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By Email

TO: The Regional Municipality of York
Corporate Services Department
York Region Administrative Building
17250 Yonge Street,
Newmarket, Ontario,
L3Y 6Z1
Attn: Mr. Denis Kelly, Regional Clerk
Email: denis.kelly@york.ca

May 2, 2011

Re: York Council Meeting: May 4, 2011
The Town of Richmond Hill Official Plan Dated July, 2010
Submission Number D06.2010.R.01.014
1380 Stouffville Road, Richmond Hill, Ontario

Dear Mr. Kelly;

On behalf of the Islamic Society of York Region, the owners of the above captioned property, I am writing to reiterate my client's concerns in regards to the above proposed Town of Richmond Hill's Official Plan. As noted in my letter of August 2, 2010, the concerns relate primarily to Section 4.1.14 Private Secondary and Elementary Schools; and 4.9.1 Neighbourhoods.

For Section 4.1.14, it is the minimum access points and the maximum size of the use.

For Section 4.9.1, it is the restrictive built-form being imposed which, in our opinion, is not conducive in developing affordable and senior housing, as provided in Section 3.1.5.3 of the OP and as permitted on my client's lands in the West Gormley Secondary Plan [WGSP].

I note that in the Report of the Commissioner of Planning and Development Services, which is being brought forth to Regional Council on May 4, 2011, staff had made some comments on the matter. They are as follows:

"Considered local issue - Richmond Hill Planning staff advises that the West Gormley Secondary Plan has been carried forward into the new Official Plan and prevails over the primary plan policies."

However, upon the review of Section 7 (Interpretation) of the Primary Plan and the WGSP in Section 8 of the Primary Plan, there are some ambiguities which could lead to some confusion between the policies of the two Plans in the future. I cite Sections 7.1.9; 7.1.11; and 7.1.12, of the Town of Richmond Hill's Official Plan, as follows:

7.1.9: In the case of a discrepancy between the policies of this Plan and a related Schedule, the policies shall take precedence.

7.1.1: Where there is an apparent conflict between the policies relating to human health or natural heritage and other policies of this Plan, the policies that provide greater protection shall prevail.

7.1.12: In the case of a conflict between the Part I policies of this Plan and any Secondary Plan in Part II of this Plan, the policies of the Secondary Plan shall prevail, except where this Plan expressly provides otherwise.

The above policies outlined in Section 4 deal with 'built form' and lotting to which the WGSP is silent. If it is the intention of the Town's Planning Department that the policies of the WGSP will prevail over the policies of the Primary Plan, as noted above. This matter can be resolved to provide some wording in Section 8.6.4.c of WGSP for clarity purposes. It could be as follows:

8.6.4 Institutional Policies:

c. The lands located at the north-west intersection of Leslie Street and Stouffville Street are designated "Institutional" on Schedule "A" (Land Use Plan) to this Secondary Plan and are currently used as a place of worship with recreational and cultural facilities. ***'Notwithstanding the policies of the Primary Plan'***, additional uses such as day nurseries, private schools, seniors housing and other uses considered accessory to the Institutional use may be permitted without amendment to this Secondary Plan subject to the following requirements:

- i. A detailed and comprehensive concept plan showing all of the existing and proposed land uses together with related studies such as traffic, servicing, urban design are approved by Council prior to the adoption of the amending Zoning By-law;
- ii. A detailed streetscape plan is submitted for the Stouffville Street and Leslie Street frontages and approved by Council as part of the site plan;
- iii. The urban design for the development includes consideration of the Hamlet of

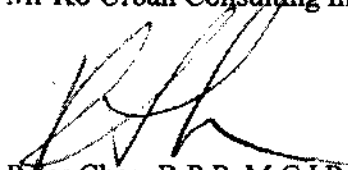
Gormley Heritage Conservation District located to the south of Stouffville Road;
and

- iv. The development is subject to site plan control including urban design prior to the approval of any additional uses or buildings on the lands.

In closing, I thank you for your consideration on this matter. In addition, I am requesting to be notify of the Region's decision on the above mentioned Official Plan, as provided in Section 17(35)(b) of the Planning Act, R.S.O. 1990, as amended [The Act].

Thank you.

Mi-Ko Urban Consulting Inc.



Peter Chee, R.P.P., M.C.I.P.
cc. Islamic Society of the Region of York
cc. Virginia MacLean, Q.C.

Submission No.:	D06.2010.R.01.013	Submission Author: Client: Location: Local Participation:	Ron Stein, Great Lands Corporation Great Lands Corporation A number of properties along Yonge St., between Hwy. 7 and Major Mackenzie Dr. Yes
Submission Comments		York Region Responses	
Request for meeting		Issues now resolved through negotiated settlement at the OMB. No further meetings required.	
Request for Notice of Decision		Contact information has been added to the mailing list.	

Submission No.:	D06.2010.R.01.014	Submission Author: Client: Location: Local Participation:	Peter Chee, Mi-Ko Urban Consulting Inc. Islamic Society of York Region 1380 Stouffville Road (NW corner with Leslie St.) Yes
Submission Comments		York Region Responses	
Proponent has existing facilities on-site with plans to expand. Issues with Official Plan requirements:	- Two access points [Region may not grant second access to Stouffville Road] - Minimum 1 ha and maximum 2.5 ha site size [current site is 6.5 ha] "Neighbourhood" designation maximum heights of 3, and 4 storeys adjacent arterial streets, conflicts with their future development plans for affordable seniors' housing	Considered local issue. Richmond Hill Planning staff advises that the West Gormley Secondary Plan has been carried forward into the new Official Plan and prevails over the primary plan policies.	
Request for Notice of Decision		Contact information has been added to the mailing list.	