

**From:** Carina Ko  
**Sent:** Thursday, May 11, 2023 10:36 AM  
**To:** Clerks Richmondhill <clerks@richmondhill.ca>  
**Subject:** quoting file no: OPA23-0003

Regard to the application submitted by Parkway Hotels: quoting file no: OPA23-0003

Hi there, I am the resident of suite 802- 9015 Leslie street. My name is Carina Ko, I would like to decline and file a complaint to Parkway Hotel file no: OPA23-003 project. Here are my statement and concerns below. Thank you for taking this matter forward to our MPP and local council in upcoming meeting. I strongly disagree and against this hotel zoning project.

1) The Application does not comply with Federal Zoning Regulations for Buttonville Airport Section 3.1.9.9 of the Official Plan states that “The height of buildings or structures shall be restricted in accordance with the Federal Zoning Regulations for Buttonville Airport for as long as the Buttonville Airport continues in operation.”

2) The proposed development does NOT comply with the land use and design policies as stated in the Richmond Hill Official Plan The current Official Plan zoned the Subject Lands (which is part of this Application) and surrounding lands as Employment Area and Employment Corridor, with the predominant use of land to be high performance industrial, office, and major office uses. The Subject Lands and surrounding area to the north and east were approved for employment conversion to a mixed-use designation. The RHOP permits a maximum site density of 2.5 FSI, with the greatest density being directed to the Highway 7 frontage. The RHOP also applies the following height requirements with regard to development of lands within the portion of the Regional Mixed-Use Employment Corridor designation located on Highway 7: a minimum height of 3 storeys and a maximum height of 11 storeys and the tallest buildings must be directed to the Highway 7 frontage (Policy 4.8.2.1.9). OPA 18.3 designates the Subject Lands as part of the East Beaver Creek and Highway 7 as a Local Centre. OPA 18.3 states the City’s current intensification hierarchy, which ranks Local Centres third, below Richmond Hill Centre and Key Development Areas (“KDA”) and Regional Corridors. Local Centres are specifically planned to accommodate intensification at a scale and intensity that is less than the KDAs. They will be important community focal points and will develop as revitalized, mixed-use centres with pedestrian-oriented, human-scaled main streets. We fully agree with the designation of the Subject Lands as a “Local Centre” in Richmond Hill Intensification Hierarchy, in accordance with the Richmond Hill Official Plan. The current proposal to build nine towers with some being 48 storey high (i.e., 42 storey high towers on top of 6-storey podium) with a FSI of 5.5, far exceeds the height and density allowed for Local Centres and KDAs and is closer to the development density allowed in Richmond Hill Centre, which accommodates the highest level of intensification in the City, with the greatest height of 40 storeys and the maximum density of 6.5 FSI. The RHOP states that the two designated KDAs (both of which are on Yonge Street Regional Corridor) have a maximum density of 4 FSI and a maximum height of 20 storeys. Based on the above, we conclude that this application must be rejected because it does not comply the Zoning By-laws as well as Schedule A1 (City Structure) and Schedule A2 (Land Use) of the Official Plan. Furthermore, this ambitious application is incompatible with the size of lands and existing surrounding environment.

3) Our Objection to Parkway's application for an "Official Plan Amendment" to redesignate the Subject Lands from being a Local Centre to a Key Development Area in order to increase the maximum height and density of the development. In our view, this application is an abuse of process and should not be allowed.

4) Height of new builds must be compatible with height of existing buildings in the Neighborhood Parkway Hotels applied to amend the Official Plan to "redevelop" some "pockets" of "developed lands" which already contain two hotels, a conference centre, 2 three-storey strip plazas, a lowrise office building and a health club. Parkway proposed to demolish three low-rise buildings (i.e. 650 Highway 7E, Best Western Hotel at 600 Highway 7E, and 9005 Leslie Street) and use the "open space" on the subject lands (which includes parking and loading dock areas, green space, etc.) to build nine 35-42 storey towers.

The City has a duty to protect the residents from invasive development and to protect the vulnerable residents from the towering concrete forest, all done under the banner of "intensification of development." The City must ensure that any new development will not damage our living environment and adversely affect the quality of life of over 1,500 long-time residents neighbouring the proposed development.

Thank you  
Carina Ko