

Twenty questions for the City of Richmond Hill Council and its administration for an answer to the residents of Ward 6, the residents of the two condominiums in the subject land and the nearby communities:

1. Is the Subject Lands truly 8.63 ha? The Subject Lands (8.63 ha) include City Hall, Parkway Shoppes and two condominiums to look big to apply for Official Plan Amendment to become Key Development area with misleading figures. Should application be so accepted?
2. The 5.05 ha of Sheraton Hotel and Convention Centre in the proposed development will remain in operation and intact. Is the developable land only 1.54 ha and an over development in a small piece of land? Is that misleading?
3. Density calculation of the proposed development stated as 5.55 FSI per ha misleads. The hotel, convention center gross floor areas were excluded. Is a high living density above 6 allowed?
4. 402 units per hectare based on an exaggerated base figure of 8.63 ha rather than 5.05 ha also misleads. The ultimate density will well be 685 units per hectare. Is such density acceptable?
5. Nine towers of 35-48 storeys on the 1.54 ha developable land to create a concrete jungle, significantly the property value and healthy living of the two condominiums. Are residents in a position to ask the council for compensation of their loss?
6. RH Official Plan zoned: Subject land and surrounding as Employment Area and Employment Centre, and to the north and east approved to a mixed-use designation. Maximum site density of 2.5 FSI, height requirements: 3 storeys to 11 Storeys, tallest buildings be directed to Hwy7 frontage. Should Council undermine its own planning process, principle, integrity and policy adopted on 2022?
7. RH Official Plan Updated: East Beaver Creek and Hwy7 as a Local Center. Key direction: to provide at East Beaver Creek a civic presence, relative to the City's municipal administrative building with an open space facility... Should the Council allow this building to project a mushroom presence with no open space in a jungle?
8. This Local Centre is designated through the RH Official Plan Amendment and approved on June 2022. Objections should have gone through Ontario Land Tribunal before deadline expiration. Can the Council allow such major changes and undermine the proper process?
9. The current subject land is far from being comparable in scale, size and location to the KDAs at 16h Ave and Benard on Yonge. They are featured with station for Go Train, future subway line, and transport line to other municipal centers with public streets, parks, amenities and open space connections detailed through a secondary plan. Can the Council redefine what KDA is to force fit this application even if the applicant has not submitted a secondary plan?
10. Along the southern edge of Ward 6 along Hwy7, the traffic volume will be added by 4,000 vehicles from 3,460 units from these 9 towers and also 6 additional towers, a school and 2 child care centers proposed to be built on the opposite side of Golden Plaza at Chalmers. Due to geographical limitation and Hwy407, there are no south and west exits. The additional 4,000 vehicles will need to exist east bound of Hwy7. Hwy7 is not the City's jurisdiction is not an excuse not to bring in the Regional Government to examine two uncoordinated applications. Will the Regional Councilors take up or abdicate this critical role
11. The east and west corridor leading from Yonge to 404 connection and beyond will suffer from serious traffic jam. Even with public transport, Hwy7 along Ward 6 with these additional towers will create grid lock and harm the economy and image of Richmond Hill. Is this acceptable to the Council?

12. The 9 towers, some with six storeys podium will be near to 50 storeys high. The Buttonville Airport is still in operation. Is the Council accepting the height limits and assuming this risk?
13. Can the Council assure that (a) the Fire trucks and ladders can reach that level of height for rescue (b) will high tower on fire not causing flaming debris to cause fire risks to a large area of structures including a gas station so near to it? (c) will helicopter throwing water bombs not cause damage to the nearby condominiums, if such a helicopter can be called for emergency large scale disaster?
14. Can the Council assure that (a) the Fire trucks can move into the subject land within the standard time with traffic jams surrounding and also the narrow single lane roads inside with traffic rushing out during emergency? (b) there is adequate space for residents for staying safe during fire drills and actually waiting at the ground level for fire alarm investigation? (c) the underground car parks with lithium battery charging in enclosed areas be safe or feeling safe by the residents?
15. The strata park proposed with 0.4 hectare is far beyond of 0.75 requirement, and it is not thorough to public access with amenities such as basketball courts and the like for parkland development. Is the council going to build a community park for the developer nearby or letting the residents to suffer?
16. Unless a 3 dimensional and to the scale model is shown, the photos or charts will hide the shadow effects and congestions. The condominiums residents will suffer not only the loss of view, but also the solar effects. Who or the Council will provide compensation to residents who can prove to having significant reduced sunlight in winter resulting in depression and other illness?
17. With these towers crowded as concrete jungle, there will be wind barrier effects causing the condominium residents and nearby residents have the breeze from the south. Not only discomfort, the residents have to use more air condition energy result in carbon emissions increase? Is the Council not concerned with climate change impacts?
18. Does the sudden increase of population in a small area have an impact on the sewage systems that the nearby City and the Regional government is aware and acceptable?
19. Can the Council coordinate with the Region and other levels of government to ensure the education, clinics, hospital and other essential services are ready for this added burden?
20. Is the Council ready to have a program for compensation for residents to make a claim through collection action for compensations on their loss and reduction of property tax as a result of its giving approval to build these towers?

Twenty questions from Aaron Pun, a Ward 6 Richmond Hill residents, Aaron Pun. Acknowledgement is cordially given to Presidents of the Condominium, in particular Mr. Vincent Ching, residents in Ward 6 of Richmond Hill, in particular Derek Tam, Gilbert Chan and Leo Leung, supportive residents in Markham in particular, Frederick Wu and Members in Leithcroft Community Association, our neighbor City community on south for their ideas, contribution and efforts. These questions are distilled from their research and insights.

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