

March 17, 2019

Sent via email: Karen.cilevitz@richmondhill.ca

Town Of Richmond Hill, Ontario
Attn: Ms. Karen Cilevitz - Councillor Ward 5

Re: 9675, 9697 and 9699 Yonge St
Zoning By-law Amendment
File# D01-18003 and D02-18013

Dear Ms. Cilevitz,

In regards to the above captioned site zoning by-law amendment application hereby express my opposition. The proposed requested amendments submitted by NYX 9675 Yonge Ltd. greatly deviate from the towns of Richmond Hill Urban Design Guidelines which negatively impact our site.

Specifically:

1. As you mentioned at the Mar. 7th, 2019 meeting, the height of a tall building in Richmond Hill shall be kept at maximum 15 storeys.
2. The angular 45° plane control line measuring point shall be from the adjacent lot line.
3. Vehicular traffic to and from developments shall reduce conflicts with pedestrians and cyclists.

copies of the guideline of the above provisions are attached for reference.

Subsequently, I wish you strongly support my opposition to this application and request the town's council to approve the following amended development:

1. Tower #1 along Yonge St. to be a maximum of 15 storeys.
2. Tower #2 to the rear of the property to be reduced to low density housing ie town houses or the best scenario a mid density tower spaced 25 m from tower #1 built no higher than permitted by the correct angular 45° plane control line.
3. The above would reduce the number of units and parking requirements and such the proposed the third floor parking to be deleted.
4. Vehicular traffic would also be reduced and to improve conflict with senior pedestrians on Clarissa Drive, road access to the North plaza shall be sufficient not to mention it results in a better non-congesting route.

for clarification purposes marked up drawings presented at the Mar. 7th, 2019 meeting are attached.

Should you have any questions on the above please do not hesitate to contact me at the above noted telephone number or email: gsilber@silco.ca.

Respectfully yours,
George Silber P.Eng, BDS.



Encl: marked up drawings- 5 pages