



9251 Yonge Street Development Application Review

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(RHURG) 2012-12-08**



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One And A Half Day Notice

- It's surprising that the city planning department can degrade into its role today and support such a flawed application!
- The City Staff released this application report last Friday at 4:30 PM and the response deadline given to residents is this Tuesday at noon. Strictly speaking, it only gives residents one and a half working days to respond. Is this too much? This a strategy employed by the Council, **for any development plan only considers the interests of developers, then the city will let as few residents know as possible.**
- Is it legal to give such short notice to stakeholders in such a highly controversial development plan?!

Traffic Congestion

- This application has serious traffic, parking, height, density, and public resources issues.
- **The location of 9251 Yonge Street is a traffic dead spot**; its access is blocked by Yonge Street and the 16th Railway Bridge. Because this location is too close to the Yonge/16th intersection, additional traffic lights cannot be added to divert the outbound traffic flow; therefore, during rush hours, the future 1,800 residents will be trapped in this corner, see site map for details



This application site cannot add traffic lights due to too close to the intersection. **Thousands of residents are TRAPPED in this site**, only Point 1 can access Yonge, and Point 2 can enter 16th Ave. This is the most dangerous intersection in York, and it will be a nightmare for RH

The Beverly Hills
24-Storey
1.79 ha, 907 units
1,700 Residents

Site 0.76 ha
962 units 1,800
Residents

No. 1 Dangerous
Intersection in
York Region.
No. 1 Collision
Site in RH

Bridge

16th Ave

Yonge St.

Richmond Hill Honda
Honda dealer

Northern Blvd

Leatherwood Ln

Google

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Traffic Congestion

- There are about 1,800 residents at the site, and they can only enter Yonge Street through point 1, and 16th Avenue through point 2. There is no traffic control at points 1 and 2; therefore, residents can only enter these busy regional roads through the gaps between the two cars, which simply cannot handle the traffic for several thousand residents during rush hours.
- Keep in mind, its southern neighbor is Beverly Hills, where there are 1,700 residents, with at least 1,300 vehicles and 3,500 residents on this 2.5 hectares of land. How does one distribute the site traffic during rush hours?!
- **Remember, the intersection of Yonge and 16th is the most dangerous intersection in all of York Region, and the Yonge and 16th intersection is the No. 1 collision site in Richmond Hill.** Isn't that enough? How bad do you want it?!

Parking and Commercial Space

- This application proposed 962 residential units, but has only planned 620 residential parking spaces, this means **only 64% residential units have parking. How about the other 36%?**
- Remember, Richmond Hill is a “Sleep Town” with a shortage of more than 30,000 jobs. This application adds another 900 job shortages. Residents need to drive to work in other cities. Where is the parking for them? Do you think there will be hundreds of residents cycling to work here?!
- Only 2% GFA for this application is for commercial use. Why is it so low? York Region requires that at least 15% GFA of the mixed-use land is for commercial use. Richmond Hill desperately needs to create jobs, not population.

