

Hello Karen,

Thank you for organizing the resident's meeting Nov 11 to provide information about the proposed development on the Hillcrest Mall property. I found it to be quite helpful as it helped me become more aware of the details of this high-rise project.

Here are our comments and questions.

My wife and I have enjoyed living in Richmond Hill since 1989 and have often gone to Hillcrest to shop, workout at Goodlife and just enjoy browsing. To us the plan by Oxford to build two high-rise towers in the north east corner of the Hillcrest Mall parking lot, is negative on many fronts and we are strongly opposed to it.

Extreme Congestion

I understand that this proposal is both higher in height (29 and 26 storeys versus 15) and in density (4.73 FSI vs 3) than what was already allowed for in the City's Official plan. The developer indicated that the project will provide 584 units, housing up to 1,260 people. I understand there are also several high-rise projects already being proposed along the south side of Carrville/16th, on the East and West sides of Yonge. The posted signs indicate these projects will add 959 and 832 units respectively. From these three projects alone we would get 2,375 new units and using the ratio of 1,260 to 584, this implies we would have 5,124 more residents all within a half kilometer of Yonge and Carrville. It is my understanding that there are at least two more major high-rise developments proposed just up Yonge near Elmwood and Addison that would add another 1,700 units and over 3,500 people. This implies that we could see over 8,600 more residents along Yonge from Carrville to Major Mackenzie. If even 25% of these people need to commute along Yonge and 50% of those attempt to use public transit, that is 1,000 more people trying to cram on to the Viva and YRT buses. At 50 persons per bus that is another 20 buses needed each morning and evening, not to mention the additional buses required to handle the new commuters from new high-rises built north of Major Mackenzie. Many people will grow too frustrated to use public transit and will have no choice but to drive cars. This will further aggravate the already serious traffic congestion experienced along Yonge and the major east-west road ways.

The presentation for the Hillcrest proposal also showed future plans to add more residential towers along the entire length of the Hillcrest property facing Yonge St. If the City allows 29 storeys at the north end, the developer will certainly expect more than 29 storeys to be approved at the south end of Yonge as the Official Plan was to allow taller buildings closer to Carville.

Surely if the City continues to allow developers to exceed the density and height limits of the Official Plan, this will attract more and more developments that violate the Official Plan, rendering the planning process virtually useless. This will ultimately result in Richmond Hill being a City that is unplanned and that will experience extreme overcrowding, highly congested traffic, reduced property values, and a lower quality of life for residents.

Prior to Covid-19, Hillcrest was moderately busy during most of the year and very crowded during the busy holiday shopping periods. The proposed project will have a serious negative impact on those using Hillcrest Mall. It will eliminate many parking spots and add hundreds of vehicles accessing its 575 parking spots.

I would appreciate any further information about proposed or approved developments along Yonge between Highway 7 and Major Mackenzie, or any corrections to my observations and assumptions. I have only recently started to absorb the very serious problems that we will be facing in the next few years if Council continues to allow these high-rise projects.

Thank you for your time and considering our perspective.

Sincerely,

Brian and Laurel Bell