

April 21, 2020
Via Email

Dear Mayor and the Council,

**Re: Please pass Councillor West's motion
to Reschedule the KDA LPAT Hearing**

I support Councillor West's motion for 2 reasons:

1. The draft revision of Bernard KDA Plan has many very controversial issues that should be clarified before pushed for voting. Take one of the issues as an example:

In the draft revision the planning staff has proposed over 5,000 condo units based on an average unit size of 1,184 ft² (= 110 m²). There has never been such a large average condo size in history, today's condo size has shrunk by 40% from the peak in the 1990s. There are five in-process development applications in the Bernard KDA area, the average condo size is 792 ft². Newly built 24-storey highrise, The Beverly Hills, at Yonge/16th, the average unit size is about 691 ft². All these applications and projects are handled by our planning staff. On what basis did they determine that the average condo size is 1,184 square feet? **It is such a simple number that gives developers the opportunity to legally build 50% more condos above the proposed record-breaking nominal density.** There are many similar issues in the draft revision to be clarified. ...

2. The most incomprehensible is that the Bernard KDA is a government plan. However, the Planning Staff has made their KDA revisions **CONFIDENTIAL!** Meanwhile they ask the council to pass it as soon as possible. Due to the recent COVID-19 pandemic and the confidentiality, **to-date 95% of local families that will be deeply impacted by this KDA plan didn't even know the latest revision, is this fair to them?!**

For the well-being of thousands of local families currently residing in this part of Richmond Hill, PLEASE support Councillor David West's Motion to request LPAT to reschedule the Bernard LPAT hearing. Thank you for your support.

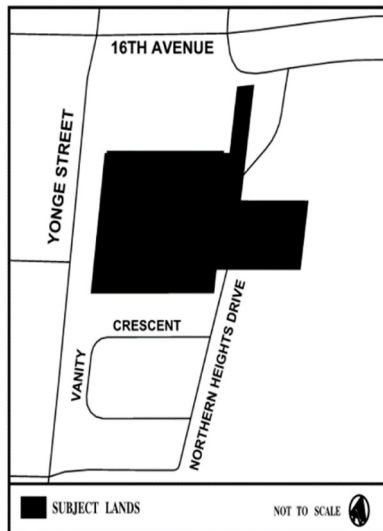
Regards,
John Li

I request that this correspondence be included in the public record for the Richmond Hill city council meeting of April 22, 2020.

The Beverly Hills 24-Storey Condos at Yonge/16th

Address: 9191-9205 Yonge St, Richmond Hill

Staff Report: SRPRS.17.020, February 21, 2017



Listed Condos Information

- Site Area: 1.79 hectares or 4.4 acres
- Number of Units: 907 residential units, 12 live/work units, 1 community unit, 27 commercial units
- Total Building Floor Area: 69,940 m²
- Number of Buildings: 2, Number of Towers: 4
- Number of Storeys in Towers: 11 to 24 storeys

Calculations

- Total GFA = 69,940 m²
- Total Units = 907 residential + 40 non-residential = 947 units
- Assume 15% of GFA in the towers is common areas
- Assume 40 non-residential unit size = 30 m² x 40 = 1,200 m²
- Net GFA for Residential Units = 69,940 x 85% - 1,200 = 58,249 m²
- Average Residential Unit Size = 58,249 m² / 907 = 64.2 m² = **691 ft²**

The Built Yonge-16th Beverly Hills Condos Average Apartment Unit Size is less than 700 ft²

Average Apartment Unit Size of Five Active Development Applications in Yonge-Bernard Area

