

From:

Sent: Thursday, November 23, 2023 5:55 AM

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Cc: Maria Flores <maria.flores@richmondhill.ca>; Brian DeFreitas <brian.defreitas@richmondhill.ca>;

Subject: Recommendations for Improving the Yonge/16th KDA Plan

Importance: High

Mayor West and members of Council,

I am writing to offer a summary of my recommendations for enhancing the Yonge/16th KDA Plan, supported by attached reference materials. The plan is currently scheduled for approval on November 29th, and I respectfully urge you to consider the possibility of extending the timeline. This extension would facilitate a more comprehensive reassessment by both the planning team and the public.

Our prior experiences with plans like Yonge/Bernard and RHC have illuminated significant areas of disagreement and potential challenges. It is essential to acknowledge that the implementation of such plans can have far-reaching consequences for our community. Specifically, if we were to follow the course set by these plans, as detailed in the attached references, it becomes evident that over the next three decades, a substantial percentage, **approximately 70%**, of new Richmond Hill residents could face limited access to local employment opportunities. This, in turn, could place a notable fiscal burden on our city, directly affecting the well-being of our residents.

In light of these pressing implications, I respectfully urge you to consider taking proactive measures at this juncture. Let us embrace the opportunity to make well-informed decisions and strive for an optimal outcome. Doing so will not only help shape the future of Richmond Hill but also secure its continued prosperity and the welfare of its residents.

I genuinely appreciate your attention to this important matter.

Sincerely,
John Li

Reassessing Richmond Hill's KDA Plans: A Critical Analysis of Misleading Information and Restricted Public Engagement in City Planning

In the staff report released on Monday, November 27th, there are clear indications that the planning team has utilized incorrect information, seemingly to mislead both the council and the public. This situation is exacerbated by the extremely limited 22-hour window provided for public response, significantly hindering meaningful public participation. Furthermore, the planning team persists in denying access to vital data necessary for an informed public assessment of the KDA plan. This approach disturbingly mirrors tactics typically associated with less reputable organizations, deviating substantially from the standards expected of a municipal government. Owing to time constraints, I am limited to addressing only two topics today: employment ratio and hyper-density. The latter, in particular, requires additional refinement.

Part #1: Employment Ratio in the Yonge/16th KDA

1. Discrepancy in KDA's Employment Ratio:

- Standard employment ratio is 33.3% (1 job per 2 residents), and York Region specifies 35% for 16th-Carville MTSA.
- Our planners proposed 30% (3 jobs per 7 residents), then reduced to 26.8% (8,770 jobs vs. 24,000 residents).
- This turned the KDA from a job generator into 6,460 KDA residents with no job opportunities.
- York Region's 35% employment target for this KDA implies 11,470 jobs versus 21,300 residents. We require clarification regarding the significant reduction made by our planners.

2. Comparative Employment Ratios:

- Planners claim a higher employment ratio in Yonge/16th KDA compared to Yonge/Bernard and Richmond Hill Center (RHC) as evidence of its rationality.
- Ironically, residents in the Yonge/Bernard area fought for years, including the request to increase employment, but they were disregarded by our planners.
- RHC's regional goal: 50% employment ratio, but our city-controlled portion planned only 11.5% (7.7 residents per job), lower than Provincial EMZO's 18.5%. My appeals for improvement again were ignored by our planners.
- **These vivid examples help explain why Richmond Hill has transitioned into a bedroom community.**

3. Cuts to Regional Employment Targets at Yonge/16th Demand Answers:

- Now, the planning team intends to once again reduce the regional employment target at Yonge/16th.
- In light of this, we request the following information to be shared from the planning team with the public:

- a) What's the employment ratio outlined in York Region's Official Plan for Richmond Hill (2021-2051)?
- b) Where is RH's expected employment growth if KDAs and MTSAs do not exceed the city-wide average?
- c) Please provide insights into the sources or sectors from which these jobs are anticipated to arise.

