

To: Mayor and Councillors of Richmond Hill

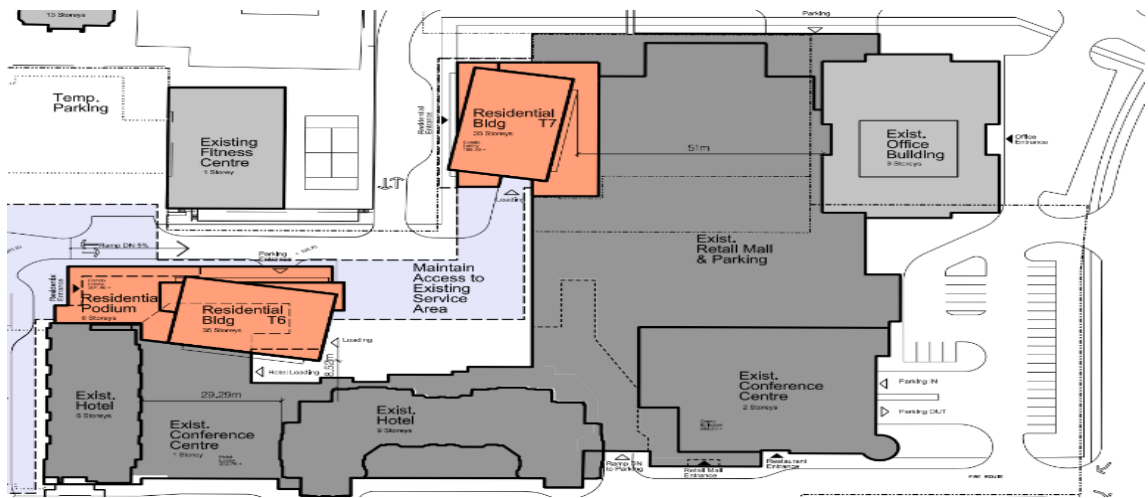
May 10, 2023

The following submission is a written presentation in opposition to the Parkway Hotels proposed Development Plan to amend the Official Plan for lands described as Part of Block 1, Plan 65M-2287 and municipality known as 600 and 650 Highway 7 East and 9005 Leslie Street. (City File: OPA-23-0003). The presentation will reference the following documents.

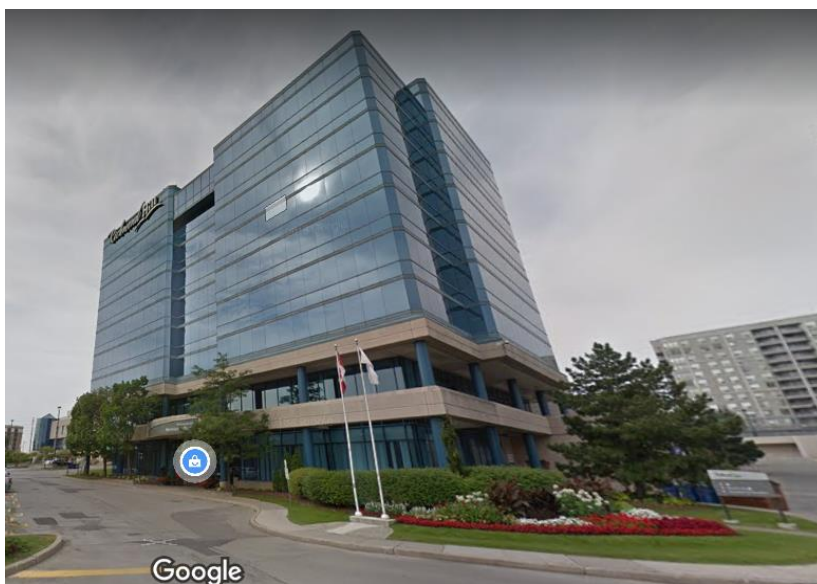
Document 1: <https://drive.google.com/file/d/1he0xavXG9f8pIMm-6eGW-drQlkaPg5LO/view>

Document 2: <https://drive.google.com/file/d/1IAb1WpaoCyiRBX08a32jXJvfcP2WcUNk/view>

The initial concerns refer to the first 2 proposed condo units i.e. Residential Building T7 and T6 (each are 35 stories). Refer to Document #1, page 35 Phase 1.



