

From: mr. yyz >
Sent: Monday, May 18, 2020 12:49 PM
To: Kaitlyn Graham <kaitlyn.graham@richmondhill.ca>
Subject: Comment re: Yonge Sixteen LP / 9251 Yonge Street

I am responding to the “What’s Going On Here” article which appeared on page 11 in the May 14, 2020 edition of The Liberal newspaper. It is in regard to the proposed development of the Yonge Street and Sixteenth Avenue area. The article mentions that 38 and 43 storey towers are part of the development proposal, which would include 959 residential units.

In my opinion, the heights of the proposed buildings are very excessive and would not be in keeping with others in the area which are approximately 15 storeys and of a more-acceptable and aesthetically-pleasing height. As an example, as you drive along Highway 7 from Bayview to Highway 404, the building heights are somewhat uniform, not excessive or overbearing. This practice should be the norm for the Yonge Street corridor as well.

With 959 residential units, you must take into consideration that each resident will have a car, some may even have 2 cars (let’s say 1.5 cars per resident). So with 959 units x 1.5 cars, that will be an additional 1,438 cars in an area that is already nearing traffic saturation. And, with the new Rapidway transit lane format on Yonge Street, which will be restricting traffic more so than relieving it, that could become a considerable traffic burden.

We don’t want another North York-like plan where massively tall buildings make up the landscape (ie. Yonge/Sheppard area). Nor do we want what is happening in Vaughan with the Transit City twin towers near Highway 7 and Jane. I would hope our city council would not make similar misjudgements in how our city is to be planned.

I am not anti-development, but serious and rational thought must prevail so we can all enjoy our city for generations to come. Maximum height limits (suggested 15 storeys) on projects should be mandatory and adhered to, regardless of developer. It is worrisome that if these proposed 38 and 43 storey projects get the green light, then the precedent has been set for future excessively tall buildings throughout the area. That would be very sad.

Sincerely,

John Burnett (Richmond Hill resident since 1983)