

Richmond Hill City Council
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

Att: Mayor Dave Barrow, Councillor Carmine Perrelli, Councillor Castro Liu, Councillor Godwin Chan, Councillor Greg Beres, Councillor Joe Dipaola, Councillor David West, Councillor Karen Cilevitz, Councillor Tom Muench

Re: Applications D01-20004 and D02-20010

Dear honourable councillors,

In less than 3 months, an online petition expressing strong opposition to the above-noted application by Sabella Ridges has garnered more than **1,320 signatures**.

We ask that city councillors serve as the voice of residents and taxpayers who stand strong in opposing an application for a 28-storey highrise that would contravene current city regulations and by-laws.

Attached below is a screenshot of the online petition as of September 23, 2020. Names of two signatories have been censored for privacy. I submit this petition to the record for deliberation.

Sincerely,

Layla Rahbar

STOP High-density Development in Richmond Hill (Greater Toronto Area)!!



[Together Against Overdevelopment](#) started this petition to [Dave Barrow \(Mayor - Richmond Hill City Council\)](#) and [8 others](#)

Sabella Ridge Estates has applied to the Town of Richmond Hill to develop a **28-storey high-rise rental apartment** southwest of the Yonge and Elgin Mills area. Please sign this petition to let Richmond Hill City Councillors know you *strongly oppose* the re-zoning and development of a high-rise property near our suburban community homes!

High-rise buildings in Richmond Hill ruin our suburban communities and add greater pressure on hospitals, schools and public transportation – causing excessive traffic on our busy streets and posing risks to the safety of our families. This affects every home and family in Richmond Hill.

The developer is seeking to profit at the expense of hard-working residents and renters in our communities who will see surrounding homes devalued and will **not** have an opportunity to purchase residential units. The developer's proposal goes against Richmond Hill's Official Plan and Zoning By-law which are designed to protect our communities and enhance our infrastructure in a responsible manner. The proposed development plans violate the spirit of Richmond Hill's Official Plan in a number of grotesque ways, skewing the original vision of having a unique, vibrant city. By-law violations include:

1,327 have signed. Let's get to 1,500!



City Council: STOP High-density Development in Richmond Hill (Greater Toronto Area)!!

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1) The proposed high-rise will house **284 rental units**, but the developer only intends to provide **273 parking spaces**. The result will be overflowing cars in surrounding residential streets, increasing congestion and posing safety risks for families and businesses in the area.

2) The developers are seeking to build a 28-storey high-rise – **in excess of the 16-storey maximum** allowed by our town's by-laws. If approved, it would be taller than any standing building in Richmond Hill!

3) Currently, the city has allowed for a 45 degree angular plane on buildings fronting Yonge Street. The 45 degrees is calculated from the top of adjacent property, to the top of the proposed development. Sabella Ridge Estates is proposing to calculate from a starting point that rests 10 meters higher. This will mean that **the high-rise will loom closer to adjacent properties and cast a large shadow over them.**

4) Building density is calculated using the floor space index (FSI). The new building aims to change the by-laws to accommodate for the new building with a FSI of 4.3, **far exceeding the current maximum of 2.0.**

We the residents of Richmond Hill stand up to developers seeking to unfairly profit from our communities without due regard for the damaging impact to our residents, neighbours and families. Please sign this petition and let City Council know you **strongly oppose** the proposed development of a high-rise rental building that will strain community resources, violate our by-laws, ruin our skyline and take away wealth and opportunity from our local residents.