



**York Region Standard Condominium Corporation # 972 and #1008**

**SUBMISSION TO COMMITTEE OF THE WHOLE MEETING ON OCTOBER 2, 2024**

**For Agenda Item: SRPBS.24.078 - Request for Direction – Completion of Comprehensive Official Plan Update and Secondary Plan Approach**

1. Our Condominium Corporations represent about 1,500 residents in the condominium buildings (9015 and 9017 Leslie Street) neighbouring the Parkway Hotels. We are located within the East Beaver Creek and Highway 7 Local Centre.
2. We fully support the recommendations in Staff Report SRPBS.24.078 to complete the Official Plan Update in East Beaver Creek and Highway 7 area, and to prepare a comprehensive Secondary Plan for the area. We believe these are necessary steps that the City must undertake before it can consider any development proposal that does not meet the current OP policies.

As a stakeholder, we would like to be actively involved in the consultation and public engagement process when the Official Plan Update and Secondary Plan for the area is developed.

3. Parkway Hotels has submitted a development application to build nine 29-55 storey towers on their current site of 5.05 ha. where the Sheraton Hotel and Convention centre, the Parkway Mall and the Health Club will remain standing. The proposed development height (55 storeys) and density (6.7 FSI) is about the height and density of the City Centre (40 storeys and 6.5 FSI).
4. We support planned growth and development in our area. We raised objection to the Parkway application because it does not meet the current OP policies in effect and the proposed height (55 storeys) and density (6.7 FSI) is not supported by transportation and infrastructure capacity.
5. The top concern of the residents is the traffic gridlock on Highway 7 resulted from this development and other (existing and future) developments along Highway 7 between Bayview and McCowan. The proposed development to add 111 hotel suites and 3,796 dwelling units to this site would introduce potentially 12,000 new residents and 5,000 vehicles to this area. YR Transportation has advised our Corporation that "The intersection of Hwy 7 and Leslie Street, Hwy 7 and the Hwy 404 ramp terminals in this area are constructed to their ultimate configurations and there are no plans for expansion." We are deeply concerned that Highway 7 will be brought to a complete halt as a result of the uncontrolled urban sprawls along Highway 7.

We support the recommendations in the Staff Report to conduct comprehensive transportation capacity studies of the Highway 7 Corridor and EBC & Hwy 7 area, as the objective data from these technical studies can be used to determine the appropriate height and density of the area.



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6. On March 19, 2024, Councillor Shiu hosted a Residents' Meeting in our condo building to create a dialogue about the Parkway's development proposal. The Mayor, four Councillors, two planning staff as well as the developer and 150 residents, attended the meeting. We chose the theme of the meeting to be "Sustainable Growth to Build a Complete Community" as it reflects the residents' vision for growth in the area. The accompanying report is a summary of the presentations made by residents at the meeting. It highlights the reasons why EBC/Hwy 7 area is not suitable to be a KDA - the land size and unsuitable site location, high density, traffic gridlock, lack of parkland and amenities, etc. The report also offers some suggestions for the Secondary Plan, including the legislative requirement and location of the public park and amenity areas.

**We would like to submit this report to Council and Planning Department for consideration in its Official Plan Update and Secondary Plan process, as this report represents the views of the residents with regard to future height and density of this area.**

Submission prepared by Vincent Ching  
on behalf of YRSCC 972/1008  
September 30, 2024



**SUSTAINABLE**  
**GROWTH TO BUILD A**  
**COMPLETE**  
**COMMUNITY**

**Report of the Residents' Meeting  
with Councillors & developer on  
March 19, 2024**

**Meeting co-hosted by Councillor  
Michael Shiu & YRSCC 972/1008**

# OVERALL CONCERNS

- Council approved OPA 18.3 to designate site as Local Centre. (27-06-2022)
- Applicant dissatisfied & applied to amend OP to develop site as KDA. (March 2023)
- Appl'n does not comply with OP and should be rejected. Any change in designation of site must be done via **OP Update process**.
- Council has duty to uphold and protect integrity of OP which guides land use & development in Richmond Hill.
- **Request City to be open, accessible, transparent & include condo board as a stakeholder in land use planning.**

# LAND SIZE LIMITS

- Richmond Hill area: 10,111 ha (101.11 s. km).
- **Site is 5 ha and is already fully developed.**  
Site is only 0.05% of the size of Richmond Hill.
- KDA requires large land parcels for public streets, parks, amenities & urban open space.
- **Proposed Development = 6.68 FSI.**
- Will add 111 hotel suites, 3796 residential units & 12,000 residents.
- This is **OVERDEVELOPMENT** of a small site.
- Size is too small to be a KDA. Should remain a Local Centre (2.5 FSI).