Provincial and Regional Intensification Plans often serve as a convenient tool for our planners to suppress public questions and objections about our subpar planning efforts. Ironically, they themselves frequently disregard these plans, neglecting regional employment targets and public appeals, which is one of the root causes of our city's transformation into a bedroom community.

Part #2: Addressing Hyper-Density Issues in Richmond Hill's Yonge/16th KDA

The staff report advocates for transforming the Yonge/16th Key Development Area (KDA) into Richmond Hill's second densest zone. This approach, however, raises several critical issues:

1. Developer-Driven Densities:

- The KDA densities are predominantly based on developers' interests, raising questions about their alignment with community needs, infrastructure capabilities, and the city's strategic goals.
- York Region's 2020 decision to reduce minimum densities in subway areas from 500 to 400 residents and jobs per hectare (R&J/ha) was a move towards improved livability. In contrast, our plan's density of over 670 R&J/ha is excessive, especially given the reliance on a bus-only transport system.
- The proposed densities here exceed those in the Yonge/Eglinton and North York Center (NYC) KDAs, which seems irrational.

2. Density or Reality:

- Prioritizing numbers over the city's actual needs is misguided. The goal to surpass the density of Yonge/Bernard KDA in order to become the second densest area overlooks a significant error by Richmond Hill planners. They overestimated condo unit sizes, leading to a 40% inflation in density figures.
- Correcting this miscalculation would necessitate a 30% reduction in the Yonge/Bernard KDA plan to align with accurate density metrics. Will the city plan to implement this change?
- Significantly, Richmond Hill's current residential development plans surpass the anticipated regional population growth for the next 30 years and beyond. This overestimation challenges the necessity for hyper-dense development, particularly around the city's sole major shopping mall. Consequently, there should be a strategic shift in focus towards addressing the city's genuine needs, ensuring that development is not only balanced but also sustainable for the future.

In conclusion, while densification is crucial for urban development, it should be balanced with community needs, infrastructure capacity, and long-term city planning. The current approach in the Yonge/16th KDA needs substantial revision to achieve these objectives.

Part #3: Questions for the Yonge/16 KDA Planning Team to Answer

- 1) What is the overall size of the Yonge/16th KDA?
- 2) Please provide the percentage breakdown of residential and non-residential uses (including retail, office, and institutional, if applicable) for each block
- 3) Please share your design standards for Gross Floor Area (GFA) per resident and GFA per job for retail, office, and institutional purposes.
- 4) Concerning Block SW-A, which includes 119, 131, 133, and 135 Carrville Road, Schedule C1 indicates a size of 9,584 m². However, according to the York Region GIS map, the combined size of these 4 lots appears to be about 6,300 m². Could you please explain if there are additional lots included in Block SW-A that account for the 9,584 m² size, or provide information on how this larger size was determined?

I'd like to share more information, but time constraints limit me; it's deeply troubling that a municipal government would resort to such disreputable tactics to limit public input.

John Li

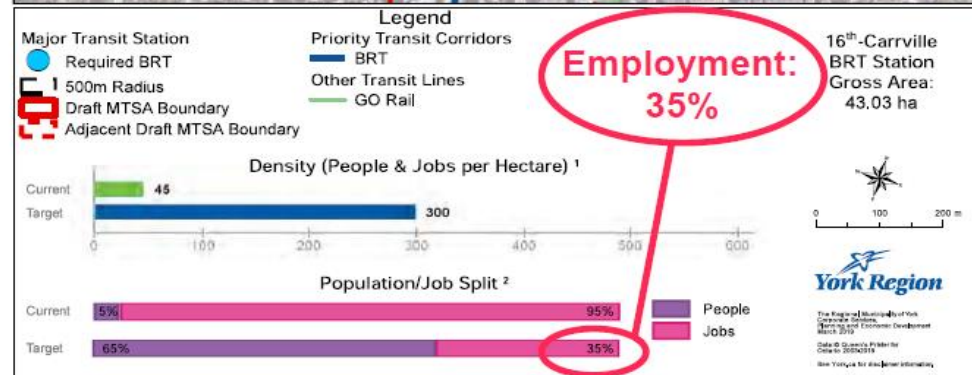
Reference Materials for Evaluating the Yonge/16th KDA Plan

