

From: Frederick Woo

Sent: Tuesday, May 16, 2023 9:55 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Cc: Godwin Chan <godwin.chan@richmondhill.ca>; Michael Shiu <michael.shiu@richmondhill.ca>; Gilbert Chan ; aaron pun

Subject: Fwd: Richmond Hill ("RH") Council Public Meeting on May 16, 2023 @ 7:30pm about Parkway Hotel's development proposal at NE of HWY 7 E and Leslie St., Richmond Hill (the "Proposal")

Dear Lena :

Good morning.

Thanks for your attached email to me of May 15, 2023.

As my deputation now in the meeting revised agenda is quite voluminous far exceeding the 5 minutes limitation, I hence enclose hereinafter my brief deputation to be delivered by me within 5 minutes.

BRIEF DEPUTATION at May 16 public meeting

Good evening. My name is Frederick Woo.

Thank the Chair and Council, specially Deputy Mayor who has allowed me living in Markham to speak tonight raising grave concerns on the proposal.

My deputation has been in City Clerks Office. Hoping it is in your hands. The deputation consists of among others colour perspective for Agincourt Mall redevelopment in Scarborough and Hilton Hotel in Markham. They show openness, quality living condition and adequate parklands that the proposal apparently lacks.

My concerns as in my deputation are among others :

1. Apparent lack of adequate parking that should abide by City parking standard of say 1.15 parking space including visitor parking per residential unit, cover hotel patrons for restaurant/function & party room etc. let alone Convention Centre, cover space for electric vehicles charging including queue space as required by Condominium Authority of Ontario - this is apparently lacking in the proposal.

And the apparent lack of lockers for the 3,460 units normally located in garage floors may eat up approx over 500 parking spaces in the garage floors shown in the proposal.

The inadequate parking apparently may cause hotel patron vehicles

spilled to existing parking lots of commercial/hotel/office buildings in both cities - RH and Markham. And the vehicles may circle round HWY 7 E and Leslie intersection looking for parking causing traffic jam.

2. Traffic concern specially along HWY 7 E fronting the subject lands, let alone Leslie due to the extent of vehicles from both future residents and hotel patrons.
3. Lack of adequate parklands per the standard of agency having jurisdiction.
4. Generous and effective provisions for vehicular traffic and fire routes within the subject lands, between the future podiums and existing hotel buildings on ground, within the tight site.
5. Flight tunnel height restriction caused by the neighbouring Buttonville Airport that is still in operation. My deputation has covered this concern.
6. Block model assisted by perspectives : perspectives may not be accurate due to artistic license in their presentation. Due to concern on compatibility of the proposal with surrounding 13-storeys or low rise buildings, a to-scale block model having the hotel buildings, neighbouring buildings and buildings in the proposal etc. should be made by the developer as done in some of other projects in the City as I was given to understand.

My time is up. Please see my deputation.

Thanks for listening.

From: Frederick Woo

Sent: Sunday, May 14, 2023 5:42 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Cc: Godwin Chan <godwin.chan@richmondhill.ca>; Office-Mayor Richmondhill <officemayor@richmondhill.ca>; Michael Shiu <michael.shiu@richmondhill.ca>; Gilbert Chan ; aaron pun

Subject: Richmond Hill ("RH") Council Public Meeting on May 16, 2023 @ 7:30pm about Parkway Hotel's development proposal at NE of HWY 7 E and Leslie St., Richmond Hill (the "Proposal")

The Clerk
Richmond Hill Clerks Office

Dear Sirs,

As suggested by Deputy Mayor Godwin Chan in his email to me of May 14, 2023, please find attached the following for the purpose of including them in the agenda for the said meeting :

1. My email to RH Councillor Michael Shiu of May 4, 2023.
2. Ditto of May 7, 2023.
3. Ditto of May 11, 2023 enclosing colour perspective for Agincourt Mall redevelopment in Scarborough.
4. Ditto of May 12, 2023 enclosing colour perspective for Hilton Hotel redevelopment in Markham (southwest of HWY 7 E and Warden).

Thank you very much for your attention to the subject matter.

Best regards,
Frederick Woo
Cell :

Sent from my iPad

Begin forwarded message:

From: Gilbert Chan
Date: May 14, 2023 at 4:54:21 PM EDT
To: Frederick Woo

From: Frederick Woo
Date: May 4, 2023 at 9:55:21 AM EDT
To: michael.shiu@richmondhill.ca
Cc: officemayor@richmondhill.ca, godwin.chan@richmondhill.ca, Gilbert Chan
Subject: Richmond Hill public meeting on May 16, 2023 @ 7:30pm - Parkway lands 9 residential towers proposal at Leslie and HWY 7 E

Dear Councillor Michael Shiu :

The following may be raised by me if they are not touched by others at the meeting :

1. Proposed residential development from City notice and conceptual plans shows :
 - a. TOWERS ON 6-STOREYS PODIUMS :
3,460 dwelling units (for possibly over 10,000 potential new residents) in 9 towers (42 storeys, 35 storeys) 8 of which sit on 6-storeys podiums that may have higher ceiling. 5 out of the 8 towers sitting on 6-storeys podiums (total 48 storeys, 41 storeys) are along Leslie and HWY 7 E frontage, and northern Parkway lands boundary. They are closely packed. This is incompatible with the surrounding buildings not more than 13 storeys high and environment in this prominent intersection.

