

From: Julia Orechnikova
Sent: Sunday, May 10, 2020 11:51 AM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: Stop the 41 Storey KDA Plan at Yonge/Bernard

To whom it may concern:
from: Julia Orechnikova
197 Rothbury Road, Richmond Hill, Resident of Westbrook Community

RE Inquiries Refer To:
SRPRS.20.058 – Directions Report for the Yonge and Bernard Key Development Area – City File Numbers: D11-17001 and D24-17001
City of Richmond Hill – Council Meeting
Date of Meeting: May 13, 2020

I am opposed to modifications proposed to the Part I Official Plan.

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"3. Changes to the way in which the permitted height of development is controlled within the KDA, which no longer limits height to 10 and 15 storeys in accordance with the adopted Secondary Plan, but rather permits taller buildings subject to policies related to angular plane, built form, and density; "

Reasons : the neighborhood infrastructure (schools, roads design) was built for original FSI of 1.5 and not scalable for FSI of 5.

This amendment proposes FSI of 5 which is 3.3 times higher than current.

Nearby schools (Trillium Woods PS, Richmond Hill HS, HG Bernard ES) are already over capacity and stressed with existing development in the area. Schools cannot accommodate increasing number of students and as a solution portables replaced normal classrooms. Portables do not have washrooms and in the winter kids have to go outside to a school building for a washroom break. On another side, YRSBD limited number of children per class, thus increasing number of classes and increasing need for more classrooms.

This amendment triples density, from current 1.5 FSI to 5 FSI.

1. What schools will be taking overflow of the students? Where any density studies done in regards to this amendment to validate school capacity?

2. What did YRSDB say?

I am concerned that this issue was not addressed in the amendment.

There was a site at Brookside/Alamo Heights planned for new elementary school by YRSDB. In 2011 that land was sold to a developer because YRSDB got confirmation from Richmond Hill that the density in the area will not increase therefore no need for a school.

Now we are tripling the density but no planning for new schools.

3. What is going to happen to only Richmond Hill high school in 3-5 years when all high rises are planned to be built?

4. How you plan compensates doubled density and Richmond Hill high school capacity?

5. Brookside RD and Canyon Hill RD entrances to Yonge has same old design and will not suffice for FSI of 5. Rothbury road as a collector has a faulty design with curves and not safe for higher traffic and speed. There have been accidents when drivers could not control cars and got on sidewalks and driveways and could harm people. Where any traffic studies done in regards to this amendment to validate it?

Please address these concerns (questions 1-5),

Any questions please let me know,
Thank you