2023-11-28

VOICE

York Region Has Set Significantly Higher Employment Targets Than Those Claimed and Proposed by Richmond Hill Planners

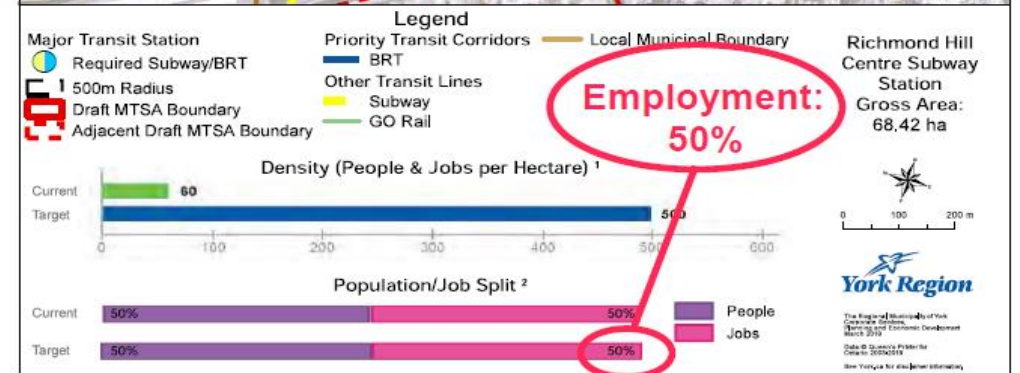
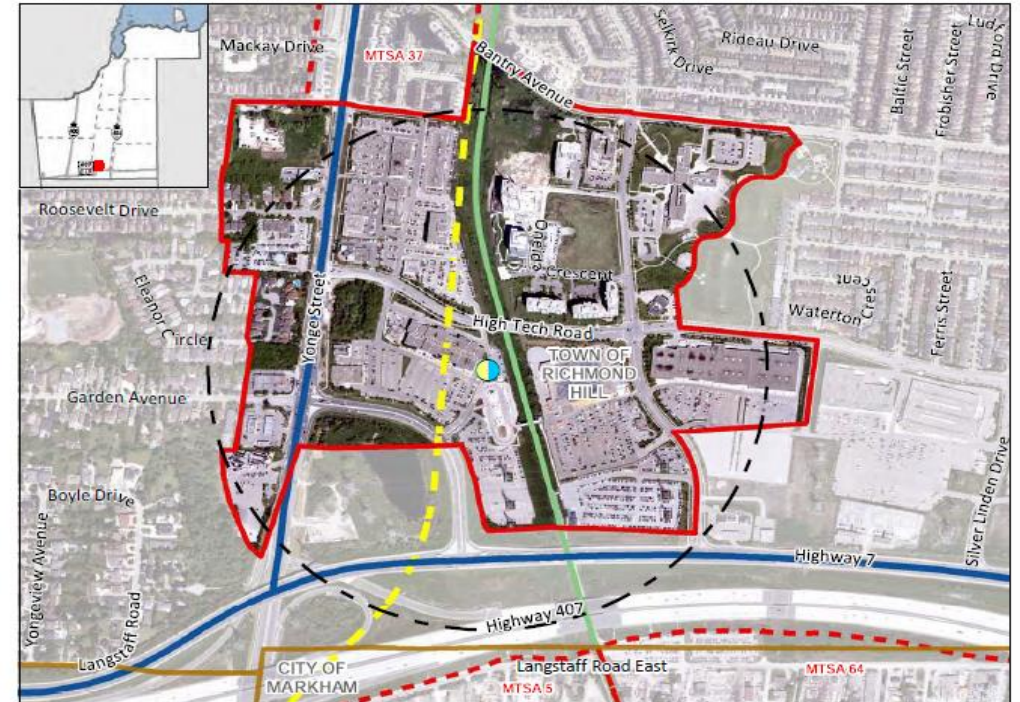
16th-Carrville BRT Station **16th-Carville MTSA** MTSAs 38
 On Yonge South BRT Corridor
 Along Yonge Street at 16th Avenue/Carrville Road, Richmond Hill



