

CPM November 18, 2020 - 9350 Yonge Street, Oxford Hillcrest Mall Management

It is encouraging to see more rental housing being proposed in Richmond Hill. Rental Housing in this location will add additional choices for residents that are low in supply now in Richmond Hill. After reading the staff report and the documents for the Hillcrest Mall development proposal I agree with the staff report totally – density, height, traffic congestion and greenspace are challenges that need to be addressed. Housing that is affordable (this is not) and for disabled residents needs to be included. The Official Plan and the KDA Plan need to be followed.

The recommendations report recommends a maximum proposed density of 3.0 FSI whereas the proposed density in this development is for an FSI of 4.73 which exceeds the density for this area in the KDA. Since further residential developments are proposed in the overall plan for the total property and this is the farthest north, the Official Plan and KDA plan should be followed. It is expected that higher buildings would be placed closer to the corner of Yonge Street and Carrville Road as is suggested in the KDA. The height of these proposed towers is much too high: they set a precedent for even higher towers closer to Yonge Street and Carrville Road.

The Official Plan recommends 15-storeys for this development area. What is proposed by the developer is over twice the height of these recommendations. The height proposed is even higher than what is proposed for the Yonge Street/Carrville corner where 20-storeys is recommended. The proposal of this height needs to be adjusted so that it is in step with the Official Plan and KDA documents.

The traffic report indicates that there will be no impact on the current traffic density HOWEVER, how can adding 575 cars not have impact on traffic congestion? Given the location all traffic flows onto Yonge Street. Modification of road infrastructure will be needed to avoid gridlock as future development takes place; who pays for that?

Greenspace is a necessity in this development. There is very little greenspace now in the area of this proposed development. That needs to be corrected and added so that it conforms to the environment policy. Amenities such as playgrounds, a day care, a fitness center, and outdoor area for sports need to be included if these rental units are to be conducive for families to live there.

Other additions need to be made such as an allowance for affordable housing and some provisions for disabilities. Twenty-five percent of these rental units should be allocated to affordable housing (I'm hoping that will be 25% of each size of unit so that all families will benefit). This is the perfect project to provide some rental units for the disabled where kitchens, bathrooms and accessibility are modified.

Conclusion:

To me there is much work that needs to be done on this proposal for it to fit into the framework of the Official Plan and KDA documents. Since these documents have been well vetted and had public input, they are valuable as City documents and should be followed in order to have a favorable development as the rest of this area of Richmond Hill is developed. After all, why have all these well thought out and vetted documents if developers are not going to follow them? It is essential that ALL developers try to propose plans that relate to and follow these documents. That is what the public expects and have

voiced their support for. Now it is up to the developers to take into consideration public input, planning by staff and recommendations of City Council. What everyone wants is a Richmond Hill that remains “a little bit north a little bit nicer”.

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