

November 19, 2023

The Corporation of the City of Richmond Hill

225 East Beaver Creek Road

Richmond Hill ON L3B 3P4

Attention: Mr. Stephen M. A. Huycke, City Clerk

The following is our official written strong opposition to the proposed Official Plan Amendment and Zoning Bylaw Amendment Application – COLLECDEN (8868 Yonge) LP. City files: OPA-23-0006 and ZBLA-23-0010 – Proposed Residential Development.

Further to our written submission, we request;

1. Individual time slots for verbal representation during the 7:30 P.M. November 21, 2023, scheduled public meeting in the City's Council Chambers.
2. To be notified of all future decisions on the specific application.

Sincerely,

Jafar Nikdel

Mojgan Ardalani

Amir Hossein Nikdel

22 Sunnywood Crest

Richmond Hill ON L4C 6W3

Tel:

“Jafar Nikdel and Mojgan Ardalani” written opposition to the COLLECDEV - (8868 Yonge) 2023 OP and Zoning Bylaw Amendment Application

We vigorously oppose the proposed development in its present form because of its excessive scale and intensity, (height, density, massiveness), total disregard for blended transitional requirements to the abutting 60-year-old well established neighborhood single family homes (spacing and yard setback requirements, privacy, 45 deg maximum angular projection, building projections, transitional design, city servicing access), lack of urban living considerations (pedestrian and cyclist friendly form, adequate parking, traffic congestion, noise, and general public safety), environmental considerations (storm management, sanitary, site water management, parking, waste management, city servicing access, energy efficiency, EV provisions) and general lack of consideration for the existing well established vibrant neighborhood.

The proposed development has met the developmental transitional requirements of the recently updated City and Regional Developmental Standards that were especially revised to meet the newly enacted Provincial Mandates. The 2016 OMB decision allowing the developer to build an 8-storey retirement home building on the specific site, with a maximum density of 2.64 FST, in place of a maximum 4-storey transitional building permitted by the then City’s Official Plan, is ignored in this new 14 storey - 4.82 FST Condo application. Furthermore, transitional requirements of the Richmond Hill Centre for transitional, and proper built form and landscape, to abutting established neighborhoods, have been also ignored in the applicant’s application.

The specific land considered in this application is not situated on the Yonge Street main corridor west city block. It is situated on the second westerly city block, well over 120 meters west of Yonge Street, on the west side of Sweetwater Street, and directly on the neighbourhood grounds. The Specific Subject Land should be treated as an important transitional zone between the Richmond Hill Centre designation to the east and the existing neighbourhood designation to the west.

The final City Council decision on this property development will form the precedent for all future city developments abutting established neighbourhoods. It will shape the city’s future directional character; identify the principal treatment of its existing residents and establish how its City’s Official Plans and Bylaws are treated by others. This is where the City Council will make its mark for what it really stands for on and stake its reputation. We all hope that the City Council will stand by and support its residents.

Key Highlights of Main Objections

1. The proposed density of 431 condo units on a 0.58-hectare property, with a 4.82 FSI significantly exceeds the maximum permitted density of 50 units per hectare in a neighbourhood designation and the OMB 2016 approved density maximum of 2.64 FSI;
2. The proposed height is contextually not appropriate along the west side of Rosewater Street. As such it fails to achieve an appropriate transition to adjacent and surrounding abutting low-density well established 60-year-old neighbourhood;
3. The scale of the proposal is inconsistent with the City’s objectives, vision and principles, as outlined in its recently updated developmental plans as it relates to height, density and transition, and therefore compromises the City’s ability to achieve its vision and developmental future objectives.
4. There is encroachment to the 45 deg angular plane along the Westwood Lane and the 10m initial height prior to the application of the 45 deg angular plane, on the west side abutting the

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existing houses, is strongly objected to as it provides a visual monstrosity to the abutting residents. This development abuts directly onto well established homes. It does not back onto a street;

5. The proposal’s underground parking to access directly onto Westwood Lane does not have sufficient spacing for safe access and will create significant concerns and traffic obstruction on the Westwood Lane. Underground parking access should be provided off the Sweetwater Street, preferably on the south end of the development;
6. Building front spacing off Sweetwater should not be compromised, and general yard spacing and urban built form requirements should be enforced, as part of the proper transition to the existing abutting neighbourhood and for the safe access of pedestrians and cyclist alike;
7. Adequate parking spaces should be provided for tenants and visitors, with provisions for EVs. The subway is many years away from becoming a reality and these developments should meet the requirements for the proposed occupation timings. Presently, with only the smaller two of the adjacent newly built buildings occupied, the largest 3rd third building still under construction, the parking situation has already become unworkable. The situation is already so desperate that new building residents are actively soliciting rental parking on the existing neighbouring houses, with payment in-advance. This 4th proposed condo building would only make parking even more unbearable if it is permitted to be built for subway access that will not materialize for many years to come;
8. There appears to be numerous deficiencies on the environmental side with storm management, ground water management, waste management, sanitary and the like.
9. Mature tree planting and landscaping considerations for appropriate transition to the abutting neighbourhood must be enforced;
10. General public and city servicing access appear inadequate. These should be enforced to reduce the neighbourhood concerns;
11. There does not appear to be any accommodation for affordable housing. The city should ensure that the developer provides its proper share of affordable housing for the city at a location that is considered appropriate and in demand.