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Richmond Hill Centre Subway Station **RHC MTSA** MTSAs 4
 On Yonge Subway Extension / Highway 7 BRT / Yonge South BRT Corridor
 Near High Tech Road and Yonge Street, Richmond Hill



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Richmond Hill Planners Proposed an **Unbelievably Low** Employment Ratio in RHC's City-controlled Portion

Summary of Population and Jobs Opportunity in the RHCSP					
	2023 Final Draft			2021 Draft	Difference 2023 vs 2021 Draft
	Provincial Portion: High Tech EMZO Lands Only	City Portion: RHCSP (excluding EMZO)	Total RHCSP April 2023	Total RHCSP Oct 2021	
Lands Area (Hectare)	16.3	43.7	60	60	0
Estimated Population	34,900	16,100	51,000	33,800	17,200
Estimated Jobs	7,900	2,100	10,000	16,500	-6,500
Total People & Jobs	42,800	18,200	61,000	50,300	10,700
Density (P&J/Ha)	2,625	417	1,017	838	178
Employment Ratio	18.5%	11.5%	16.4%	32.8%	-38%
Employment Deficits	9,550	5,950	15,500	400	15,100

Surprisingly Low

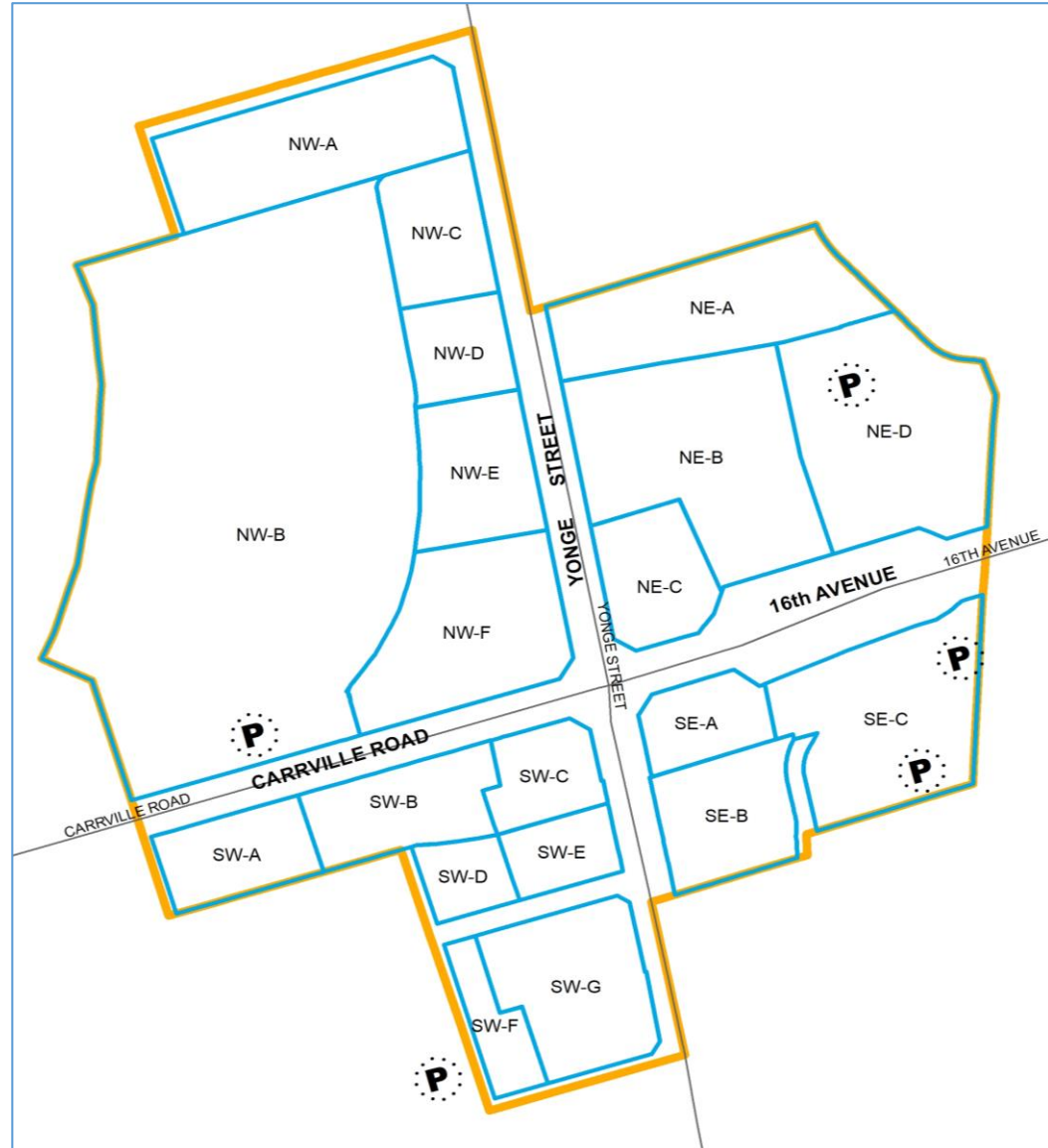
Sources: Richmond Hill Staff Report SRCM.23.06

