

**From:** sherry zhang  
**Sent:** Monday, May 11, 2020 4:18 PM  
**To:** Clerks Richmondhill <clerks@richmondhill.ca>  
**Subject:** Please vote to stop this new Bernard KDA Plan

Dear Mayor and Councillors,

This is Sherry Zhang, a resident in Ward 4 of Richmond Hill. I really hate to write this letter to you for a topic unrelated to Covid19 during the pandemic period, but after knowing the dramatic changes in the Bernard KDA Plan and the rushed schedule for Councillors to vote on the new Bernard KDA Plan, I have to write this email to plead our Mayor and every councillors to vote against this new Bernard KDA

Plan!!! This is a **LOSE, LOSE, LOSE** decision if any of you choose to vote in favour!

1) **LOSE for you as Councillors!** You will lose your voters in the next term! You might still get sponsorship from your own sources, but you will lose your residents, lose their trust in you as a representative! You are using the tax dollars paid from the local residents to hire professionals to build an unliveable place and destroy the existing communities in Richmond Hill!

2) **LOSE for all local residents in the neighbourhood!** This plan is doing no good to all the existing neighbours, not just to the group of people who wrote emails, who attend the public meetings to say no to the plan. This Bernard KDA plan is unknown to the majority of the families in the neighbourhood and in Richmond Hill, especially during this special pandemic period when people's attentions are focused on whether or not they could still survive after this crisis...how to keep their family away from this deadly virus, how to keep their job, how to pay their next month's mortgage or rent... By the time they wake up after this world crisis, local residents will realize finally that there will be 5000+ families coming into this small piece of land in Bernard KDA fighting with them for roads, for parking spots, for existing community centres, for existing schools....There is no way to keep social distancing if another new deadly virus attack the world again! **Their beloved community will turn into another St. James Town in future!**

3) **LOSE for developers in the long run!** Developers should build the type of residences welcomed by the communities and the purchasers! The purchasers will not invest their lifetime savings in an unliveable place because they are buying a place where they could raise their next generation; a place where they can plan their future. **Financially**, if the project cannot sell over 70%, the financing aid from the bank cannot be obtained and the project will likely be cancelled in most cases! **Technically**, the higher you build, the deeper you need to dig to the ground to support the building, but unfortunately, the underground water level in the Bernard KDA area is very high and TRCA has also commented that they do not support foundations within the Oak Ridges Aquifer which will restrict the depth of foundations and as a result, restrict the height of the building. Nobody wants to live in the condo which foundation is unstable, not to mention the related water and sewerage problems it might brought up to during the construction. **Length of time involved** is another question. The normal circle of a condo apt from the date of pre-construction sale to its full completion is about 4-5 years. By adding the time before getting the zoning amendment permit, unexpected delay like this pandemic, labor strike, material shortage due to strike, unexpected problems raised during construction, the timeline can be easily extended. Most developers will think or tend to think that their profits sit in the air, the high the better. But look at the recent bankruptcy happened to Cresford Development who is specialized in high-rise condos: The cashflow cannot support the circle of its high-rise buildings anymore. The higher you build, the longer it takes and the projected profit cannot be retrieved from the unfinished projects, plus the profit is diluted through the years...

## **Question left will be: Who will benefit from this LOSE LOSE LOSE Bernard KDA Plan?**

Yes, there will be Someone who can benefit instantly from selling an approved high-density land from a low-density land! This is benefiting from the sacrifice of the whole community, the whole Richmond Hill!

As our leaders of Richmond Hill, our Mayor and Councillors, please vote your "No" to the Bernard KDA Plan! Let's follow the guideline set by the provincial for the area, follow the existing Richmond Hill official plan, build a sustainable Richmond Hill together!

Thank you very much!

Sherry Zhang

a concerned resident in Ward 4, Richmond Hill