# HIGH DENSITY

## SITE STATISTICS:

SITE AREA = 49,642.8 sm (534,351 sf)  
(at 211.5m ASL level)

Residential GFA = 288,081.8 sm (3,101,189 sf)

New Hotel GFA = 6,725.6 sm (72,401 sf)

Exist. Hotel GFA = 28,539.2 sm (307,193 sf)

Conference GFA = 3,444.0 sm (37,075 sf)

Retail GFA = 5,170.0 sm (55,649 sf)

**331,960.6 sm (Total GFA)**

Total FSI = 6.12 x

Total GFA = 303,835.6 sm (3,270,778 sf)

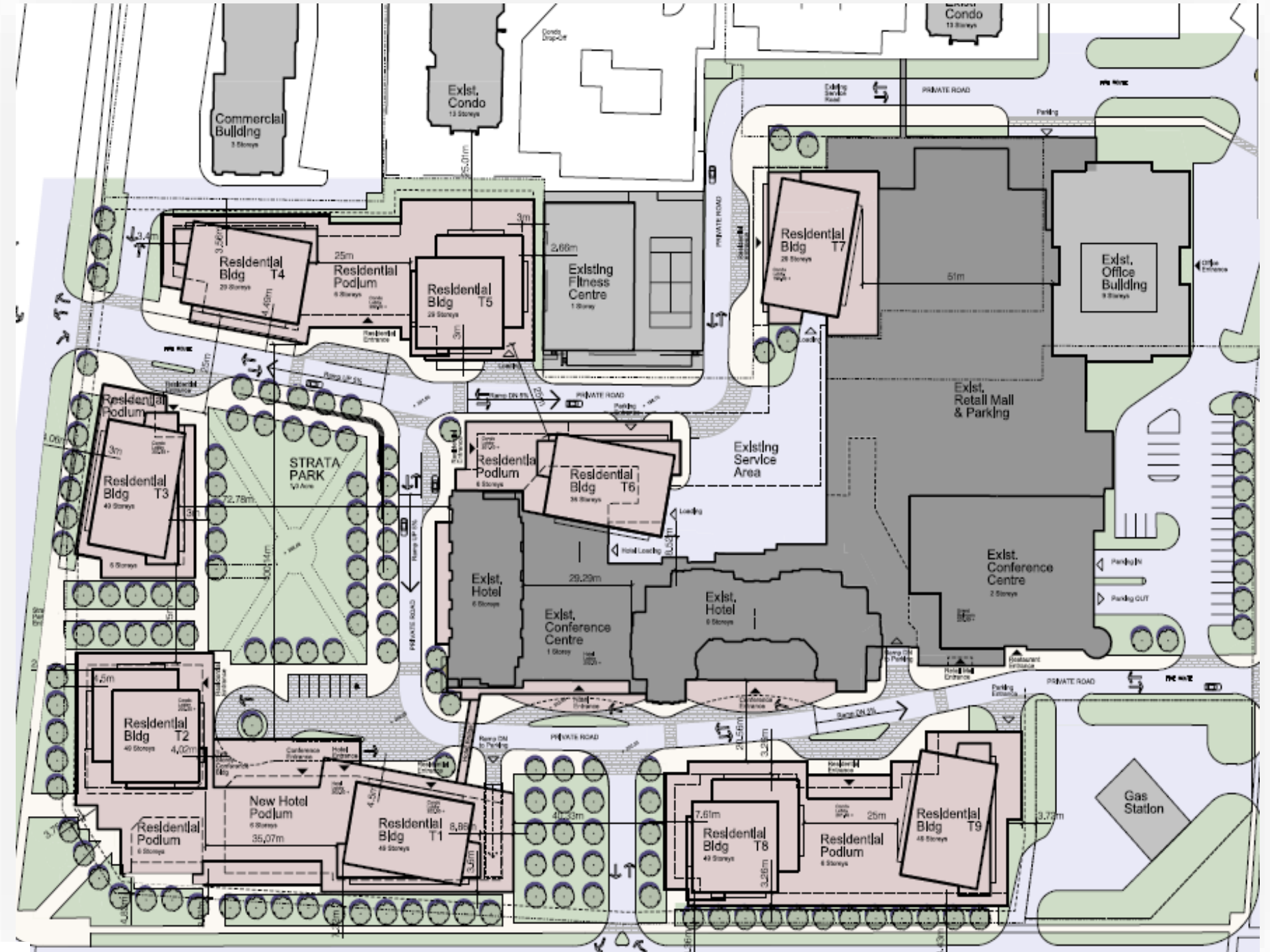
Total No. of Units = 3796

Parking = 4291 on 6 U/G Levels

Building Height = 29 - 49 floors (89m - 150m)

