

From: Joy Wang

Sent: Wednesday, December 1, 2021 11:55 AM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: Re: Public Comment and Electronic Delegation for December 1, 2021 Public Council Meeting

Hi,

I am unable to make the meeting at the proposed time, as I believed it was going to be 30 minutes earlier. I would like to be taken off the delegator panel.

Please just include the **EDITED** written information instead:

To whom it may concern:

On behalf of Richlands Community, we vehemently oppose the **amendment of the Official Plan and Zoning By-law for lands described as Block 51, Plan 65M-4668** (files D01-21008 and D02 -21016) for the following enumerated reasons:

1. As stated in the North Leslie Secondary Plan 9.6.2.3 Medium/High Density Residential a) "Secondary Plan shall be townhouses, stacked townhouses, back to back townhouses, low-rise to mid-rise apartment buildings and other similar housing forms". This amendment would **violate the secondary plan and build housing forms that are dichotomous to the existing forms that are located in the surrounding area** (medium density housing such as townhouses and **at most, mid-rise apartment buildings**).

2. As stated in the North Leslie Secondary Plan 9.6.2.3 Medium/High Density Residential e) "The maximum height shall be 10 storeys". This amendment is **requesting for a 210% increase in building height or 3.1x the existing height limitation**, which is an extremely large and unreasonable request that fails to take into consideration the impacts on the existing community.

3. As per the North Leslie Secondary Plan 9.6.2.3 Medium/High Density Residential g) "Where adjacent lands are designated Low or Medium Density Residential, the height of all new buildings, within 25 metres of the property line of these designations, shall not be greater than 2 storeys above the existing adjacent buildings, or, if vacant, 2 storeys above the maximum permitted height in the adjacent designation." Given the adjacency to a residential neighborhood with **at most 2 storey buildings**, a building of 27 - 31 storeys is clearly greater than the 2 storeys above the existing low/medium residential designation. This poses a risk to the overall aesthetics of the community, rendering a decrease in property value, as the new development juxtaposes the **low/medium 2 storey buildings all around**.

3. Overburden on Education infrastructure: There are already concerns of [over-enrollment](#) in the schools that are currently operational in the surrounding area. With the construction of two new 27 - 31 storey buildings which is expected to bring in 617 units and 33 townhomes, **secondary school enrollment in the nearby schools** (Alexander

Mackenzie High School, Bayview Secondary School, Langstaff Secondary School, Richmond Green Secondary School and Richmond Hill High School) **will exceed over 2000 full-time enrollees, which can have dire impacts on the quality of education received.** Students would have to attend Aurora Secondary School et al., putting stress on educational resources available to students who live in Aurora. **This perpetuates a negative feedback loop of overpopulating, over-enrolling, education sprawl (where students have to enroll at schools outside of their residential cluster).**

4. Overburden on traffic flow: As aforementioned, an additional 617 units and 33 townhomes with **740 parking spots** will greatly impact the existing traffic and road infrastructure. It will introduce congestion along Leslie and surrounding residential streets, **where the latter was not designed to accommodate for this sudden increase in vehicles and density. The location of these two buildings at the entrance to a residential community will clog that intersection, making it more difficult for current residents to enter and exit.**

5. Overburden on natural space: The North Leslie Secondary Plan also states that "Neighbourhood parks shall be provided at a rate of 1.0 hectare per 1000 population and must have a minimum size of 1.6 hectares." Firstly, the new development proposal does not include plans for a park, which means that the additional residents will be sharing the existing park space, which were constructed to meet this requirement for the Richland Community. Assuming that there's an upper limit of 1500 additional residents from 617 units and 33 townhomes, there needs to be at least 1.5 hectares of park space for the new residents. Currently, they only have 0.94 hectares for their entire development (which again does not include a park), **so it would be impossible for them to provide a neighborhood park to the residents of the proposed towers without using Richland Community's parks, thus violating the North Leslie Secondary Plan's park requirements.**

6. Unnecessary development OUTSIDE OF A PROPOSED INTENSIFICATION AREA: As mentioned in the Staff Report for Public Council, the subject lands for development "are not located on a Regional Rapid Transit Corridor or within the boundaries of an MTSA as currently endorsed by Regional Council". In other words, this location is **NOT AN AREA THAT THE** Region intends to "direct significant growth and development in accordance with its intensification strategy". It would be contradictory to the Municipal Comprehensive Review (MCR) of the Growth Plan for the Greater Golden Horseshoe (2019) for such a high-density development with the main purpose of intensification to be allowed.

7. Failure to provide meaningful "affordable housing" contributions: As mentioned in the Staff Report, "Section 3.1.5.3 of the Plan requires a minimum of 25% of new housing units within the Settlement Area to be affordable." This new development **fails to satisfy that requirement:** they are not providing affordable housing, they are simply providing different types of units. At the end of the day, they are still offering "high-end" studios as an ALTERNATIVE TO A 3-BD HOME. Affordability means providing affordable price points for each type of unit, **which the applicant has not demonstrated that they will do.**

8. Contradictions to Family-Orientated Planning: The Plan also recommends that the higher density offerings in this area are still focused on providing "family sized units". The applicant's proposal **severely deviates from the plan's recommendation** as the current offerings for "family units" are only 8% (~50 units) of the 650 units. This design will impact the overall residential makeup of the community, traffic flow and parking needs (especially if they are not met by the parking modifications), which can have negative impacts on children safety.

To summarize, we are not opposing the construction of medium/high density residential units with a maximum of 10 storeys in the proposed space. **We are opposing the AMENDMENT OF THE CURRENT BY-LAW TO ALLOW FOR DEVELOPMENT OF TWO 27 TO 31 STOREY BUILDINGS.** This is a callous proposal that prioritizes short-term profits and hastily planned rapid urbanization, over intentional long-term sustainable, deliberate and human-centered urban planning that improves the wellbeing of all community members.

Thanks again,

Joy