

Liveable Richmond Hill Delegation to the City of Richmond Hill Re: Proposed Official Plan Amendments 18.5- 18.8

On behalf of Liveable Richmond Hill, a grassroots group of Richmond Hill residents, I thank the Staff and Council for all the work you've done to familiarize us with the 4 Official Plan Amendments. We know you are all working to address change under intense pressure from the Region and Province, and ***we appreciate your work..***

In general, we believe our city is on the right track in building Transit- oriented communities. We know we **must** embrace the changes ahead, as we prepare to accommodate the projected 100,000 new residents by 2051.

To that end, we have several important comments.

#1) The Density and Height at Yonge/16th Key Dev Area and Traffic congestion all along Yonge St

The Yonge/16th KDA has some of the highest proposed density, after Richmond Hill Center with extremely tall, high-rise buildings. Research has shown the link between high-rises and poor mental health, especially among children.

A significant concern for us is the proximity of this KDA to the David Dunlap Observatory. The proposed high-rise buildings are in the sightline from the Observatory and the light pollution will disrupt astronomy programs in the prominent National heritage site. We request that the height of these buildings be reconsidered.

Traffic congestion and car parking on Yonge and in the Local Centers is a major concern. We request that underground parking be considered to keep parked cars off Yonge Street.

We also request a ***phased*** development and intensification in the local centers along Yonge. This would give the city an opportunity to evaluate whether additional density is realistic in the already dense area.

#2) Innovative design to build vibrant communities in Local Centers:

We request the City to support the idea of Awards for Design Excellence to promote leading-edge proposals from developers. The local centers must include Open Spaces that allow large gatherings that help build community. The local centers should include all essential services, such as restaurants, grocery stores, health care, childcare, fitness, sport facilities, etc.

#3) The Lack of adequate Park land and green spaces in the 4 local centers:

The 4 OPAs do not include the creation of new parks or the expansion of green spaces proportional to the anticipated increase in population. Access to natural green spaces is critical for mental health of residents, as revealed during the Pandemic.

#4) The Adoption of Green Street Standards:

We urge Council to adopt Green Street standards developed by the City of Toronto, TRCA and Credit Valley Conservation to reduce stormwater infrastructure costs and increase greenspace.

#5) The Adoption of Planning Tools:

We strongly urge the City of Richmond Hill to adopt 2 planning systems

A) Community Planning Permit System : by which a municipality can pre-approve development in an entire district by passing a single bylaw that lays out land use, height and density, zoning, landscaping, parking, exterior design, as well as the conditions of development, such as affordable housing and community facilities.

In the Greater Golden Horseshoe, Toronto, Brampton, and Ajax utilize the CPP system. Innisfil and Niagara-on-the-Lake are also currently exploring its use.

The other planning tool is the **Complete Application Requirements** system by which the City can require the developer to complete several studies such as Traffic impact studies, Noise and Vibration studies, Environmental Impact and Urban Design studies *before even approving an application*.

Thank you again to the Staff and Council for working towards building a Liveable Richmond Hill.