Developer's : FSI = 6.12

(303835.6 / 49642.8)



Our calculation : FSI = 6.68

(331960.6/49642.8)

# UNSUITABLE SITE LOCATION

- KDAs are on Yonge St only – near Go Train and future subway stations.
- MTSA bus stations on Hwy 7 can't support additional 12,000 residents from this site.
- Hwy 7 near 404 ramps has congested traffic.
- YR Transportation: “The intersection of Hwy 7 and Leslie Street, Hwy 7 and the Hwy 404 ramp terminals in this area are constructed to their ultimate configurations and there are no plans for expansion.”
- Hwy 7 cannot accommodate additional 5000 cars from this site.
- Not a suitable location for KDA.



# AREA TRAFFIC GRIDLOCK

- This is a car-dependent area.
- Bus Rapid Transit system can't sustain rapid growth along Hwy 7.
- This dev't will add 5000 vehicles to Hwy 7.
- Applicant's Traffic Study is based on traffic data collected during "Covid lockdown" and did not include dev't projects along Hwy 7.
- YR Transportation stated this stretch of **Hwy 7 cannot be further expanded** and requested applicant to create more internal road connections to provide relief to Hwy 7.
- Need a comprehensive **Transportation Analysis** and **Traffic Strategy** from City/YR to deal with traffic spillover from this site.





# SAFETY CONCERNS

- Site contains hotel & convention centre, City Hall, indoor mall, fitness centre, gas station.
- Has only two entrances/exits to compound with NO traffic lights. Prone to accidents & traffic jams.
- Adding 12,000 residents & 5000 cars increases congestion and probability of human conflict & accidents.
- Single lane roadway & six-storey underground garage increases life risk in case of fire or other emergencies.
- Time delay for emergency vehicles to access site due to traffic congestion on Hwy 7 & within complex. Putting life at risk.



# CREATING A CONCRETE JUNGLE

- City Hall bound by nine 29-49 storey towers.
- Lack of planning & architecture design.
- Massive project on small site jeopardize R Hill's unique charm & sense of community.
- Municipal employees & citizens impacted by traffic & other problems in concrete jungle.
- Detrimental impact to local residents – quality of life, property value, lack of sunlight, health hazards, heating costs.
- This area should remain a “Local Centre” to keep growth sustainable.
- Dedication of 2-acre parkland would create “green spaces” around City Hall and enhance its placemaking.



# LACK OF PARKLANDS & AMENITIES

- Lack of parkland & community amenities in this area.
- Parkland Dedication By-law requires applicant to convey a community park block of 2 acres with max frontage on public street.
- Applicant is required to provide 2 sq.m. of private outdoor amenity space per unit. (i.e., 1.9 acres for 3796 units).
- Should build a Complete Community with all services & amenities nearby.
- Request City to build a community centre on site to serve this growing community.



# ADVERSE IMPACT ON EXISTING COMMUNITIES

- Towers 4, 5, 7 along condo property line are 35-storey (3X height of condos).
- A Sun/Shadow Study by R. Bouwmeester & Associates : Towers 4,5,7 fail to meet City's shadow criterion for common outdoor amenity areas & they should not be allowed.
- Noise pollution, overcrowding, shadow effect, long construction period will impact on mental health & quality of life of residents.
- Most residents have lived here for 20 years and are seniors with language barriers.
- Council has duty of care to protect the vulnerable citizens from intrusive development.



**PICTURE SUPPLIED BY APPLICANT SHOWING OUR CONDO BUILDINGS AND TOWERS**



VIEW From WEST



## WE SUPPORT

1

### **SUSTAINABLE GROWTH**

- Must recognize its limiting factors such as land size & site location.
- Must be supported by transportation & other infrastructure (water/wastewater), schools & amenities.

2

- Density of development must be supported by public transit (MTSA Bus).
- Dev't must not exacerbate congested traffic on Hwy7.
- Height of dev't must be compatible to existing community – not intrusive, no adverse impact on neighbouring residents.

