the Provincial

direction, through recently approved and recommended policies, that address efficient use of land and infrastructure in order to provide for housing intensification and transit supportive development.

We therefore wish to go on record, as input to the City's Official Plan Update process related to the Yonge Street Regional Corridor and 19<sup>th</sup>-Gamble PMTSA #40, that we support and recommend that higher heights and densities are appropriate and be considered for the subject properties (11488 Yonge Street and 49 Gamble Road)/Moderno Developments.

As you have suggested in your July 4, 2023 email, we are also forwarding this letter to City Clerk in order to be formally on the record with the City, notwithstanding the fact that there may be no OPA file yet set up to deal with the upcoming OPA's related to the Regional Corridor or MTSA's.

Please ensure that this letter is provided to the appropriate City staff associated with this part of the City of Richmond Hill Official Plan Update Process.

Thank you.

***PARENTE, BOREAN LLP***

Gerard C. Borean\*  
Executed pursuant to the Electronic Commerce Act\*

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