I've heard the development far exceeds existing Zoning Bylaw and density provisions etc.

UNDESIRABLE WIND SCREEN EFFECT ? :

With the 6-storeys podiums closed packed along Leslie and HWY 7 E frontage and Parkway lands northern boundary, concern has been raised on undesirable wind screen effect. This warrants City review.

- b. BLOCK MODEL : Block model showing the existing buildings within and in the vicinity of Parkway lands is highly desirable to reflect compatibility as per the norm and under the circumstance. Drawings or perspectives will not do the job.

2. PARKING :

I've heard there has been idea to lower parking standard including visitor parking as there are public transport along HWY 7 E, ie. Viva and York Region Transit. This may not be durable to future residents as on both side of HWY 7 E there are industrial and office buildings deep into side streets eg. West Beaver Creek, East Beaver Creek, Commerce Valley Dr. W. etc. being not served by effective public transport as in downtown Toronto, or subway as in Vaughan at HWY 7 E and 400.

There may be a parking shortfall in terms of few hundreds if

- a. 1 bedroom unit has to have one parking say;
- b. visitor parking is required;
- c. charging space for electric vehicles is necessary to meet requirements of Condominium Authority of Ont. including vehicle queue area. Charging space for EV is not shown on conceptual plans, unless individual charger is provided for ALL parking spaces;
- d. parking for patrons of hotel lounge, restaurant, party and function rooms let alone Convention Centre is required. Please note there are few hundreds open parking spaces existing between the hotel and it's HWY 7 E lot line. They will go to permit the proposed development;
- e. adequate lockers for the 3,460 dwelling units normally in garage is required - this may amount to space equivalent to approx 400 parking.

Hoping there will be a parking count by the developer for city review.

Adequate parking should be available to avoid hotel guests vehicles spilled to neighbouring commercial or office building parking lots in Markham and Richmond Hill, and to avoid vehicles circling round Leslie/ HWY 7 E intersection looking for parking possibly impacting traffic at the intersection.

Trusting the single 2 ways ramp in garage has addressed vehicle jam and safety on ramp that connects all garage floors.

3. **TRAFFIC CONCERN** : There is traffic concern along HWY 7 E, specially due to suggesting another egress to and ingress from HWY 7 E facing hotel main entrance within the short distance between traffic lights at Leslie and East Beaver Creek Rd on noting that there is already an egress to and ingress from the existing gas station.

Traffic lights at Leslie is approx 12 vehicles from the new ingress and egress. Oftentimes approx 12 vehicles queue on west bound HWY 7 E awaiting green light at Leslie. When green light is on, vehicles move forward. This simply presents problem for vehicles from hotel lands exiting onto HWY 7 E specially at peak hours from beholders.

4. Trusting adequate evacuation open space at grade for fire hazards, fire drills and false fire alarms would be provided for hotel guests and tower residents.
5. Trusting fire route width at grade between hotel and towers is to be reviewed for safety and to permit fire trucks operate effectively between hotel and towers.
6. There is a shortfall in parklands (green areas) per professional view.
7. **FREIGHT TUNNEL** : The proposed high rise development if approved should have been cleared with City of Markham and the owner of Buttonville Airport lands to ensure that the Airport shall not be in operation before the completion of the construction of the proposed development for safety. Currently, planes are still flying from and to the Airport.

Before the sale of the Airport years ago, there was height restriction at 13 storeys.

8. **COST APPORTIONMENT** : It may be problematic to the future condo corporation on cost apportionment between the developer and condo corporation on remedial work for water leaks etc. thru underground garage top floor ceiling above which are driveway and fire route jointly used by the developer (being hotel owner) and the condo corporation after the expiry of developer's warranty for his work.
9. **RECREATIONAL FACILITIES** : I could not see any recreational facilities say swimming pool, gymnasium, function and party rooms etc. being

a necessity per the norm for the magnitude of the development, unless part if not all of the 6-storeys “Residential Podium” will cater for the recreational facilities. That appears unlikely.

