May 12, 2020

Dear Mayor & Councils,

I am the resident from the Yonge Bernard KDA area. PLEASE LISTEN TO US!

Along with many other residents, I strongly object to the proposed changes to the Yonge Bernard Key Development Area (KDA). Most of the existing 5500 families in the areas do not believe the proposed plan represents development permissions for density that are well beyond the many residents have envisioned for the area. I do not think this overly dense urban form is necessary or appropriate for this area of Richmond Hill.

Please do not make mistake to vote for the revised KDA plan at tomorrow, May 13th council meeting. The proposed plan is UNACCEPATABLE for the following reasons:

1. The Yonge Bernard KDA plan was approved by Council in 2017, and the residents believe this Plan is what Council should stick with. We, the residents in this area gave much input and worked really hard through the initial consultations for the 2017 KDA Plan. The 2017 KDA Plan allows for densities that were more than many would have preferred. Also, we believe it is a reasonable compromise, and the old plan had met all of Richmond Hill obligations for growth outlined by the Province and contained in the Official Plan.

   What is now being proposed, in many of the residents' opinion, is a plan that represents too much density for the area, will not create a vibrant community, will not respect the well-established neighbourhoods in the area, nor is it consistent with Richmond Hill's current Official Plan. The proposed plan of 40 storeys is unnecessarily dense and does not match the vision of the area residents.

   All the residents are very concerned about the increased densities and building heights proposed in this plan. The 2017 Plan capped building height

at 15 storeys. This Yonge Bernard KDA area was intended to be the smallest of Richmond Hill's KDAs behind The Richmond Hill Centre KDA at Highway 7 and Yonge, and the Yonge and 16th Ave KDA. Given the densities outlined in the proposed plan, the Yonge Bernard KDA will no longer be significantly smaller than the other two KDA's.

2. This proposed plan will certainly produce an unacceptable increased level of traffic. There have been no significant changes to the area's transportation infrastructure since 2017 that would provide accommodation for additional density. Hence, such a significant increase in density in the proposed KDA Plan would be inappropriate.

   It is important to note that where a subway will never be part of the plan to appropriately accommodate the additional growth.

3. In normal times, but especially high lighted in these COVID-19 times, parkland is important to citizens, particularly in more dense areas where each resident will own less private back yard open space. This proposed plan contains less space designated for parkland than the 2017 KDA Plan. With the proposed densities, the demand for parkland will certainly be significantly higher. The few linear parks and private urban squares that are proposed in the new plan are a minimum functional expectation in a dense urban area, is lacking the space for people to spread out and be in a public open space. This need for adequate space is currently highlighted under COVID-19 restrictions. We need more green space in public areas to accommodate the demand. And not to forget about the pets that need green space as well.

In closing, the residents believe that the 2017 KDA Plan created a better balance for this area of Richmond Hill as it would create a more vibrant community to blend into the existing communities.

Please listen to the residents and plan responsibly and vote against it on May 13th even if you are not living in the affected areas or you intend to move out of Richmond Hill after the project is built.

Regards,

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