

January 14, 2020

City Clerk  
The Corporation of the City of Richmond Hill  
225 East Beaver Creek Road  
Richmond Hill, On L4B 3P4

Sent via Registered Mail

Subject: **Objection to proposed development at 10898, 10922, 10944 and 10956 Yonge St.**

Dear City Clerk,

This is to advise you of my objection outlined below to the notice of a proposed zoning by-law amendment and draft plan of subdivision as it appeared in the Richmond Hill Liberal newspaper dated December 19, 2019 concerning lands know as 10898, 10922, 10944 and 10956 Yonge St. in Richmond Hill.

Like many of my fellow residents and homeowners, we have made Richmond Hill our home for the quality of life, lovely neighbourhoods and beautiful parklands that have been created within this community over the past many years. Not long ago, Richmond Hill was known for the community “a little north, a little nicer”. My fellow homeowners have worked a lifetime to buy and pay for a home in this town/city and invested billions and billions and billions of dollars to create this community. All of this is now at risk as hyper intense development looks to **destroy** all that we have worked so hard together for. Sad that for the first time, I find it so threatening to our community that I formally object to the hyper development intensification at the site noted above and neighboring properties.

Below are my objections to this proposed development. I have reviewed the materials on the City of Richmond Hill website and attended the City’s Open House session around the Yonge/Bernard KDA and the Residents’ Information Meeting at the Elgin West Community Centre. I might expand by objection list at a later date but my primary concerns are as follows:

- 1) **Significant objection to height of the proposed structures.** The structures would be more than twice as tall as the tallest building in this section of the city and would obscure the skyline across the middle of Richmond Hill. Buildings of this height would be well outside of the characteristics of this community which is dominated by single/multi-family dwellings. It would be more suitable to limit building height in this area to eight to ten stories.
- 2) **Significant objections to the density of the proposed structures.** Creating 1,160 dwelling units on such a small property will undoubtedly create ongoing conflict and encroachment towards legacy neighbourhoods. I understand this in in addition to the recent townhouse development approval on adjacent lands. It is hard to imagine how this hyper intensification along with the impact of other developments proposed/planned in the immediate area will result in a net benefit to this community. After listening carefully to the presentations made at both the City

Open House session and the recent Resident's Information meeting, nothing was presented that would indicate how this proposal will enhance our community but rather it is likely to **disrupt and leach** from the neighborhood and city at large – very concerning. It would be more suitable to limit this small parcel of land to two – eight to ten story structures or other similar commercial development.

- 3) **Objection to no material park/public space being added within or around the proposed 1,160 dwelling units.** Will these future residents spend all of their time indoors? The existing parkland was provided by the current residential developments in the area. Are they being diluted to appease new development? It should be noted the largest park in the areas is really a storm water retention facility. On paper the Toll Bar Park looks large, but the useable park space is significantly smaller. Similarly, Windham Parkette and Debonair Parkette north of Canyon Hill are limited to a walking path and small playground. Does the city really intend to push potential 5,000 to 10,000 new people along Yonge Street into these small parks?
- 4) **Road and transportation systems are not adequate to handle the proposed population intensification.** The current road systems already struggle to handle the regional and local car/bus system. In the past few years, there has been an alarming increase in the use of side streets as alternative traffic routes. Shaftsbury and Yorkland are beyond capacity during the morning work/school rush. As an example, many mornings we cannot get from Cooperage onto Shaftsbury as cars are backed up from Elgin Mills Road, north beyond Canyon Hill. There are no major highways in the area to relieve the overwhelming traffic. The closest highway is Highway 404 at 5.6 km away. Highway 407 is 7.5 km away and Highway 400 is 16.0 km away. Even the closest GO train service is 4.3 km away from this site. Adding this many new people into this small of area compounded by other regional traffic issues will impair existing residence quality of life, threatening pedestrian safety and limiting the simple pleasures of families such as walking and bicycle riding on residential streets. Importantly, there will be an alarming increase in traffic along Canyon Hill. This proposal (not considering other neighboring development in the Yonge/Bernard KDA) will push over 5 times more cars onto Canyon Hill than all of the combined residents who today live along Canyon Hill between Yonge and Bathurst Streets.
- 5) **The impact to other government provided services is unknown** (at least according to the staff at the December 10<sup>th</sup> meeting). It is widely believed (and supported by users) that local schools, health care, hospitals and other community services are well beyond capacity. These facilities have already been stretched and stretched and stretched to accommodate the rapid growth within the town/city over the past decades. We need to first reestablish school, hospital and community services to an acceptable standard before busting the community with such intense development.

As note earlier, after living in Richmond Hill for 33 years, I for the first time formally object to the unacceptable hyper intense development in our community. Please take the steps to have my concerns considered as part of the review of this specific development proposal. I would like to be notified of the adoption, passing or refusal of the proposed Official Plan Amendment or Zoning By-law Amendment. You may contact me at the email address below with any questions/clarification/comments surrounding this letter.

Best Regards,

Daniel Porchak  
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Email:

Copy to:

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