

From: Mike Gurski

Sent: Monday, April 19, 2021 9:29 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: SRPI.21.040 – Request for Comments – Official Plan and Zoning By-law Amendment Applications – Whitehorn Investments Limited, Stephen-Mitchell Realty Limited, 891566 Ontario Limited and Ledbrow Investments Ltd. – City Files D01-20015 and D02-20029

For the public record.

1. The cart is before the horse. Before being able to discuss the merits and demerits of this proposed development the citizens of Richmond Hill need context. Until the Draft Secondary Plan entitled Yonge and Carrville/16th Key Development Area is approved by council there is no context to assess this proposal. Council has been unable, for whatever reason, to approve this Plan, over the past 4 years. Until this is approved, all developer proposals should be put on hold and not entertained by council that fall within the purview of this plan. By holding up its approval, it is difficult for citizens to use it in assessing any proposed developments in the catchment area of the Plan.

Council's inability to approve this Plan also allows developers a level of inventiveness that will plague this area forever, barring an earthquake.

2. The staff report lists, and the list is legion, a number of exceptions from the current city-wide official plan and the still to be approved Secondary Plan. Let me just point out one of the most egregious issues, the audacity of which, even by the standards practiced by developers, falls outside the pale. And I quote from the staff report: Given that By-law 108-85 does not include a zone category that accommodates the development as proposed by the subject applications, the applicants are seeking to introduce a Multiple Residential Ten (RM10) Zone category into the by-law with site specific provisions to implement the proposed development.

In plain language, this developer's proposal is so far outside any known bylaws and parameters that the developer suggests (humbly?) creating their own, "made to suit development Zone" and amend our city's by laws, so that they can build their twin towers. Come on.

3. Assuming the worst, that we have a majority of super pro development councillors last anyone looked, at least let's restrict the building height back to 23 stories maximum, with two smaller apartment blocks, set back from the sidewalk at least 12 feet and make the space between the buildings a public space not an enclave. Stay within the density of the approved plan, and put the public good before private profit. This allows for a less intrusive canyon to be created along 16th Ave. It sets the tone for other development proposals to bring down their height aspirations and still allows the developers to earn a livable profit.

mike