

From: Derek Chiu

Sent: Wednesday, December 1, 2021 11:47 AM

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Subject: Council Public Meeting - 0 John Birchall Road

Hello,

I firmly oppose to the application proposal for development at 0 John Birchall Road. I am resident in the living near by at the proposed site at 87 Gerden Dr, Richmond Hill, L4S 0G9, ON and will be impacted by this proposal.

Background

- The site was approved under North Leslie Secondary plan for a 10 story mid/high density residential with potential for mix use such as retail and offices. The maximum floor area ratio is 2.0.
- The proposed standard is a 31 stories maximum density residential with a floor area ratio of 5.9 without potential for mix use such as retail and offices. The number of dwelling units expected is 617 apartments and 33 townhouses with 740 parking.

Area of concerns

Amenities and infrastructure

- The site was approved under the North Leslie Secondary plan for a 10 stories apartment. The North Leslie Secondary plan is a master plan that considered amenities and infrastructure such as schools, parks, open spaces, transits, community center, etc. for a set amount of residents and including the residents in the 10 stories apartment building. The increase from 10 to 30 stories means there will be at least 3 times the amount of resident in the area. I am concern as there no proposal to update these amenities with the added resident. Will the resident be able to used the planned amenities and infrastructure given the significant increase of resident in the area? The developer and planning department has not addressed this point.

o I noted that the city staff have the same concern (Page 9 of Report SRPL.21.114). This concern should be fully addressed.

- The proposal does not have plan to build mix use like as per the North Leslie Secondary plan. This is disappointing because if the city is going to develop Leslie, they should mandate mix use such that there will be retail and office for the neighborhood.

Transit and Traffic

- During the resident meeting on Nov 18 held by Councillor Castro Liu, a lot of neighbors voiced their concern and frustration about this proposal. In particular, transit problem was raised. The developer TACC mentioned that there will be a transit study and that Leslie is zone for rapid transit and an entrance will be open on Leslie Street specific for this development to reduce the traffic on John Birchall.

o Per review of Map 11 Transit Network of the York Region Plan, Leslie is to develop a regional transit priority network in the area and not a regional rapid transit corridor like the one on Yonge Street or Hwy 7. Hence, it is questionable how the city plan to move traffic with a regional transit priority network and not a rapid transit corridor system? Regional transit priority network means more buses without dedicated lanes or system to help them move quicker like Leslie Street south of Hwy 7 and Woodbine Road.

o The proposal is calling for 740 parking spaces for the apartments. It is the objective of the city and region to promote use of public transit. Since the ratio is 1 to 1 for parking to units, it does not appear this objective is met. It does not promote use of transit due the availability of parking spaces available for residents of the development. Further, there is no rapid transit available but rather a regional transit priority network. The developer should reduce the number of parking space to promote use of transit such that the area the transit usage will be increased and hence a regional transit priority network that is more inline in what TACC has described as a rapid transit system on Leslie Street.

o The entrance on Leslie Street is proposed to be a right in and right out per Report Number SRPI.21.114. The concern is how will this vehicular access help with the added traffic on John Birchall. John Birchall is connected to two major plaza, Costco and Home Depot. The traffic is a nightmare in the area already due to the commercial traffic. The entrance on Leslie Street will not direct the resident of the 0 John Birchall onto Leslie because it is a right-out only exit which is directing the traffic to north. Most the resident will be heading south hence they will need to turn on to John Birchall to access to the south side or toward Hwy 404 or southbound. The entrance at Leslie Street to the development does not reduce the traffic on John Birchall because of the proposed design.

Impact on existing resident

- On the resident meeting on Nov 18, city planner mentioned that City of Richmond Hill require developer to consider shadow that will be cast on the existing neighborhood. It was explained that resident closet to the apartment will still be able to see the sky at a 45 degree angle.
- While the 45 degree angle requirement is helpful, it is not helpful in during sunset or sunrise because the sun will not be right above us during those period. It is very concerning with the increase in height of this development that the building will cast a shadow onto the existing community during sunset as the existing neighborhood will be east of the development. It is noted that the city staff share the same concern as noted in report number SPRI.21.114.
- It is note that apartment buildings along Hwy 7 are not as tall as 30 stories which helps with the shadow issues with the existing neighborhood.
- During the meeting, it was mentioned that there will be shadow study. Reviewing the staff report for council public meeting, there is no mention of this study. Therefore, how can council approve or disapprove such proposal without this detail. Council should reject such proposal until such report is made available.

Affordability and family orientated

- The development is proposing 64% 1 bedroom, 28% 2 bedroom, and 8% 3 bedroom. The North Secondary Plan encourages high density development for family sized unit. This is welcoming because City of Richmond Hill has a housing crisis, especially those with a family or starting a family. Apartment and high density is indeed more affordable compared to low density. The fact that there is only 8% or 50 unit allocated to 3 bedroom is not reasonable and will not meet this objective. Most of the units will be 1 bedroom and not targeted family.
- The proposed development is not doing enough to match the guidelines and need of Richmond Hill. The housing crisis for family will continue with development like this.

Environmental

- The development indicated that there will be 2 level of underground story for parking and four partial levels of above ground parking.
- Development of 30 stories apartment generally have parking underground. It begs the question as to why the proposal is proposing a 4 story above ground parking that will add to the height of the building. Is it because the building a 6 level underground parking will interfere with the Rouge river that the site is adjacent to? If so is it a suitable site for such a proposal?

Based on the above concerns, I firmly oppose to the proposal at 0 John Birchall Road. The proposed development does not align with the spirit and recommendation of the North Secondary Plan. Increasing the stories of the building from 10 stories to 30 stories will not make a coherent community that the North Secondary Plan and City of Richmond Hill envision.

Regards,