

**From:** Dennis Ngai  
**Sent:** Saturday, May 13, 2023 10:51 AM  
**To:** Clerks Richmondhill <[clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)>  
**Subject:** City File: OPA-23-0003

Dear Sir/Madam,

Further to my previous mail of my concern about the traffic of the intended development area on March 26, 2023. I would like to add the following concern after more information is received.

My name is Dennis Ngai and I have lived in 9017 Leslie St. since Nov 2009. When I came to 9017 Leslie St. and checked the surrounding area before I decided to move in, I found the area to be quite peaceful, the surrounding buildings are not high, well distant, the skyline could easily be seen and do not have the feeling of oppression although there is a lack of greenery and parks around this area. The real estate agent told us that it is unlikely there would be any significant change in this area as it is well established with Richmond Hill City Hall right beside the 2 condos. Besides, Richmond Hill has a lot of barren areas in the north and west for condo, house or other development.

We were out of the blue when we received the letter dated 23<sup>rd</sup> March, 2023 – Notice of Complete Applications Under the Planning Act. Another notice dated 20<sup>th</sup> April, 2023 informs us that a Council Public Meeting will be held at 16<sup>th</sup> May 2023 which is less than 2 months from the date I received the first letter. I am quite surprised and uneasy about that speedy arrangement as the application is a dramatic change to that area and affected people need time to figure it out and react. Both letters just provide some simple information about the dramatic change, the involved area is just a “black marks” and does not identify which buildings will be demolished, where the new buildings will be located, etc.

Parkway Hotels applied to amend the Official Plan to “redevelop” some “pockets” of “developed lands” which already contain 2 hotels, a conference center, 2 three-storey strip plazas, a low-rise 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, loading dock areas and green space etc.) to build nine 35-42 storey towers. Among the 9 towers proposed by the developer, Tower 5 (42 storeys), Tower 6 and Tower 7 with 35 Storeys each building are at the boundary of the 9015 and 9017 Leslie St. The 3 towers would create a lot of noise and air pollution to the 2 x condos and City Office during the construction which could last for few years if the application is allowed. The building of the 3 towers may also affect the foundation of the 2 x condos, when considering the size of the planned new buildings and the distance to the 2 condos.

Currently, the tallest buildings in the block bound by Leslie/Highway 7/East Beaver Creek/East Pearce are the 2 x 13 storeys condo buildings (9015, 9017 Leslie St.). The Richmond Hill City Hall and the Sheraton Hotel are both 9 storeys high. Allowing 35-42 storey towers to be built on the subject lands would be out of character with the 13 storeys condo buildings and other low-rise buildings which are in existence or authorized in the vicinity. Therefore, it is my position that the current height restrictions must be respected and maintained for any new builds, and the new builds must be situated on lands made available by the demolition of the 3 existing buildings. To minimize any impact on the broader employment lands north of the subject site and the noise, air pollution during construction to the

residents of the area, I propose that any new builds on the subject lands must be directed to the Leslie St. and Highway 7 frontages.

The current building concept plan is in two dimensional drawing without showing the buildings around the subject site, will mislead the readers of this application. I suggest the Planning Department 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 should 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. It can give the readers a more easily understood picture between the present and future of the area.

Lastly, the application is not supported by the Vision Statement in the City 2041 Key Directions Report, which consumes a lot of resources to conduct extensive consultation with stakeholders and the public. There is nowhere in the report that suggests that there will be high-density and high-rise residential development in this area.

This is a major decision that would impact on all the residents in Richmond Hill. Council should not succumb to the pressure of developers whose main objective is to maximize their profit and do not care about the quality of living of the residents in Richmond Hill, especially the 2 x condos right next to them.

Your attention is highly appreciated.

Yik-Kwan NGAI (Dennis)

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