

June 30, 2023 sent by email

Mayor and the Councillors,  
The City of Richmond Hill,  
225 East Beaver Creek Road,  
Richmond Hill, ON L4B 3P4

Re: 25-Storey High-Density Building at 10684 and 10692 Yonge Street - City Files D01-20004 and D02-20010

Hello,

I am writing to you as the coordinator for the residents of Creekview and Arten Avenue in Richmond Hill. On behalf of all residents, I would like to propose the following amendments to the development plans for the aforementioned project. Our aim is to address our concerns and seek appropriate modifications in anticipation of the Council meeting on July 5.

### **A. THE HEIGHT OF THE PROPOSED BUILDING SHOULD BE LIMITED TO 15 STOREYS**

We strongly believe that the height of the proposed building should be limited to 15 storeys, the current ceiling for this site. Furthermore, we are concerned about the potential parking congestion and the impact on the character of our neighbourhood. We believe that maintaining this limit will be in the best interest of our community.

Firstly, the proposed 25-story tower does not comply with the Built Form principle outlined in planning acts. Given its immediate adjacency to 2-story residential houses, the proposed height is not appropriate for the neighbourhood. It is crucial to consider various factors, such as:

- A Significant number of basement leakage in the area
- Existing traffic congestion, particularly the bottleneck at Yonge/Major Mac and Elgin Mills/Yonge limits traffic capacity
- Potential traffic congestions at Elgin Mills W and Creekview Ave
- Potential shadowing caused by the high-rise
- The privacy concerns of nearby backyards
- A minimum protection zone (buffer) of 10 m (from the floodplain) should be maintained (Staff Report has approved 0 m buffer)
- The foundation work of a high-rise building can indeed have significant implications for the surrounding buildings and residences, especially when considering settlement issues, structural damage, and water-related concerns in floodplain areas.

Secondly, Richmond Hill, particularly at locations such as Yonge/HW7, Yonge/16th, and Yonge/Bernard, has experienced numerous proposals for excessive development in recent years. A substantial amount of commercial land has already been converted into high-density residential developments, and the approved residential units are sufficient to accommodate the projected population growth over the next 20 years.

Consequently, there is currently no immediate need to convert more commercial land into residential development, especially at a height that does not align with the existing character of the community. Instead, the focus should be on increasing commercial spaces, improving infrastructure provisions, providing community services, and creating job opportunities in Richmond Hill.

### **B. NO EMERGENCY ACCESS (EA)**

We would like to draw your attention to the matter of Emergency Access (EA). We believe that the requirement for an EA has no merit in the existing bylaws, considering that many high-rise buildings along Highway 7 and Yonge Street do not have any secondary EA. In light of this, we respectfully request that the proposed development not have an EA and instead, a fence be erected to enhance security and privacy.

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Lastly, we request that all relevant concerns raised by residents at the initial meeting and another between Planning Department and the Developer to be addressed. This project should not be approved until addressed, such as:

- Traffic of Creekview and Elgin Mills
- Traffic at the elbow of Creekview and Arten (it is a blind corner, worse when cars/buses are parked around the corner), we already had two accidents recently and residents are very concerned about the safety
- Parking congestion on Creekview and Arten, as visitors to the high-rises will park their vehicles wherever they will get the spot

Please note that we are not opposed to development. However, such development should be balanced and should not come at the expense of residents and the environment. We must remember that this area is classified as a Flood Vulnerable Area.

It is essential for local authorities to carefully assess these concerns and engage in transparent discussions with residents to ensure that any development decisions align with the community's interests. This approach will enable sustainable urban growth while preserving the unique character of the neighbourhood.

We kindly request all councillors to acknowledge our appeal and provide us with your support. Our community is deeply invested in the well-being and preservation of our neighbourhood, and we believe that these proposed amendments will contribute to a harmonious and sustainable development that aligns with the needs and expectations of our residents.

Thank you for your attention to this matter, and we eagerly await your response.

Please feel free to contact me directly if you require any further information or clarification.

Yours sincerely,

Max Haroon  
Coordinator, Arten & Creekview Neighbourhood  
(voicemail)  
email: