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Subject: 8700 & 8710 Yonge St

Hello,

I have reviewed the documentation regarding the proposal for 8700 & 8710 Yonge St and it seems to me that what the developer is proposing only positively supports one of RH's four strategic priorities...that being fiscal responsibility. Undoubtedly, the property tax from 710 units will be a boon to RH revenues, but it will come at the expense of the other three priorities. As a long term resident of this community, this is not the direction I would like to see the City move toward. I think I also speak for the almost 600 residents who have signed my [online petition](#) objecting to the 43 & 38 storey buildings proposed for 9251 Yonge when I say this.

RH strategic priorities

- balancing growth and green
- fiscal responsibility
- strong sense of belonging
- getting around the city

Key elements of the proposal for 8700 & 8710 Yonge

- 8" front yard on Yonge means building is literally at the sidewalk
- commercial usage primarily offices, clinics, small retail
- FSI exceeds current that defined in Official Plan
- 710 units, 572 parking spaces
- glass facade

Key concerns re. 8700 & 8710 Yonge and other planned development of the Yonge corridor

- 54 stories is almost as high as the TD building (56 stories) in Toronto's financial district
 - skyscraper not a high rise; skyscrapers generally defined as 40+ stories; do we really need skyscrapers in RH, a city of 250,000 people?
- concrete jungle from Garden to Major Mac as other buildings are completed
 - will create wind tunnel effect
 - reduces the amount of sunlight on Yonge and surrounding areas will be in shadow
 - potential run-off and flooding issues during spring thaw as there will be no grass to absorb the water
- not pedestrian friendly

- no landscaping/greenery as there will be insufficient space...8 inches barely fits a small planter
- no reason for people to walk along Yonge...no shopping, no restaurants as the commercial space in these buildings will largely be offices and clinics
- in the winter, snow banks will pile up on the sidewalk further restricting and discouraging pedestrian traffic
- balance of growth versus green is skewed totally towards growth
- environmental considerations
 - glass facades require a lot of energy to manufacture and are not considered a sustainable material
 - allows light in but then requires more cooling as the space is heated up
 - heat radiating from the buildings will heat up the environment at a time when climate change is reaching a state of emergency
 - again, balance between growth and green heavily skewed towards growth
- no sense of community and attachment to RH as most residents will be commuters
 - 5 days of the week spent outside of RH
 - most residents likely to be single or married without kids; primary focus will be on their careers which are most likely not to be here in RH
 - not family oriented; parents with kids would not want to live in such a high traffic area
 - residents will be less likely to engage in the community; no kids sports, lessons etc. so hard to build ties to the community
- traffic will be even more snarled with increased risk of conflict between cars and pedestrians
 - 710 units means an extra 1,000 - 1,500 people
 - 572 parking spaces means 572 extra cars at that intersection
 - increased traffic as cars head southbound to get to the 407 or get downtown
 - conflict between cars and pedestrians crossing Yonge to get to the subway or Go train; increased risk of accidents and deaths as people dash across the street to make the train
 - this goes against RH priorities of making it easier to get around the City
- other issues
 - lack of privacy for existing residents living in 2 story homes
 - massive growth in residents but few new jobs
 - commuters' discretionary spending will be done largely where they work so aside from property tax, RH businesses will not see significant benefit and City infrastructure will be stressed

I hope Council will give serious consideration to the issues I have raised. I would welcome the opportunity to speak in more detail with the relevant parties to increase their understanding of my and my fellow, almost 600 residents.

Marie Chow

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