Item / Application	10898 Yonge St. - Dogliola Developments Ltd Phase 2. SRPRS.19.154	70 Bernard Road - RH Retirement Residence Ltd Senior Building. 2019-01-21	102 Yorkland Street - Jbilee Garden Non-Profit Housing Corp. SRPRS.19.119	11130 YONGE STREET - J-G Cordone Investments Ltd SRPRS.19.015	10909 Yonge Street - TSMJC Properties Inc SRPRS.18.068	Total / Average
Building Height (storeys)	25-29	9	12	15	16	
Land Size (hectares)	2.18	0.106	0.72	0.296	1.03	4.33
Proposed FSI	4.95	6.53	2.55	2.82	2.75	3.92
Total GFA (m2)	107,853	6,939	18,392	8,353	28,244	169,781
Non-Res. GFA (m2)	1,091	0	1,742	464	676	3,973
Residential GFA (m2)	106,762	6,939	16,650	7,889	27,568	165,808
Assume 15% of Residential GFA is common areas	16,014	1,041	2,498	1,183	4,135	24,871
Proposed Units	1,160	91	186	141	338	1,916
Average Apartment Unit size (m2)	78.2	64.8	76.1	47.6	69.3	73.6
Average Apartment Unit Size (ft2)	842	698	819	512	746	792



Please Note:

- (1) Average Apartment Unit Size is 792 ft2 based on 5 active applications in the Yonge-Bernard Area
- (2) Average proposed density of FSI is 3.92, which results in an average of 442 units per hectare or 840 residents/ha (= 442 x 1.9 residents/unit)

CANADA

Toronto Condos Are Shrinking In Size Much Faster Than Vancouver



MAY 7, 2019

Toronto and Vancouver condos are shrinking at an incredibly fast rate. [Statistics Canada](#) (Stat Can) crunched the size of condo apartments using assessment data. The data shows the median size of newer developments are fast shrinking – not all that surprising to most. It is surprising to see Toronto condo units shrinking much faster than Vancouver – a city notorious for tiny units.

Toronto Condos Are Being Built Almost 40% Smaller Than Peak

Condo units in Toronto CMA are shrinking incredibly fast. The median condo size built from 2016 to 2017, fell to 647 sq ft. – down 5% from those built from 2011 to 2015. The median sized unit delivered between 2016 to 2017 is 39.53% smaller than those made during the 1990 peak.

Toronto Median Condo Apartment Size

The median size of condo apartments in Toronto CMA, by year of building construction.



Why the incredible shrinking condo is about to become even more popular

Speculation is rife that one of the unintended consequences of tougher rent control rules will be smaller units that flip quickly



Financial Post

June 23, 2017

GARRY MARR

There really isn't much builders can do to shrink condominium units to make them more affordable since some are already as small as 280 square feet.

Peter Clewes, a principal at Architects Alliance, whose firm designed what is being billed as Toronto's first micro condo, Smart House, said it's really not possible to design anything smaller than that project's units — the popularity of which is a testament to just how much prices have risen in Toronto's condominium market.

If you're renting out, you might not want a tenant to be too comfortable

But unlike in the detached home market in the largest cities, where it has long been the practice to keep driving until you can afford something, condo developers seem to have adopted a philosophy of shrinking units until they can meet consumer budgets and bite-sized investor appetite.

Condominium sizes have been shrinking for the past decade, at least up until the past two years. The average condominium in the Greater Toronto Area was 892 square feet in May 2007, based on remaining inventory at the time, but shrunk to 789 square feet by May 2015, according to data supplied by Altus Group to the Building Industry and Land Development Association (BILD).

Some analysts suggest the reversal during the past two years is because of both downsizing boomers looking to move into highrises after selling their detached homes as well as a market response to expensive ground-level housing. BILD said the average highrise unit climbed to 793 square feet in May 2016 and 814 square feet a year later.

Speculation is rife in the industry that one of the unintended consequences of Ontario's new stronger rent control rules, which target buildings constructed after 1991 and, therefore, new condos, is that developers will push for smaller units because their tenants don't stay long term since they will eventually want to form families and need more space.

Once they move out, a landlord can boost the rent above Ontario's new limit, which is up to inflation and is capped at 2.5 per cent.