The two proposed condominium buildings are planned to be directly build behind the existing Richmond Hill municipal building.



As a point of reference, I would like to propose that the members of the Richmond Hill Council which are responsible for making the decision to approve or reject the proposed Parkway Development Plan OPA-23-0003 should take a walk to the rear of the Richmond Hill municipal building and have a firsthand look at the locations being proposed.

The following two pictures are the locations where the two condominiums buildings are intended to be constructed. The first picture is the location where the T7 condominium is planned to be located.



The second picture is the location where the T6 condominium is planned to be located. This is currently the location where the Sheraton trash bins are stored.



The concerns I have are with respect to how the parking and access to the T7 and T6 buildings will impact the existing parking and access to the Richmond Hill municipal building.

As an example of typical condominium requirements, I would like you to consider the existing 9015 Leslie condominium building just near by. This condominium building has 13 floors, 2 floors of underground parking with secure access control which are twice the area of the building itself and a secure above ground visitor parking lot which is equal to the total building's area. There is also a gate house where access to the above ground parking and the condominium is regulated by security personnel.



The 9015 condominium also has a Secure Shipping and Receiving entrance and a separate entrance which allows trucks to access Trash bins.



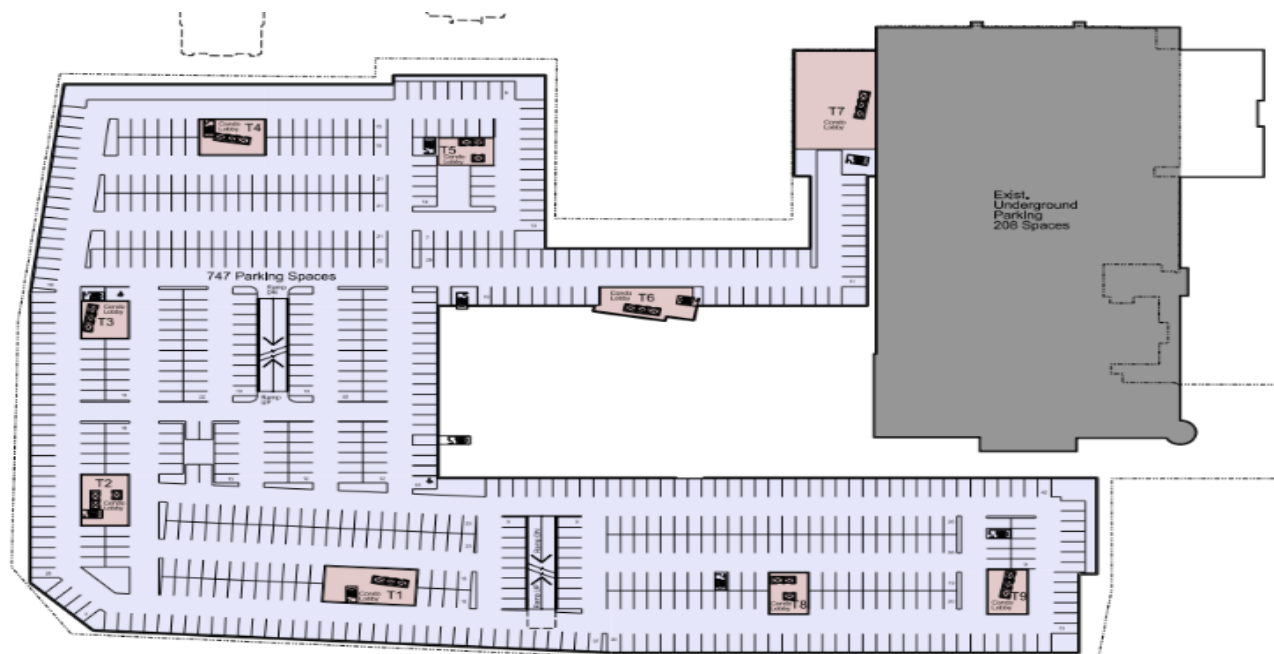


These are the typical facilities which are required for condominiums.

