

From:

Sent: Wednesday, May 10, 2023 3:55 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: OPA-23-0003

I, Feliz Ng together with my husband Anthony Ng, owner of 9017 Leslie Street, LP205 are strongly opposed to the Parkway Redevelopment Proposal due to the following reasons:

Lack of Municipal Infrastructure to Accommodate the addition of 3,460 residential units and 111 hotel suites

- 1) Adding 111 hotel rooms and 3,460 dwelling units to this small parcel of land would put a severe strain on the local municipal infrastructure requirements, such as watermain, sewers, storm water drainage, sidewalks, streetscaping and active transportation facilities. However, the Parkway application does NOT address any of the infrastructure issues and there is no information to indicate that the current municipal infrastructure can support and sustain this monstrous development project with total gross area of \$3 million sq. ft.
- 2) Infrastructure such as the watermain, storm drains, and sewer do not only affect the City of Richmond Hill. The subsequent impact will put on the neighboring city in the south and then to the City of Toronto as these are interlinked systems. Their ability and our City's infrastructure capacity is of little concern to the unconscionable proposal. However, the Council is charged with the duty to care and protect the residents.

Lack of Park and Community Service Facilities

- 1) The developer focused the application on "where" to erect the 9 towers with 3,460 dwelling units and chose to ignore the fact that the 14,000 potential new residents also need parkland and other support services for their daily living. The site map indicates that there is a one acre "strata park" planned for this mammoth development. It is obvious that the developer has failed to address the Official Plan requirement to dedicate 1 hectare (2.47 acres) of land for park and other public recreational purpose for each 300 dwelling units proposed for residential development. In other words, for the proposed development of 3,460 residential units, the developer is *required* to dedicate 12 hectares (29 acres) of land for such purposes.
- 2) The City Plan 2041 Key Directions Report has identified the need to provide amenities that support existing and future residents and continue to provide services that support the broader employment area. Parkway's proposal to build nine 42-storey towers in this small parcel of land has clearly failed to address the need for amenities and community services as identified in the Key Directions Report.

- 3) As stated in the Key Directions Report, “Density without amenity is overcrowding. Density with amenity is community.” The site plan provided by the developer simply shows where the nine towers are located. It is clear that all the developer is concerned about is to maximize their profit from the development; they have no intention of creating a community with amenity.

Putting Humans at Risk

- 1) Simply putting in 9 towers in the subject land with some facilities such as hotel, convention center, fitness room and gas station remaining intact are force fitting to create a Key Development, resulting in high human safety hazards. In the event of fire, trucks may easily get jammed in the single lane driveway between the hotel and the proposed podium / garden. Additional traffic land lanes from two to three is called for. The width of the podium floors at ground on top of the towers sit and garden facing Leslie to cater for an additional lane. The current design shows little attention to human safety. Similarly, the proposal cares less for residents being able to retreat to ground away from the buildings on fires, let alone fire drills and false fire alarm situations.
- 2) Enclosed space for electric vehicles charging has specific requirements under the Condominium Act. The said space will be in visitors parking but enclosed for safety, and cater for queuing space. Lithium battery fires at charging can spread fast and be damaging to neighboring vehicles. Water from the sprinkler system may aggravate the fire. Has due diligence been exercised by the developer in its design at all remains a question for the Fire Service Department. This echoes further that human safety is not taken as a priority while the Council has the duty of care for the residents in vetting such a proposal.

Heavy Vehicular Traffic and Lack of Parking Facilities

- 1) The full compound of this site has a hotel, 9 towers, RH municipal office, the two existing condos, indoor mall and fitness center. Each should have its own city's parking standard and requirement. For instance, for municipal offices, 3 parking per 1,000 square feet and for the 9 towers, possibly 1.2 parking per resident unit leading to over 4,000. With Hotel parties, events, restaurants, lounges, function rooms etc. will require substantial parking. All of them will generate substantial human and vehicle traffic within the compound. A compound of this size with such huge human and vehicle traffic is prone to conflict generation, let alone how fire trucks can work within the compound.
- 2) Only a handful of open space parking will exist. Parkland and open space are very limited. All vehicles amounting to 4,600, have to go below surface level and the vehicular jam/blockage at the proposed underground multi-storey garage. The current one ramp design in the proposal for the 6 floors garage should have an additional ramp, which means the underground garage should be 7 floors instead of 6.