NB. The writer’s background (not to be disclosed at the meeting) :

- a. Architect with my Home Government for 19-1/2 years - first project was over 600 units residential development in Princess Margaret Hospital Complex.
- b. Project Manager for the two condos adjacent to Parkway lands northern boundary and built 20 years ago.
- c. Project Manager for other residential and commercial developments in GTA.
- d. Actively involved in zoning bylaw amendments for the residential developments over the past 18 years on the lands between Commerce Gate commercial complex and South Park Rd close to Bayview, fronting on the south side of HWY 7 E.
- e. Members of board of directors in a condo for approx. 14 years.

Some of the foregoing were discussed between the writer and a retired Senior Property Manager of renowned property management company named “Dxxx”

Best regards,
Frederick

Date: May 7, 2023 at 11:57:36 AM EDT

To: michael.shiu@richmondhill.ca

Cc: officemayor@richmondhill.ca, godwin.chan@richmondhill.ca, Gilbert Chan

Subject: Fwd: Richmond Hill public meeting on May 16, 2023 @ 7:30pm - Parkway lands 9 residential towers proposal at Leslie and HWY 7 E (the “Proposal”)

Re. My deputation for City public meeting on
May 16, 2023

Dear Councillor Michael Shiu :

Further to item 2.- PARKING in my attached email to you of May 4, 2023, please be advised that a reputable developer (Txxxx) which has developed and is developing commercial and residential buildings in both Richmond Hill and Markham has confirmed last night (May 6) that for its residential project

“all units.....include at least one parking”,

contrary to the suggestion of lowering the parking standard in item 2. that the proposal has apparently pursued to maximize its development. City parking standard may be 1.15 approx per residential unit including visitor parking per my experience. Parking shortfall to meet the parking standard for 3,460 units may account for a shortfall for few hundreds .

That said, given to understand that there may be 6 storeys underground garage each storeys may cater for over 700 parking space.

Apparent lack of lockers for 3,460 units may cause another parking shortfall of few hundreds parking.

NEED FOR BLOCK MODEL :

Re. item 1.b. in the email on the need for the model, I was given to understand last night that a model for Richmond Hill Chinese Community Church on Bayview and at south of Major Mac was done before its new Sanctuary 1 was built over approx. 13 years ago. I strongly suggest a model be pursued by the developer to reflect to both the City and residents on the monstrous proposal in such prominent location.

MY DEPUTATION :

I do hope most of my points hereinafter will be raised by residents before me so that my deputation could be short, confined to the “5 minutes” rule as imposed in other city council meetings. Otherwise my unfinished items in the emails herein shall be deemed as my views at hands.

Best regards,
Frederick

Sent from my iPad

Begin forwarded message:

From: Frederick Woo

Date: May 11, 2023 at 1:05:25 PM EDT

To: michael.shiu@richmondhill.ca

Cc: officemayor@richmondhill.ca, godwin.chan@richmondhill.ca, Gilbert Chan, aaron pun, Wilson Poon

Subject: Parkway's residential proposal at NE corner of Leslie and HWY 7 E (the “Proposal”)

Re. Agincourt redevelopment proposal of 4,300 residential units,
with as townhouse style villas, office blocks and parks.....
in Scarborough

Dear Councillor Michael Shiu :

Further to my emails to you of May 4 and May 7, 2023 about my deputation for come May 16 public meeting for the proposal, please find attached an overhead colour perspective showing Agincourt redevelopment proposal referred to that entails tearing down the existing Agincourt Court Mall. The perspective is from Sing Tao Daily News that was sourced by me this morning.

You will appreciate from the perspective the spaciousness, openness, and parkland effects enhancing the city look in terms of cityscape in the area xxxxxxxxxxxxxx.



A to-scale block model should tell the story more accurately enhanced/
assisted by coloured perspectives as in Agincourt redevelopment.

This shall be touched by me at May 16 meeting.

Best regards,
Frederick

Sent from my iPad

Begin forwarded message:

From: Frederick Woo

Date: May 12, 2023 at 11:47:05 AM EDT

To: michael.shiu@richmondhill.ca

Cc: officemayor@richmondhill.ca, godwin.chan@richmondhill.ca, aaron pun, Gilbert Chan, Wilson Poon

Subject: Parkway hotel's 9 towers on 6-storeys podiums proposal at NE of HWY 7 E and Leslie, Richmond Hill (the "Proposal")

Dear Councillor Michael Shiu :

Good day.

Further to my email to you of May 11, 2023 enclosing a bird eye colour perspective for Agincourt Mall redevelopment having residential etc. in Scarborough, please find attached a colour perspective (sourced from Google) showing Hilton Suite residential development at southwest of HWY 7 E and Warden having quite an extensive parkland facing and the hotel main facade completely opened to HWY 7 E xxxxxxxxxx

This may be touched at come May 16 Richmond Hill public meeting for the proposal.

Best regards,
Fred

Sent from my iPad