- Underground parking
- Above ground Visitor parking
- Security access control to parking and to the building
- Secure access to a separate Shipping and Receiving entrance
- Separate Trash bin access

The proposed T6 and T7 condominiums are 35 story high and so they will each require 3 times as much parking area relative to the 9015 condominiums. The T6 and T7 condominiums will also require security access controls and a separate shipping and receiving entrance and a separate entrance to manage trash bins.

The proposed parking for the T6 and T7 buildings (refer to Document 2 pages 3, 4, 5) is described as the four levels of underground parking which loops around to the front of the Sheraton hotel. This is a long distance for T6 and T7 residents to walk for underground parking and the parking facility will not be available when the T6 and T7 condominiums are completed. The T7 condominium are next to the existing 208 underground parking spaces currently being used by the Richmond Hill municipal building.



My concerns are as follows.

1-the T6 and T7 buildings will be constructed before sufficient underground parking is available and so residents of T6 and T7 will be sold parking spots in the existing Richmond Hill municipal building underground building parking. These are the 208 Existing Underground parking spaces which are currently occupied by Richmond Hill employees and visitors i.e. Richmond Hill employees and visitors will be required to park outside, this will be very inconvenient (especially in winter).

2-there is no plan and certainly no space for above ground visitor parking for the T6 and T7 condominiums and so visitors will be required to park in the existing Richmond Hill municipal building outside parking intended for employees and visitors to the Richmond Hill municipal building. The above ground parking area would have to be 3X the area of the T6 and T7 buildings. Richmond hill citizens will no longer be able to park in front of the Richmond Hill municipal building because all these parking spots will be occupied by visitors to the T6 and T7 condominiums.

3-The additional traffic to/from the T6 and T7 buildings during the peak periods (i.e. 7-9am and 4-6pm) will conflict with employees of the Richmond Hill municipal building arriving or leaving work. Access to the Richmond Hill municipal building parking and the T6 and T7 condominium buildings share the same small, cramped back alley which leads to the Richmond Hill municipal Building parking and the T6 and T7 condominium buildings above ground parking areas. This will be extremely inconvenient for Richmond Hill employees and visitors.

4-Security access control will be required to regulate parking and access to the T6 and T7 condominiums. This will require a gate house to be installed on the back road which leads to the T6 and T7 buildings. This again will impact the Richmond Hill municipal building employees and visitors.

5-There is no plan to provide a separate secured shipping and receiving entrance to the T6 and T7 buildings. There is simply not enough space for these separate entrances, this will create a considerable problem when residents are moving in/out of the condominium and when large bulk materials are shipped to/from these condominiums. They will certainly use the Richmond Hill municipal building facilities and again obstruct access to the Richmond Hill municipal building.

6-There is no plan to provide access for trucks to manage trash bins as would normally be available in normal condominiums. Also, the Sheraton trash bin collection entrance is currently located where the T6 building is planned to be located.

In summary:

It is not possible for this much underground parking or secure above ground parking and secure shipping and trash bin access to be provided given the existing buildings encircling the proposed T6 and T7 condominiums. The T7 location was originally intended to be a commercial building (smaller than the existing Richmond Hill municipal building). Also, it is simply not feasible to build a 35-story condominium at the T6 location.

The T6 and T7 condominium buildings will have a devastating impact on the Richmond Hill municipal building, the Richmond Hill employees and the Richmond Hill citizens wishing to access the Richmond Hill municipal building. I focus on the T6 and T7 buildings in order to demonstrate to the Council what the consequences of these buildings will be from the perspective of the Richmond Hill municipal building. The other 7 condominium buildings being proposed will create the same or worst problems for the residents of this community.

As a conclusion I would recommend that the Richmond Hill board should reject the proposed rezoning request.