Traffic Gridlock on Hwy7 and Leslie Area

- 1) The proposed development will add 3,460 dwelling units and potentially 14,000 new residents to this location. This will exacerbate the already congested traffic on this strip of Regional Road Highway 7 where the entrances/exits from Highway 404 are located. There is no indication in the application that York Region Transportation Services has been consulted on this proposed development. The York Region Transportation Services has NOT included the consideration of this mega project in their Roads and Transit Capital Program.
- 2) A cursory review of the Transportation Impact Study submitted as part of the Application reveals two apparent flaws in the study. First, the study was based on traffic data collected on November 17, 2022, when the Province was still under "Covid lockdown" and a significant number of people are working from home or doing online schooling. Secondly, the "Trip Distribution" data used for the Study was derived from the 2016 Transportation Tomorrow Survey, which is outdated for current use. Also, there is no indication that the Transportation Impact Study has taken into account all the new and upcoming land use development along Highway 7 and Leslie Street. The reality is that although there are two bus stations situated on Highway 7 outside the Subject Lands, there is a lack of proper transit infrastructure to accommodate the current users and the influx of 14,000 potential new residents.

The Traffic Impact Study (provided by the applicant) concluded that "the subject development has a manageable traffic impact to the studied intersections". The report recommended that the City and Region review intersection movements and adjust traffic signal timings and other intersection signals. In other words, everything will be fine after adding 4,000 vehicles to this site and upon the adjustment of the traffic signals. As someone who regularly travel on this strip of Highway 7 and/or has to use the entrances/exits to access Highway 404, do you agree with the findings in the Traffic Impact Study?

- 3) The Traffic Study submitted by the Sheraton Parkway should be read in conjunction with the traffic report for the South Park rezoning. The two projects are located in two different Cities but are both using the Hwy7. The SBL Hwy7 & East Beaver Creek / Commerce Valley Drive East has a V/C of 1.13 and a delay time of 149.4 and also at Highway 7 and Leslie with V/C of 1.00 and a delay time of 99.1. That is showing delays and over-using its capacity. The subject site will have traffic stops at Leslie, Residential Block T1 and T8, gas station and East Beaver Creek, reducing the traffic flow too. This foregoing set of figures has not taken into consideration the possible adding of traffic from the South Park six additional towers and the other traffic increase from the proposed towers along Hwy7 at Yonge, Warden, McCowan etc. which are way higher than the normal future calculations of growth.

- 4) The argument of changing to using public transport is not sound for Hwy7 users as users are driving to the 404 or 400 connections, east and west. After taking public transport, they will still end up having to take connections to home and office.
- 5) It is very obvious that the York Region has to step in, the two cities have to collaborate and our city needs to make our position clear to prevent these monstrous towers being built on unsuitable locations. Otherwise, Hwy7 will be brought to a complete halt at peak hours, environmental risk will take place and the quality living image of Richmond Hill will surely get tainted. Residents are very angry as indicated with the Sign the Petition: Sign the Development Threatening Our Richmond Hill with Overpopulation & Traffic Gridlock! Residents in both cities are signing up. I am actively considering putting that petition to the Next Door to make this issue known to all those who need to use Hwy 7 if York Region needs to know the massive concern.
- 6) The figures in the South Park traffic study are showing figures in 2014 and 2015. Some of the figures may not be reliable as during rush hours in Hwy7, now 100% packed solid during rush hour with 3 lanes in each direction should have 6,000 with the current City guideline of 2,000 per lane. The current counting shows only 1,400, a figure that is misleading. An ADT count by the Cities and a study by the York Region to more accurately assess if Hwy7, particularly along the section on Ward 4 of Richmond Hill, are requested before advising the residents that this Hwy7 is sustainable with these additional towers.

Looking forward to hearing from you.

Feliz Ng
Anthony Ng

Sent from my iPhone