Yonge and Carrville/16th KDA Gross Development Blocks (May 10th version)

BlockID	Address	Area (sq. m.)
NE-A	9301-9335 Yonge St	22,370
NE-B	9301-9335 Yonge St	32,149
NE-C	9301-9335 Yonge St	10,546
NE-D	9301-9335 Yonge St	30,057
NW-A	15, 45, 65 Baif Blvd	23,606
NW-B	9350 Yonge St	131,399
NW-C	9350 Yonge St	10,705
NW-D	9350 Yonge St	7,813
NW-E	9350 Yonge St	12,877
NW-F	9350 Yonge St	22,592
SE-A	9251 Yonge St	7,584
SE-B	9185, 9191, 9199, 9201, 9205 Yonge St	12,560
SE-C	77 - 16th Ave plus parks	24,771
SW-A	119, 131, 133, 135 Carrville Rd	9,584
SW-B	39-97 Carrville Rd	12,243
SW-C	9218 Yonge St	7,625
SW-D	18, 22, 24 Spruce Ave	4,952
SW-E	9190, 9196, 9206, 9212 Yonge St	5,971
SW-F	21 Spruce Ave; 16, 18, 20 Oak Ave	5,449
SW-G	9144, 9174, 9184 Yonge St	17,386

Note

1. The gross blocks includes the Greenway System, planned and existing parks, planned and existing streets, and infrastructure such as transit facilities.
2. The Greenway System in the NE quadrant is about 15,045 sq. m.
3. The temporary train storage facility in the SE quadrant is about 5,160 sq. m.

