

**From:** Tony Chan  
**Sent:** Friday, May 12, 2023 10:15 PM  
**To:** Clerks Richmondhill <[clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)>  
**Subject:** Comments to City File: OPA-23-0003

Submitted By: Tony Chan

Email:

City File: OPA-23-0003

Address: 9017 Leslie St., Richmond Hill, On. L4B 4R8

Mr. Mayor, and City Council Members, I am writing to oppose the application of City File: OPA-23-0003.

My wife and I moved into the condo building next door to City Hall and Sheraton Hotel about 8 years ago. We plan to spend our retirement years in this condo.

It came as a shock to us when we received a Notice from the City telling us that Sheraton has applied to the City to build nine 42-story towers on their site. The notice indicates that the site is made up of three municipal addresses (600 and 650 Highway 7 and 9005 Leslie St). Since the municipal address of "600 Highway 7" includes the Best Western Hotel and Sheraton Hotel, I automatically assumed that both of these hotels will be demolished to make room for this development.

But I found out later that I was wrong. Sheraton Hotel will not be torn down. They are going to take down only the Best Western Hotel and two other small two-story buildings (9005 Leslie St. and 650 Highway 7). The size of the "developable land" made available after the demolition of the three buildings is 1.54 ha. or 3.8 ac. However, they are going to fill any open space that they can find on their site, including the parking lot and loading dock of Sheraton Hotel, to put in the nine 35-42 story towers. They are going to create a concrete forest right to the south of us and right by the City Hall. I notice on their site map that they only dedicate 1 acre of land for parkland. According to City regulation, Parkway is required to dedicate 12 hectares (29 acres) of land for the development of 3,460 dwelling units.

Three of the proposed towers which are more than three times the height of the two 13-story condo buildings (9015 and 9017 Leslie), are going to be situated in close proximity to the south side of the existing condo buildings, completely overshadowing our buildings and blocking the views and light for more than half of the 9015/9017 residents whose units face the south side.

What the developer is trying to do is unconscionable as the monstrous towers will seriously impact the quality of life of the condo residents. This is literally pushing the residents against a brick wall three times the height of their own building and “boxing” them inside several encroaching towers. The towering and overshadowing effect, together with overcrowded living and the extended construction period of the towers, would affect the physical and mental health of our residents.

When we received the Complete Applications Under The Planning Act Notice, the subject land is just a "Blacked Out Figure". We cannot identify where the Northern Boundary of this land is. We find it hard to visualize where the new buildings will be. May I suggest that Planning Dept organize a Public Information Meeting and invite the developer to make a presentation on the proposal? When the developer is introducing the plan, affected residents can visualize it through a “to-scale” Model with the buildings existing in Parkway lands and the neighboring areas in wood blocks, a common way used by architectural professionals to ensure distorted and biased viewing is avoided.

According to the Richmond Hill website, our Mayor and Councillors are “the residents’ voice and represent their interests in the governing of the Municipality and Region of York.” I am calling upon our Mayor and Council to stand up against the ambitious developer to protect the health and well-being of all vulnerable Richmond Hill residents.

Submitted by Tony Chan

9017 Leslie Street, Richmond Hill