

22 Clarissa Drive,
Richmond Hill ON, L4C 9R6
March 18, 2019

The Town Clerk,
The Corporation of the Town of Richmond Hill,
225 East Beaver Creek Road,
Richmond Hill, ON L4B 3P4

Dear Sir:

Request from NYX9675 Yonge Ltd, File # D01-18003 & D02-18013

This **Objection and Petition** is being submitted by members of the Board of York Region Condominium Corporation 688, duly elected to represent the residents of 22 Clarissa Drive, the Western building of a two building complex known as "The Gibraltar" about a request that has been made by NYX9675 Yonge Ltd.

The applicant is seeking Council's approval of Official Plan and Zoning By-law **Amendment** applications to permit the construction of a high-density, mixed-use residential/commercial development comprised of two residential buildings with tower heights of 18 and 16 storeys and ground floor retail/commercial uses on lands North West of our building.

The application is seeking amendments to facilitate its development by:

- Increasing the maximum site density from 2.5 FSI to 3.99 FSI;
- Increasing the maximum base building height from 4 storeys to 5 storeys;
- Increasing the maximum building height from 15 storeys to 18 and 16 storeys for the towers proposed.

We understand that at present the site is zoned as General Commercial One (GC1) under Zoning By-law, that permits various commercial uses. A high density, mixed use residential/commercial development as proposed however, is not permitted. We applaud that the amendment is seeking general approval to rezone the area to add Apartment Dwelling, Retail Commercial Use, Financial Institution, Private Home Daycare, Business and Professional Office, Medical Office, Convenience Retail Store, Home Occupation, Restaurant, Personal Service Establishment, Clinic, Private Club, Institutional Use and Accessory Building to Apartment Dwelling Use as additional permitted uses. These facilities will be of benefit to and add value to our Community.

We are very concerned however, about its request to amend requirements pertaining to Minimum distances from property lines (front from **15m to 4m**, side from **14m to 6.5m**, rear from **15m to 9.5m**); Maximum Building Height currently at 45.0 metres (15 storeys) since proposed Tower 1 of 18 storeys is 62.0 metres or **38% higher** and Tower 2 of 16 storeys is 56.0 metres or **25% higher**; also the Maximum Floor Area Ratio that will be increased from **2.50 to 3.99**.


The proposed development may be generally consistent with the Regional Mixed Use Corridor policies in that it supports a range/mix of land uses and activities in a compact, pedestrian-friendly and transit-oriented manner but **these things can be accommodated within the applicable density and height provisions established in the current Official Plan** that Council had the foresight to adopt for very important reasons.

Additionally, vehicular and pedestrian movements within the areas around the site will be severely affected and our primary concern is with additional volumes that will be forced on to Church Street, Weldrick Rd E and on Clarissa Drive for unlike Yonge Street there are apparently no improvements proposed to these roadways **that will experience considerably higher traffic**. At present, many seniors live in the Gibraltar Condos and are adversely affected by traffic movement. This could get worse! With the Commercial activity proposed, we are also not satisfied that there will be sufficient "on site", visible, parking stalls available to support these facilities and we trust that this item will be adequately addressed. Despite the restrictions that exist on Yonge Street north of Major Mackenzie you are undoubtedly aware of the bottlenecks created by parked vehicles.

We accept that as the Town grows and more mass transit systems are introduced there will be a demand to vary these guidelines that were thoughtfully and previously adopted by Council but we urge you to maintain the Official Plan that has served us well. Richmond Hill is a great place to live and that should be sufficient incentive for future growth. Many new successful developments have taken place along the Yonge Street Corridor under the existing Official Plan and there is no need to exploit our Community further.

We have attached a Petition supported by almost 100 occupants of our building at 22 Clarissa Drive **objecting to the proposed amendments** and we trust that our concerns will be addressed on March 20, 2019 when the amendments are discussed and reviewed.

