

Official Plan and Zoning By-law Amendment application submitted by 1246652 B.C. Ltd for 9651 Yonge Street.

Council Public Meeting February 2, 2022

Submission for Item 3.2

Pat Pollock

I concur with the staff report regarding the proposed plan for 9651 Yonge Street. It is deficient in many respects.

	OP/Zoning requirement	Proposed	Complied/Not complied
FSI	2.5 FSI (Regional Mixed Use Corridor)	5.0 FSI	Does NOT comply
Lot coverage	No data given in staff report	35%	
Number of stories	Max of 15-storeys (Regional Mixed Use Corridor)	Two 18-storey towers, 1-20-storey tower	Does NOT comply and does not include heights of mezzanine and 2 nd storey areas
Podium height	4-storey (Regional Mixed Use corridor)	6-storey	Does NOT comply
Distance between towers	25 meters	20 meters	Does NOT comply
3-bedroom (family) units	No data given in staff report	37 (6%)	Does NOT comply
Affordability	25%	No information given in staff report	Does NOT comply
Amenity space	2 sq. meters per residential unit (Parkland Outdoor Amenity)	No information given in staff report	Does NOT comply

After looking at the submissions put forth by residents in the apartment complex behind this proposed development, they are particularly concerned with shadowing of their swimming pool, shadowing of west facing apartments, blockage of their views and privacy. All quality of life issues. Why should they suffer to enhance someone else's profit?

As residents of Richmond Hill, we want to see proposals for distinctive developments that enhance EVERYONE'S quality of life. We also want to see substantial community benefits that will provide for the residents of the development and integrate with the surrounding community

The slow erosion of retail along Yonge Street is also a concern, strip malls, plaza's etc. are being replaced by condos, how does this provide the jobs we desperately need? We are becoming even more of a 'bedroom community'.

Overall, when analyzed this plan, it does not comply with a number of criteria that are essential to the development of Richmond Hill, and it needs to be reworked. Our City has an Official Plan as does the Region, and their requirements need to be met if we are going to provide housing that attracts people to our area, supplies jobs, and recreational facilities.

As it stands now, I totally oppose this development. I hope the developer can come up with solutions to satisfy the residents of Richmond Hill.