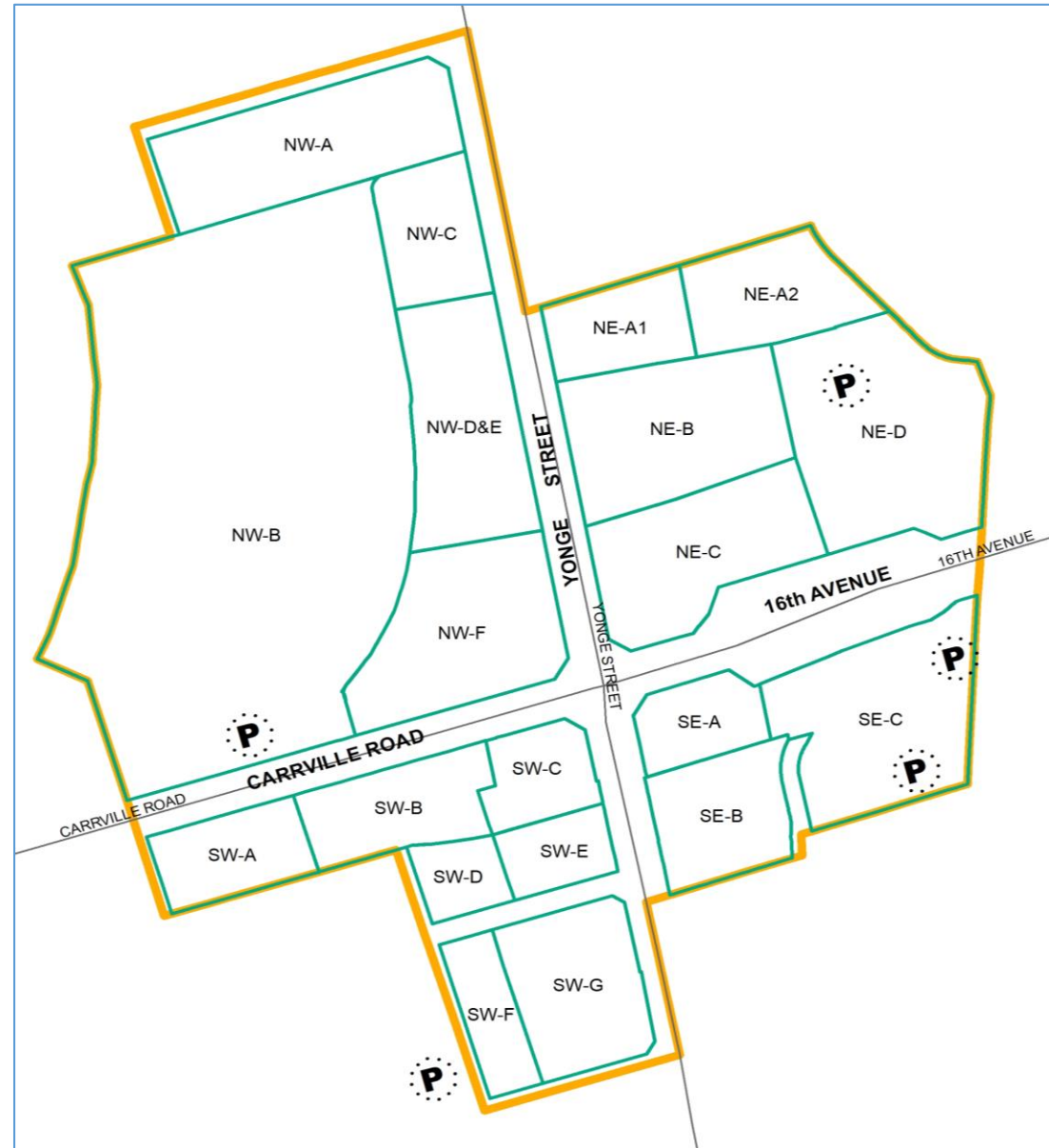


Yonge and Carrville/16th KDA Gross Development Blocks (November 1st version)

