

To: Clerk of Richmond Hill

From: Pat Pollock, Chair of Mayvern Area Residents Association

Re: Yonge Sixteen LP Development Proposal

Agenda of Public Council Meeting

June 3, 2020

As chairperson of the Mayvern Area Residents Association I am totally **opposed** this proposal. Briefly, it is too high, too dense and does not provide for healthy, safe community living.

I note the following:

- **At Bayview and Sheppard** developments that have been built and are continuing to be built that are lower in height than what is proposed here in Richmond Hill, and they are all within walking distance of a subway station. New developments are approved for 12-to 25-storeys at Bayview and Sheppard.  
Ref: <https://urbantoronto.ca/news/2015/07/many-new-condominiums-planned-bayview-and-sheppard>
- **At Yonge and Sheppard** where the subway was completed up to Finch in 1974, towers now built are the size of what is being proposed at Yonge and 16th. Again, this is with direct access to a subway station. The height and density proposed by this development does not have direct access to a subway station. Proposed developments at Yonge and 16<sup>th</sup> will overwhelm an already congested area with no green space. Twenty-five to 43-storey towers are being built at Yonge and Sheppard.  
Ref: <https://urbantoronto.ca/news/2018/02/growth-watch-2018-north-york-centre-willowdale>
- The **congestion at Yonge and 16<sup>th</sup>** is stressed NOW. To add the density of these two towers plus the proposal on the north east corner, makes for congestion that our roads cannot handle. Yes, a subway up to Hwy #7 will alleviate some of these problems but as of now it is only in the planning stage, unfunded and is not supposed to come into service until the Scarborough and Ontario Line are built. How are you going to bridge the intervening years? It is irresponsible to approve developments of the size proposed when the infrastructure cannot support them.
- **COVID-19 or any other pandemic** puts stress on people who live in smaller spaces. We are told to social distance, stay at home, no more than 5 people congregating in public spaces, no group gatherings, etc. It is even more difficult to adhere to these restrictions when one lives in a condo where elevators are used and halls are narrow. The greater the height the more likely it is to NOT be able to follow the rules. How can one live safely in this environment? Surely, we are learning that there are limits to living in these high towers in situations like a pandemic!

- These high towers do not provide **affordable housing or family housing**. By the time one pays for the mortgage AND the condo fees, a condo is no longer affordable. There are no amenities close by or green space.
- **Safety when a fire** occurs, needs to be provided. In case of fire, elevators are not used. Fire Fighters need to travel to floors by the stairways and carry equipment with them. Even though fires are not frequent, there is always the chance of having one. Those who live above the 7<sup>th</sup> floor (the height to which our fire fighters can reach and provide service) are at risk. Residents of these condos will have to climb down the stairs to reach outside and along the way may have to overcome smoke or the fire itself. Could you on the 38<sup>th</sup> or 43<sup>rd</sup> floor walk down those steps to safety? What would happen to the people who have a fire on the 20<sup>th</sup> floor? How would that be handled by fire fighters? How many people would be at risk?

When planning and implementing a development proposal, **HEALTH, SAFETY, AND COMMUNITY ARE PARAMOUNT**. When looking at this proposal,

- How do we provide for the **health** of individuals who LIVE in these towers when there is a health issue? (a pandemic, other health issues)
- How can we provide for **safety** of those who live in the upper floors when our fire fighters can only reasonably access floors up to 7 floors?
- How do we protect a **community** and provide the social amenities for community in these high towers?

**These questions need to be answered and the developer, City and LPAT/OMB MUST be responsible in making decisions that DO provide for the residents who will live in them.**

## **A very important observation:**

We are in a pandemic right now and face-to-face presentations at Council are not possible. **For important development proposals that will change the look of our community, residents should be able to have input in a public forum, not virtually.** By allowing this proposal to go forward by virtual or emailed submissions is doing council business in an underhanded way, preventing the public from participating to the fullest. Major proposals need to be delayed until a proper Public Council Meeting can be scheduled, when restrictions have been lifted so that proper public meetings can occur. **THIS PROPOSAL IS A MAJOR DEVELOPMENT AND PROPER PUBLIC INPUT IS ESSENTIAL.**