

To: Clerks@richmondhill.ca
From: Pat Pollock
Chair, Mayvern Area Residents Association
Re: Item 3.2, council Public Meeting, April 21, 2021

City Files: City Files D01-20015 and D02-20029,
9301, 9325 and 9335 Yonge Street

After reviewing the staff report on this proposal, I notice that there are 25 bullets stated by the planning department as to how this proposed development is **not** in conformity with current policies. At best, this is a proposal that has a long way to go. I hope that there will be some attempt to resolve these deficiencies. The following are particularly noteworthy, and this does not minimize the importance of the other concerns:

- The preferred land use of the Recommendations Report states a maximum of 20-storeys in height and a density of 4.0 FSI for these lands. The proposal is for 42 and 45-storey towers with a connected 5-storey podium with a net density of 8.78 FSI based on a lot area of 7904 sq. m. and 0.65 FSI based on the entire site. What is the TOTAL PROPOSED DEVELOPMENT FOR THE ENTIRE SITE (THIS IS ONLY PHASE ONE!)? It would be helpful to see the full proposed development on these lands. As it stands now, this proposal is much too dense and much too high for the area.
- There is not a proposal for more public roads or public parkland or urban open spaces. This is very important in order to allow for a people-friendly environment, a walkable environment, and connectivity between buildings and adjacent developments where residents must go to use essential services, especially in an area where walkability is the goal.
- This development is in the boundaries of the MTSA. KDA land use provisions must be satisfied, and it must be transit-oriented.
- There is concern for the number of units that are family friendly, for people with disabilities and for affordable housing units. It is a desire, especially in this MTSA friendly environment, for these criteria to be met.
- Within this KDA there are 7 **proposed** developments (of 9, 16, 32, 43, 38, 29 and 29 storeys) and now another two proposed developments of 42 and 45 storeys, 1 **approved** development of 24 and 29 storeys on the south west corner of Yonge and 16th, and 4 **existing** towers of 24, 20, 10 and 11 storeys.

My other concerns about his current proposal:

1. The South Hill towers are the two highest proposed at this corner, with 821 units
2. All of the **proposed** developments create a huge number of units that will increase the population significantly beyond intensification requirements
3. There is congestion already at this corner without ANY of the **proposed** developments being built
4. The roadway to enter and exit this proposed development already backs up and it is impossible to enter 16th Avenue going west

In conclusion, I perceive that this development has many hurdles to overcome before it is ready for approval. At best it is in the concept phase. I hope the developer will take the comments of staff and residents very seriously in the further development of this plan. I would also like to see the full development plan for the whole area at this corner **before** approval of one phase.