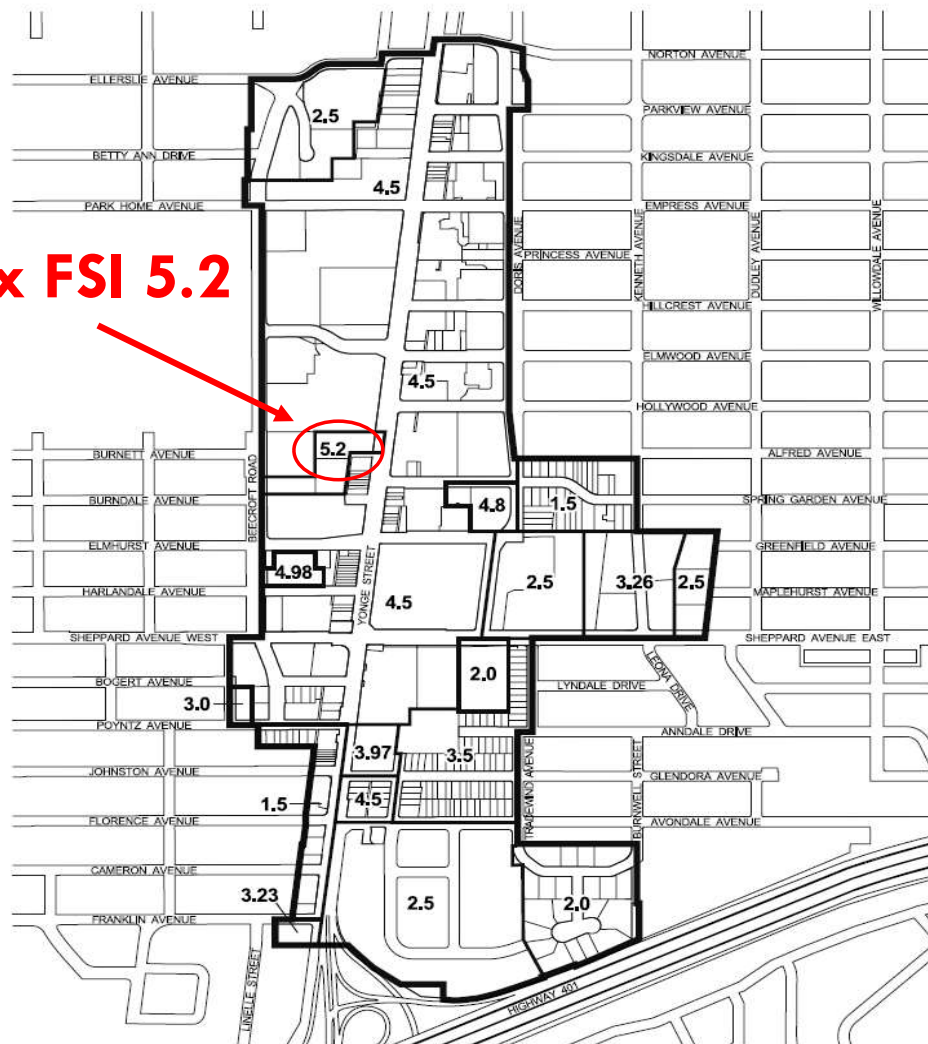
Employment Priority or Population?

Job Opportunity to Population Ratio in York Region					Family Income
Municipal	2016 Population	2017 Job Opportunity	Job Opportunity vs. Population	Job Opportunities Compared to the Regional Average	2016 Median Household Income
York Region	1,109,650	561,954	50.6%	0	\$95,776
Markham	328,970	172,440	52.4%	5,842	\$89,028
Vaughan	306,230	217,943	71.2%	62,861	\$105,351
Richmond Hill	195,020	69,085	35.4%	-29,678	\$88,353
Newmarket	84,220	41,362	49.1%	-1,289	\$95,589
Aurora	55,450	25,083	45.2%	-2,998	\$106,708

Height and Density

- The height and density of this application is nonsense, its southern neighbor is Beverly Hills – already a density giant. Beverly Hills has 907 residential units on 1.79 hectares of land; this site is only 0.76 hectares, but 962 residential units are to be built – a **250% that of Beverly Hills!**
- The height of this application is 136 meters and its FSI is 8.77.
- Keep in mind that The North York Center Secondary Plan limits its KDA to have a maximum density of 5.2 FSI. The Vaughan Metropolitan Centre (VMC) Secondary Plan caps the subway core area to FSI 6.0. Both plans have direct access to the subway and are employment hubs. What is there to support this site being an FSI of 8.77? **What are the advantages of Yonge/16th being able to surpass the North York Center and VMC to build a 136-meter-high tower in a dead traffic spot?!**