3

**Local Centre** (2.5 FSI) allows for mixed-use development, including hotel & convention Centre expansion, low rise condos, office, industrial & commercial development.





## WE SUPPORT

4

### BUILDING **A COMPLETE COMMUNITY**

that residents can live, work, play & access amenities/services nearby.

- Need public park & com. centre.
- A safe, accessible, well-designed community as the “pride” of R. Hill.
- Density without amenity is overcrowding. Density with amenity is community.

5

### **Our Uncompromised Position**

Eliminate T4, T5 & T7 to create buffer area to be used as public park & community centre.





the area to be conveyed to City for public park.

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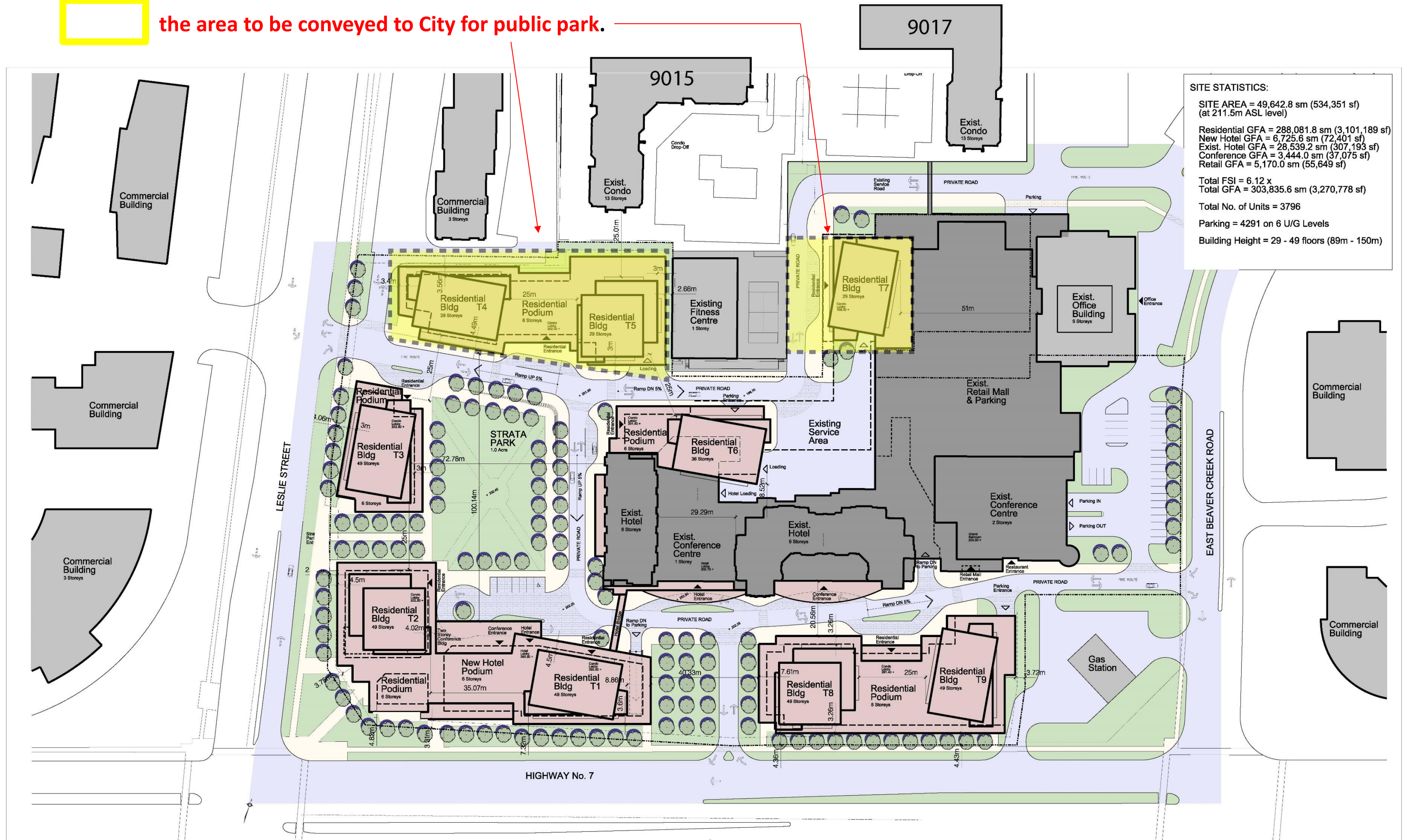
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**SITE PLAN**



November 17, 2023

