

**From:** Mike.gurski  
**Sent:** Tuesday, October 31, 2023 11:11 AM  
**To:** Clerks Richmondhill <clerks@richmondhill.ca>  
**Subject:** Re: Request to present at nov 1 cow

Hi,  
I have run into logistical problems and cannot make the zoom.  
Please let my submission stand and be entered into the public record

Thank you

Sent from my iPhone

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My presentation for the record.

Thank you for the opportunity to speak to council and staff. I would like to commend staff on their diligent work in continuing the process towards the built environment at yonge and 16.

I have a few comments.

I am concerned that there is too much leeway granted developers regarding street level amenities. There is ample proof that as the designs for these buildings go through drafts the condo amenities get moved up from the street level. To successfully develop a neighborhood there needs to be a high and constant pedestrian traffic from early morning until late at night. Paris France has instituted purchasing street level space to allow a broad mix of businesses, community driven spaces entertainment etc. the mayor of Montreal is also examining the city purchasing the street level of buildings to ensure the residents have a sense of space. In Toronto little jamaica on eglinton west is addressing this issue that bears examination

I would recommend council explore this avenue of a right of first refusal. But in the meantime council needs to no I'm eliminate the ability of developers to decide on the street level activities at a later date as now stated in the staff document.

I would like to suggest extreme caution in the introduction of pops-privately owned public space. Experience in new york with privately owned parks and toronto's dundas square show the folly of this concept. It is better that the city purchase or trade other benefits for developers to create actual new public spaces in the yonge 16 kda. Affording developers increases in building height should be traded for greater city controls of the street scape.

I would ask council to instruct staff to see what current powers council has or could introduce regarding right of first refusal and purchasing street space from developers the introduction of 1st right of refusal for municipality to purchase ground floor space from developers would bring the street and neighborhood in the control of residents, fostering a great sense of community.

Also i would recommend a shift away from the term affordable housing. It has become amorphous lacking a fixed definition. Instead council and staff need to use more detailed descriptions of the mix of planned for resident types whether on income, age, family size, level

of social supports involved, minorities types (eg artists new immigrants). This is the level of detail that council should insist that developers address. Otherwise experience shows that densities continually increase and unit sizes in condo shrink to maximize developers' profits. And little consideration survived of who actually are building for.

A final comment. I think it is too early in the plan to adequately assess climate change issues that this development could or should have. In that regard council should request the developers begin to respond to how this kda addresses climate change challenges.

I would be happy to discuss any of these comments on the staff report and look forward to an increasing level of detail on the building designs.

Thank you

Sent from my iPhone