Yours very respectfully on behalf of the Board of Directors YRCC 688,

			
Tahir Mohammed Vice President,	Diane White Treasurer,	Mary Ann Everdell Secretary,	Carlo Ruffolo Director

Cc Karen Cilevitz, Councilor, Ward 5
Leigh Ann Penner, Senior Planner -Subdivisions
Deborah Giannetta, Manager of Development, Site Plans
Kelvin Kwan, Commissioner of Planning and Regulatory Services
YRCC 705
Bulletin Boards of 22 Clarissa Drive

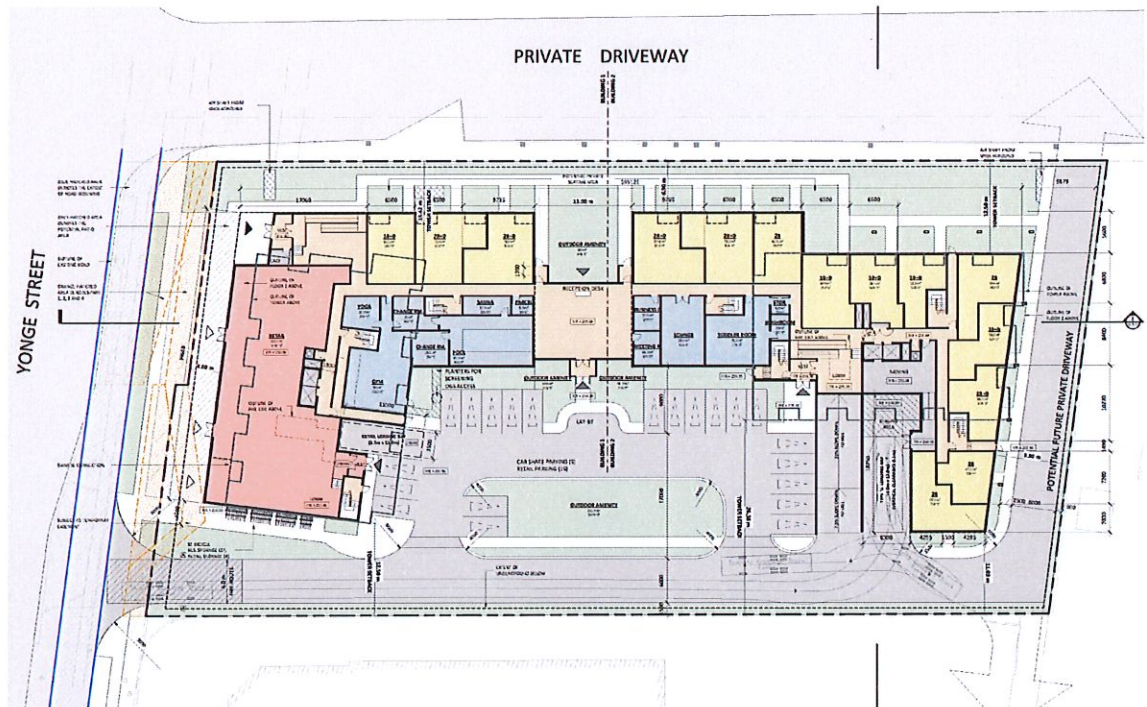
Attachment

SITE IN RELATION TO 22 CLARISSA DRIVE



PROPOSED LAYOUT FOR SITE IN RED BOX

Emphasizing the effect of increasing Floor Area Ratio from **2.50** to **3.99**
and illustrating the inadequacy of site parking for Commercial patrons



**Petition from 22 Clarissa Residents Against Request from
NYX9675 Yonge Ltd File # D01-18003 and D02-18013**

We the undersigned would like to express serious concerns about the proposed development requiring the amendment of the Official Plan and Zoning By-Law.

Among our concerns are the height, the increased vehicular traffic, changes to the flavour of the community, obstruction of the views, diminished natural light and parking to serve the commercial uses fronting onto Yonge Street. Owing to the proximity of the proposed development to our existing building, we would like to object to the amendment.