

WRITTEN PUBLIC COMMENTS

FOR COUNCIL MEETING (DECEMBER 1, 2021)

TO: All Council Members

FROM : Au Family (54 Bawden Drive)

SUBJECT : Official Plan Amendment and Zoning By-law Amendment
Applications - Leslie Elgin Developments Inc. - City Files D01-21008 and D02-21016

SUMMARY

1. Objection against the proposed application based on the updated information and feedback from the Richmond Hill Staff Report dated November 10, 2021, as well as from the informal virtual public meeting held by Ward 3 Councillor (Castro Liu) on November 18, 2021.
2. From the perspectives of City of Richmond Hill respective departments review so far, almost all of their comments are negative regarding the proposal (see details below).
3. From the perspectives of the neighbourhood in the area of the subject matter, absolutely none of the comments is in favour of the proposal.
4. There are still a number of concerned regional / city divisions, as well as external agency / stakeholders have their respective reviews to be undertaken.
5. **CONCLUSION :** Request Council to reject the proposed application based on the latest Richmond Hill staff fact-finding report and recent comments/feedback from the neighbourhood in the subject matter area.

Comparison of the applicant's proposed development standards relative to those of the associated parent RM10 Zone

Development Standards	RM10 Zone Standards under By-law 55-15, as amended	Proposed Standards
Maximum Height	10 storeys	31 storeys
Maximum Floor Area Ratio (FAR)	2.0	5.9
Minimum Parking Requirements	1.5 spaces per unit of which 0.25 spaces per unit shall be for visitor parking	1.0 space per unit plus 0.14 spaces per unit for visitor parking

REFERENCE TO THE CITY OF RICHMOND HILL STAFF REPORT (November 10, 2021)

COMMENTS	AGENCY/DEPT.	PG. REF.
YORK REGION OFFICIAL PLAN		
"...the subject lands are <i>not</i> located on a Regional Rapid Transit Corridor or within the boundaries of an MTSA as currently endorsed by Regional Council."		Page 6
CITY OF RICHMOND HILL OFFICIAL PLAN		
"The subject lands are designated Medium/High Density Residential on Schedule "A"permits townhouse dwelling units, low to mid-rise apartment buildings and other similar housing forms at a <i>maximum building height of 10 storeys</i> and a <i>maximum density or Floor Area Ratio (FAR) of 2.0.....</i> "		Page 7
CITY DEPARTMENT AND EXTERNAL AGENCY		
"...the proposed intensity of the development in terms of building height, overall density and built-form <i>cannot be supported.</i> "	Urban Design and Heritage Section	Page 8
Section 9.6.2.3 : "The applicant's proposalis a <i>significant departure from the applicable policy direction</i> and must be assessed comprehensively within the framework of the City's overall planned Urban Structure"	Development Planning Division (Reference to	Page 8

Section 9.4.4 :“ Staff have concerns with the compatibility of the proposed development in relation to the existing built form and character of the surrounding area; in particular with respect to the proximity and height of the proposed residential development to the existing low and medium density residential development to the east and west of the lands.”	the North Leslie Secondary Plan)	Page 8
Section 3.1.3.:“ staff have concerns with the planned and existing infrastructure capacity in the North Leslie Secondary Plan Area to accommodate the proposed development.”		Page 9
Section 3.1.5.3.: “The Plan requires a minimum of the 25% of new housing units within the Settlement Area to be affordable, The applicant will be required to further demonstrate how this policy has been satisfied.		Page 9
“ The applicant must satisfactorily address the issues and requirements identified by the City departments and external agencies that have been requested to review the development proposal.”		Page 9
“ The development proposal is still under review by the City’s Parks and Natural Heritage Planning Section, Development Engineering Section, Building Services Division and Fire and Emergency Services Division, in addition to the Toronto and Region Conservation Authority, Alectra Utilities, Rogers Cable, Buttonville Airport and York Region. ”		Page 10