BlockID	Address	Area (sq. m.)
NE-A1	9301-9335 Yonge St	9,447
NE-A2	9301-9335 Yonge St	12,924
NE-B	9301-9335 Yonge St	22,624
NE-C	9301-9335 Yonge St	20,072
NE-D	9301-9335 Yonge St	30,057
NW-A	15, 45, 65 Baif Blvd	23,606
NW-B	9350 Yonge St	131,399
NW-C	9350 Yonge St	10,705
NW-D&E	9350 Yonge St	20,690
NW-F	9350 Yonge St	22,592
SE-A	9251 Yonge St	7,584
SE-B	9185, 9191, 9199, 9201, 9205 Yonge St	12,560
SE-C	77 - 16th Ave plus parks	24,771
SW-A	119, 131, 133, 135 Carrville Rd	9,584
SW-B	39-97 Carrville Rd	12,243
SW-C	9218 Yonge St	7,625
SW-D	18, 22, 24 Spruce Ave	4,952
SW-E	9190, 9196, 9206, 9212 Yonge St	5,971
SW-F	21 Spruce Ave; 16, 18, 20 Oak Ave	6,860
SW-G	9144, 9174, 9184 Yonge St	15,975

Note

1. The gross blocks includes the Greenway System, planned and existing parks, planned and existing streets, and infrastructure such as transit facilities.
2. The Greenway System in the NE quadrant is about 15,045 sq. m.
3. The temporary train storage facility in the SE quadrant is about 5,160 sq. m.



Population and Employment Evaluation for Yonge/16 KDA (Based on Block Size Provided by the Planning Team)							
Assumptions:							
Retail Employment:	37	m2 per job	Condo Resident GFA:	45	m2/resident		
Office Employment:	25	m2 per job	Retail to Office Job Ratio	1			
June Draft				November Draft			
Block No.	Area (m2)	FSI	GFA (m2)	Block No.	Area (m2)	FSI	GFA (m2)
NW-A	23,606	2.5	59,015	NW-A	23,606	2.5	59,015
NW-B	131,399	2.0	262,798	NW-B	131,399	1.0	131,399
NW-C	10,705	4.79	51,277	NW-C	10,705	4.80	51,384
NW-D	7,813	4.0	31,252	NW-D	7,813	5.0	39,065
NW-E	12,877	5.0	64,385	NW-E	12,877	5.0	64,385
NW-F	22,592	7.0	158,144	NW-F	22,592	7.0	158,144
NE-A	22,370	4.0	89,480	NE-A1	9,447	5.0	47,235
				NE-A2	12,924	3.0	38,772
				NE-A3	-4,608	3.0	-13,824
NE-B	32,149	6.0	192,894	NE-B	22,624	6.0	135,744
NE-C	10,546	7.0	73,822	NE-C	20,072	7.0	140,504
NE-D	30,057	4.0	120,228	NE-D	30,057	4.5	135,257
				NE-D1	-10,437	4.5	-46,967
SW-A	9,584	3.0	28,752	SW-A	9,584	3.0	28,752
SW-B	12,243	5.66	69,295	SW-B	12,243	5.66	69,295
SW-C	7,625	8.0	61,000	SW-C	7,625	8.0	61,000
SW-D	4,952	2.0	9,904	SW-D	4,952	2.0	9,904
SW-E	5,971	6.0	35,826	SW-E	5,971	6.0	35,826
SW-F	5,449	2.0	10,898	SW-F	6,860	2.0	13,720
SW-G	17,386	5.0	86,930	SW-G	15,975	5.0	79,875
SE-A	7,584	8.77	66,512	SE-A	7,584	8.77	66,512
SE-B	12,560	5.6	70,336	SE-B	12,560	5.6	70,336
SE-C	24,771	4.0	99,084	SE-C	24,771	4.0	99,084
41.22			1,641,832	39.72			1,474,417
Dev Land			Total GFA	Dev Land			Total GFA
Size (ha)			(m2)	Size (ha)			(m2)
(1) Developable Land Changes: June Draft vs. Nov Version				1.50 ha	-4%		
(2) Total GFA Changes: June Draft vs. Nov Version				167,400 m2	-10%		
(3a) GFA Changes Expressed in Residence				3,720 Residents Reduction			
(3b) GFA Changes Expressed in Jobs				5,400 Jobs Cut			