Max FSI 5.2

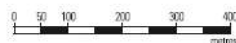


North York Centre Secondary Plan

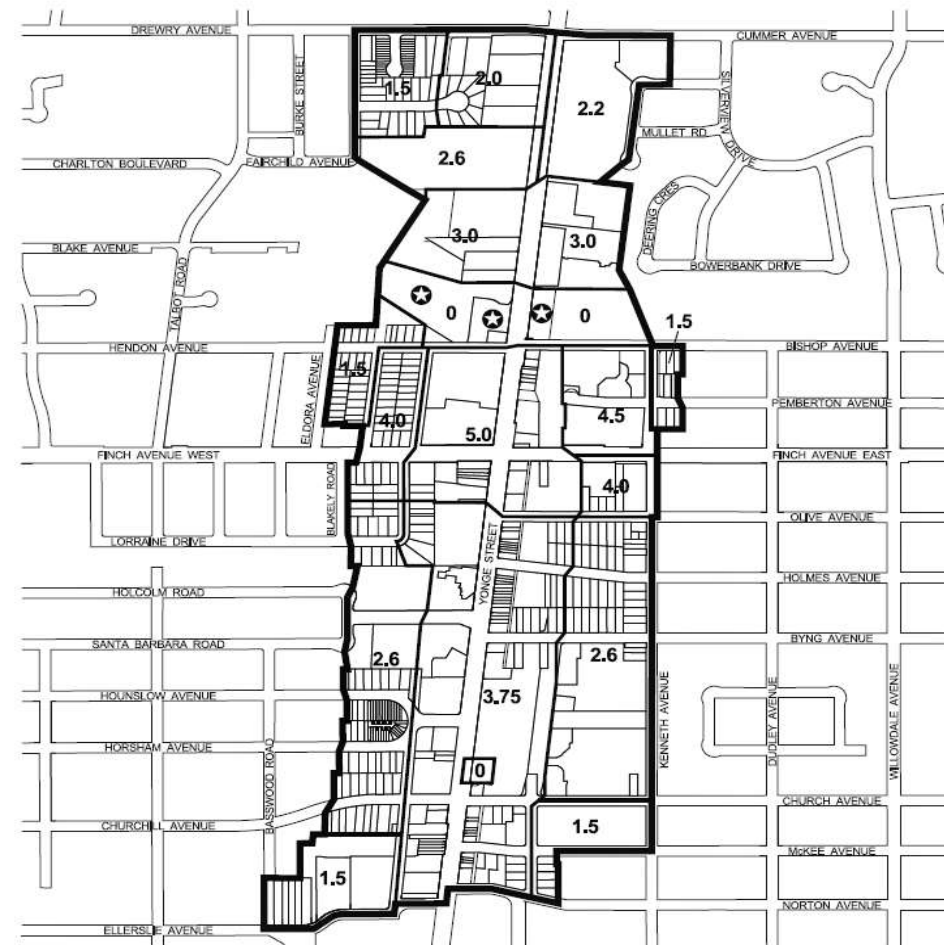
MAP 8-6 North York Centre South Density Limits

Secondary Plan Boundary

Note: Density Limits are exclusive of density incentives and transfers



KDA FSI



North York Centre Secondary Plan

MAP 8-7 North York Centre North Density Limits

Secondary Plan Boundary

★ Density can only be assigned to these lands pursuant to the Official Plan, North York Centre Secondary Plan, Section 3 or Section 13

Note: Density Limits are exclusive of density incentives and transfers



FSI, Parking Spaces, and Condo Size

- This application proposed total 785 parking spaces. However, due to limited ground space, there should be at least 730 parking spaces inside the towers. They need at least 20,000 square meters of construction area. Are these construction areas above ground? If so, are they included in the FSI calculation?
- Within this application, the average condo size is 730 Ft²/Unit Gross, or 621 Ft²/Unit Net (excluding 15% common area). Ironically, in the Yonge Bernard KDA Revision Plan, **the Planning Staff insisted that Average Condo Size should be 1,184 Ft²/Unit Net, which is 190% of the size of this application.** Why double standards? This single error is what allowed developers to build thousands of additional units in the Yonge Bernard KDA !!

Population & Sustainable Development

- The population density of this application is shocking. On 0.759 hectares of land, the developers will pack 962 residential units. It is converted into a population density of about 2,280 residents/ha, or about **228,000 inhabitants / km²**.
- At this density, Richmond Hill can accommodate the 14.5 million people in Ontario, plus 8.5 million people in Quebec. This is simply ridiculous. Do we have the resources (schools, parks, green spaces, community centers, clinics, public utilities, etc.) to support just overdevelopment of the population?
- **Does Richmond Hill really want to be a Super Sleep Town in the Guinness Book of Records?**
- Can our Council focus on job creation instead of rubber stamping every overdevelopment application?!



Thank You



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