Compare KDA Drafts: from June, Nov 1, Nov 29 Versions Under Different Scenarios			
Assumptions			
Condo Unit GFA:	45	m2/resident	
Retail Employment:	37	m2/job	
Office Employment:	25	m2/job	
Average Employment:	28	m2/job	(Assume 1/4 retail and 3/4 office jobs, in addition to all the retail jobs in the mall)
Items	June Draft	Nov 1 Draft	Nov 29 Draft
Development Target	23,000 resid. 8,600 jobs	23,300 resid. 8,600 jobs	24,000 resid. 8,770 jobs
Minimum non-resid. GFA	15%	15%	15%
Developable Land	41.22 ha	39.72 ha	39.72 ha
Hillcrest Mall Size	131,399 m2	131,399 m2	131,399 m2
Total GFA	1,641,832 m2	1,474,417 m2	1,474,417 m2
Scenario 1: Guarantee Residential Target			
Residential GFA	1,035,000 m2	1,048,500 m2	1,080,000 m2
Non-residential GFA	606,832 m2	425,917 m2	394,417 m2
Employment	20,531 jobs	14,070 jobs	12,945 jobs
Excess of Target QTY	11,931 Jobs	5,470 Jobs	4,175 Jobs
Scenario 2: Guarantee Employment Target			
Employment GFA	272,762 m2	272,762 m2	277,522 m2
Residential GFA	1,369,070 m2	1,201,655 m2	1,196,895 m2
Residents	30,424 resid.	26,703 resid.	26,598 resid.
Excess of Target QTY	7,424 resid.	3,403 resid.	2,598 resid.
Scenario 3: Ensure 15% non-residential space in all blocks, with Hillcrest Mall at 100%			
Commercial GFA	357,964 m2	332,852 m2	332,852 m2
Employment	11,643 jobs	10,746 jobs	10,746 jobs
Residents	28,530 resid.	25,368 resid.	25,368 resid.
Total	40,173 r&j	36,114 r&j	36,114 r&j
Excess of Target QTY	8,573 r&j	4,214 r&j	3,344 r&j

September 2020 York Region Revised MTSA Plan

York Region has lowered all MTSA high-density targets

MTSA ID	Station Name	Municipality	Station Type	Boundary Updated Since April 2019	Provincial Plan Min. Density Target	York 2019 Proposed Density Target	York 2020 Revised Density Target	Target Difference (2019 vs. 2020)
4	Richmond Hill Centre Subway Station	Richmond Hill	Subway	Yes	200	500	400	-100
1	Vaughan Metropolitan Centre Subway	Vaughan	Subway	No	200	500	400	-100
64	Langstaff GO Station	Markham	Go Train	Yes	150	500	400	-100
5	Langstaff-Longbridge Subway Station (M)*	Markham	Subway	No	200	450	400	-50
66	Unionville GO Station	Markham	Go Train	Yes	150	450	300	-150
33	Andre De Grasse BRT Station	Markham	BRT	Yes	160	450	300	-150
31	Cedarland BRT Station	Markham	BRT	No	160	400	300	-100
					Average	464	357	-107
						100%	77%	-23%
12	Commerce BRT Station	Vaughan	BRT	No	160	350	350	0
7	Steeles Subway Station (M)*	Markham	Subway	No	200	300	300	0
32	Warden BRT Station	Markham	BRT	No	160	300	300	0
38	16Th-Carrville BRT Station	Richmond Hill	BRT	No	160	300	300	0

York Region's Specified Density at Yonge/16



There is No Justification for Yonge/16th KDA's Planning to be More Aggressive than That of North York Center (NYC)

